



**Land west of Thaxted Road, Saffron  
Walden**  
**Statement of Community Involvement**

Prepared for Kier Ventures  
November 2022



# Contents

<b>1. Executive Summary.....</b>	<b>3</b>
<b>2. Introduction.....</b>	<b>4</b>
<b>3. Background.....</b>	<b>5</b>
<b>4. Consultation policy context.....</b>	<b>7</b>
<b>5. Consultation activities.....</b>	<b>8</b>
<b>6. Review of feedback.....</b>	<b>10</b>
<b>7. Responding to feedback.....</b>	<b>38</b>
<b>8. Conclusion and next steps.....</b>	<b>41</b>
<b>9. Appendix.....</b>	<b>42</b>

# 1. Executive Summary

Kier Ventures is seeking to deliver 150 -180 new homes on a site to the south-east of Saffron Walden on the western side of Thaxted Road. Since October 2022, Kier Ventures has engaged with the local community during the pre-application stage of this scheme.

At the start of the consultation period, a dedicated project website was launched that provided further information about the plans for this scheme. On the website an electronic feedback form was included and was open for submission from the 28<sup>th</sup> October to 13<sup>th</sup> November 2022.

To advertise the consultation website and electronic feedback form, an A5 flyer was sent to 1,779 addresses within the immediate vicinity of the site. The flyer also advertised the consultation email address and phone number for people to contact directly with any queries about the scheme.

In total, 107 people provided feedback via the electronic feedback form and three people got in touch using the consultation email address.

The majority of the comments received during the consultation period were focused on the following areas of the development:

- Increased traffic congestion
- The impact on local infrastructure
- Environmental concerns
- Support and opposition to the development

## 2. Introduction

This Statement of Community Involvement (SCI) has been prepared in support of the application put forward by Kier Ventures for the site at Thaxted Road, Saffron Walden.

The plans for this scheme include:

- 170 new homes of which 40% will be affordable.
- 3.1ha of public open green spaces.

This report provides details of the community engagement undertaken by Kier Ventures, including the feedback received.

Local residents and the wider community were given the opportunity to provide feedback regarding the proposals via a project email and website that hosted an electronic feedback form.

This SCI has been produced to demonstrate Kier Ventures commitment to public consultation and effective community liaison regarding the proposals for the site.

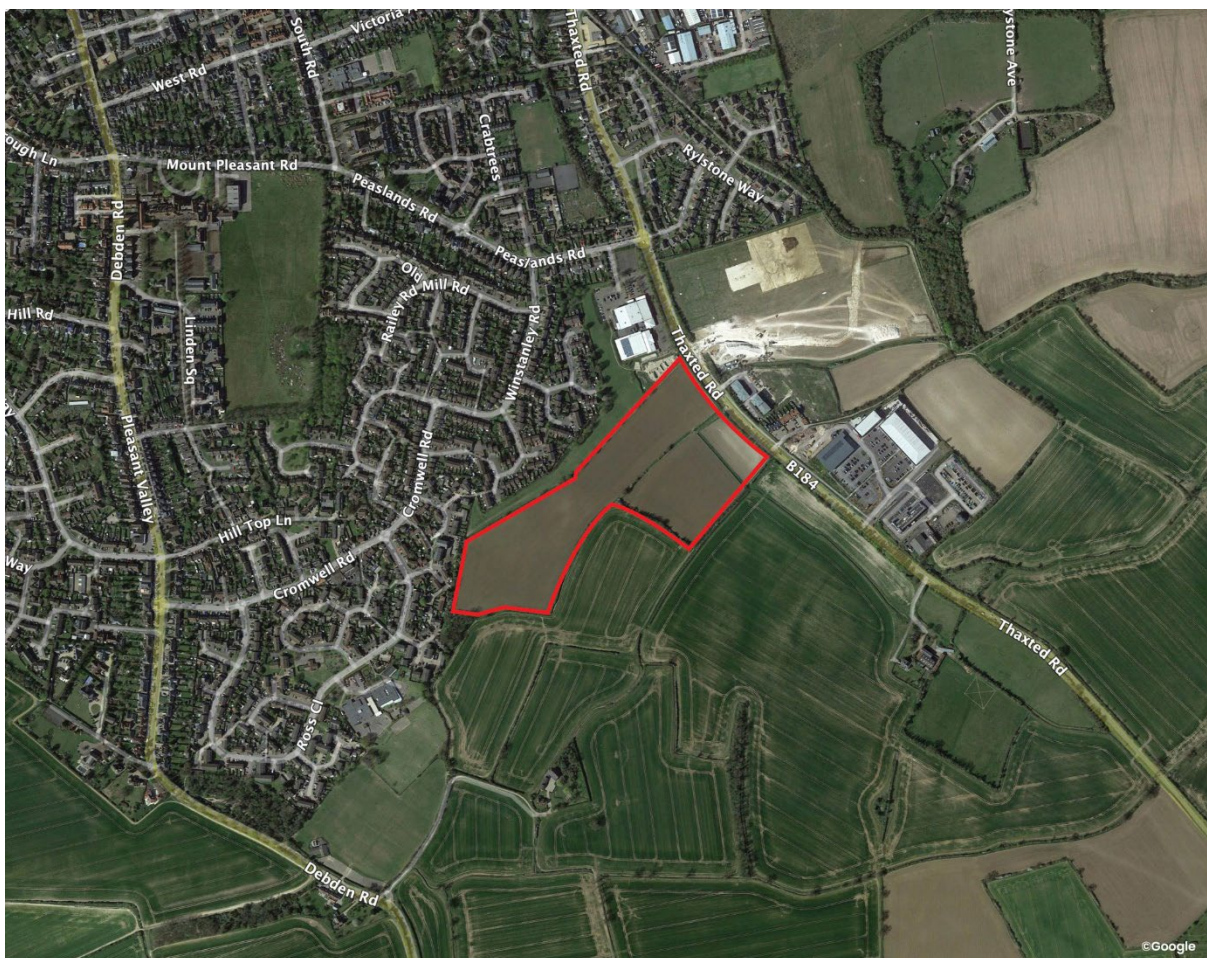
In order to assist with the community consultation and communication, Kier Ventures appointed Forty Shillings, a specialist communications and engagement consultancy, to form part of its wider project team for the proposed development.

### 3. Background

The project site is to the south-east of Saffron Walden and sits to the western side of Thaxted Road. To the north and west of the site, there are residential settlements along with mixed commercial and leisure facilities including a skatepark and a hotel.

The site is currently in agricultural use and is occupied by arable fields. Vegetation cover within the site itself is restricted to hedgerows and trees, situated along site perimeters and internal field boundaries.

There has been extensive new development in the past few years along the north-eastern side of Thaxted Road, including recently approved residential development which is currently under construction, and Knights Park, an edge of settlement retail park.



*Satellite image of the development site.*

Kier Ventures is seeking to develop around 170 new homes on the site that will be a mix of different sized new homes catering to the needs of local residents and for those seeking to move to the area.

Along with new homes, Kier Ventures is committed to creating 3.1ha of green open spaces which will boost local biodiversity and help contribute to making the development a sustainable project. To protect and further the sustainability of the site, the development will see an enhancement of treelines and hedgerows across its boundaries and as well as the creation of a landscape buffer at the southern and eastern ends of the site.

The design of the new homes will be of the highest standard in order to create a welcoming and homely environment for residents. The main routes within the development will be wide landscaped streets with an opportunity for separate routes for pedestrians, cyclists and cars to minimise congestion.

Many of the new homes will be designed to face the open countryside that surrounds the development.

At the centre of the development there will be a central green public space which links existing public parkland to the north of the site. Footpaths will provide an opportunity to create a treelined route for pedestrians and cyclists.

The approval of an outline planning application would establish the principle of development on the site. A further application setting out the detail designs would be required before building can start. The earliest anticipated start date for construction is mid-2024.



*Sketch of the Thaxted Road, Saffron Walden scheme.*



## 4. Consultation policy context

Consultation is an essential requirement for major development projects and is encouraged by both national and local Government. Indeed, the Government has put community consultation at the heart of the 2011 Localism Act:

*“To further strengthen the role of local communities in planning, the Act introduces a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals”.*

A plain English guide to the Localism Act,  
Dept for Communities and Local Government, pp 13

The National Planning Policy Framework (July 2021) is a key part of the Government’s reforms to make the planning system less complex and more accessible. The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. The NPPF encourages early and proactive community engagement. Paragraph 132 of this document states that:

*“Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”.*

NPPF, Dept of Housing, Communities & Local Government, pp 39

The Department for Levelling Up stripped Uttlesford District Council of the right to rule on major planning applications on the 8th February 2022. Between March 2018 – March 2020, of the 79 major planning applications which Uttlesford Council determined or failed to determine over this period, 35 were sent to appeal, and 13 were given the go-ahead by inspectors - an overturn rate of 16.5%.

Uttlesford District Council is developing a new design code with the help of residents. The document will be used by planning officers and developers for future developments in the council area.

The design code is being funded by the Department for Levelling Up. The development at Thaxted Road, Saffron Walden will comply with the Essex Design Guide.

Uttlesford District Council is also drafting a new Local Plan that will be adopted in October 2025. The site of the development is currently being promoted to be included within the new local plan. This site and the adjacent fields, if included in the local plan, will have a capacity of 450 new homes.

## 5. Consultation activities

Commencing in October 2022, Kier Ventures began a public consultation process ahead of the submission of a planning application in November 2022.

The aims of the consultation and engagement process was:

- To raise awareness of the proposed development and planning application.
- To gather feedback from the local community.
- To answer any questions from the local community about the proposals.

The feedback received is available in Section 6.

### **Project website and email**

A project website and email were launched in October 2022 and the website includes the following pages:

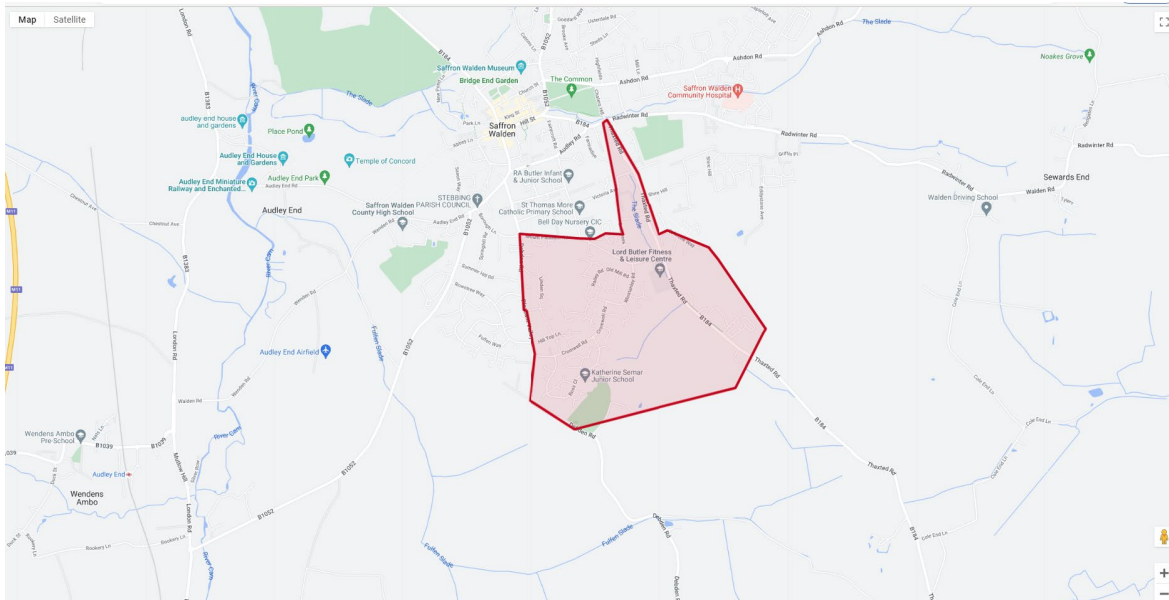
- Welcome
- About us
- The site
- Our plans
- Benefits
- Have your say

The website will continue to be utilised moving forward.



## Publicising the consultation

On the 28<sup>th</sup> October 2022 A5 invitation flyers were sent out to 1,779 addresses including both businesses and residential properties.



*Map depicting flyer distribution area.*

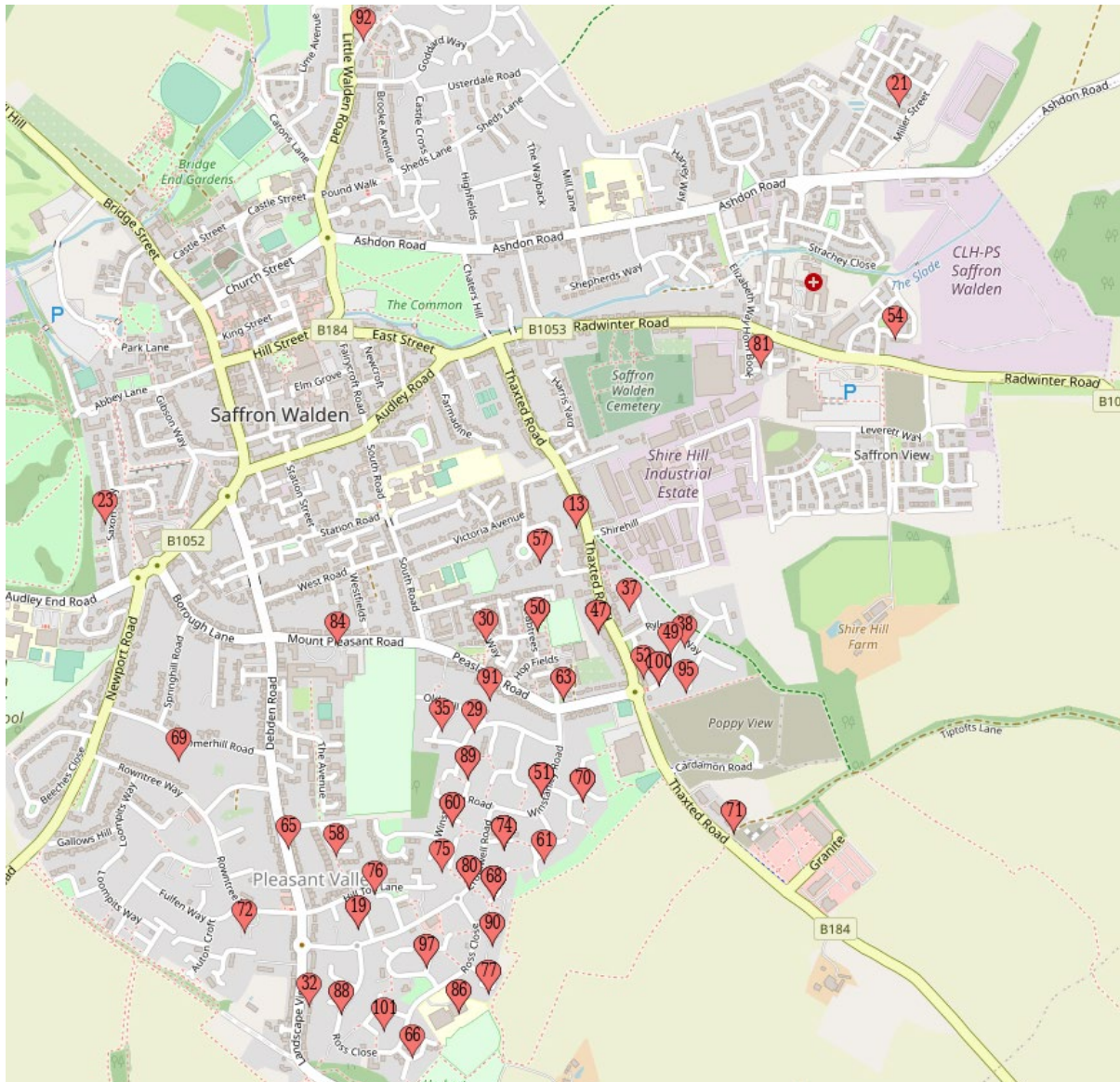
The A5 flyer contained information on the following (copy can be found in the Appendices):

- Satellite map of the development site.
- Details of the development plans.
- Invitation to submit feedback via the electronic feedback form.
- Contact email address and project website.

## 6. Review of feedback

Throughout the consultation period, all feedback was received online and a summary of the feedback received is set out below.

In total 107 people provided feedback about the scheme, with the majority of feedback coming from residents in the immediate vicinity of the site. Below is a map showing the spread of where feedback was received from.



Map showing location of where feedback was submitted from.

From the feedback received, five responses were supportive of this project with 98 responses being opposed.

Residents concerns about this scheme can be categorised into the following subject areas:

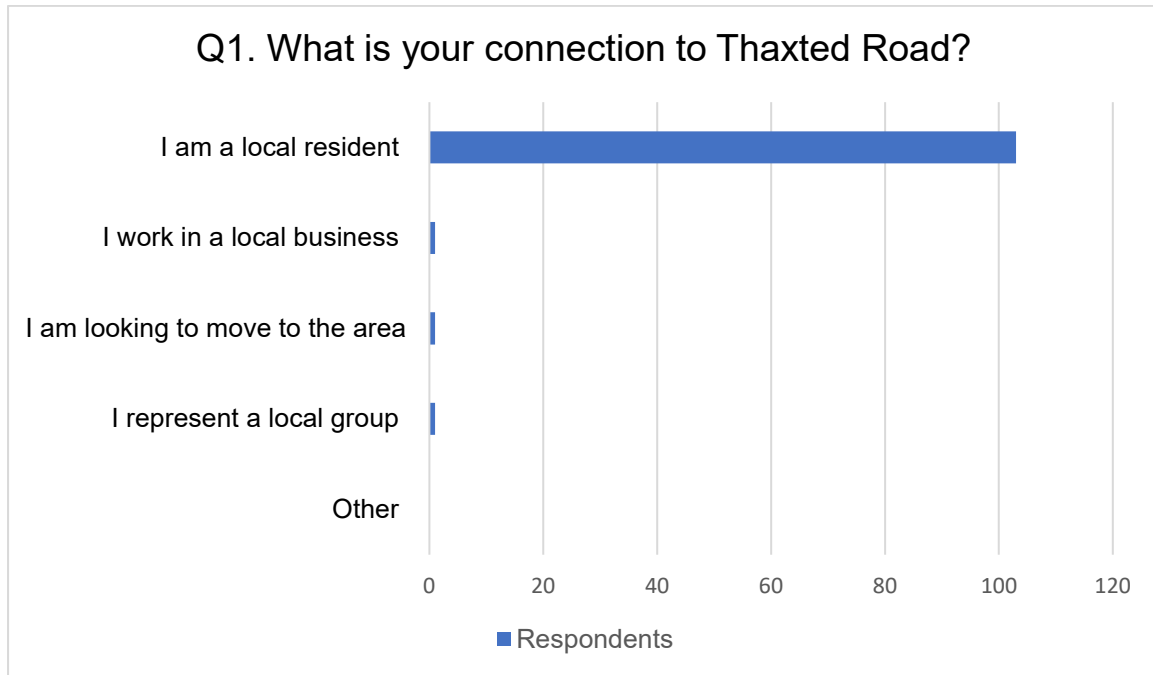
- The increase in traffic congestion
  - The pre-existing traffic congestion in the town centre at rush hour becoming more congested due to the increase volume of vehicles in the area.
  - Traffic in and out of the site during the construction process causing congestion on Thaxted Road.
  - The potential for traffic jams and queues at the traffic lights on Radwinter Road.
  - Support for a ring-road to be built around the town to deal with the increase of traffic from the numerous new developments in Saffron Walden.
  
- The impact of the development on local infrastructure
  - Concerns that this development will increase pressure on local GP surgeries and schools.
  - That Saffron Walden is already at capacity and cannot support an increase in the population number.
  
- Environmental concerns
  - The loss of arable agricultural fields to development.
  - The destruction of local habitat that will affect wildlife in the area.
  - Calls for the new homes on the site to have solar panels and for all homes to be carbon neutral.
  - The loss of space for local residents to engage and immerse themselves in nature.
  - An increase in the levels of air pollution in Saffron Walden.
  
- Opposition to development in Saffron Walden
  - Opposition to this project due to loss of looking onto open fields.
  - General opposition to any further development in Saffron Walden.
  
- Support for the development
  - Support for the affordable housing this development will provide.
  - Support for the layout of the development.
  - Support for the inclusion of public green space in the plans.

From the feedback received, below is a word-cloud highlighting the key concerns from local residents.

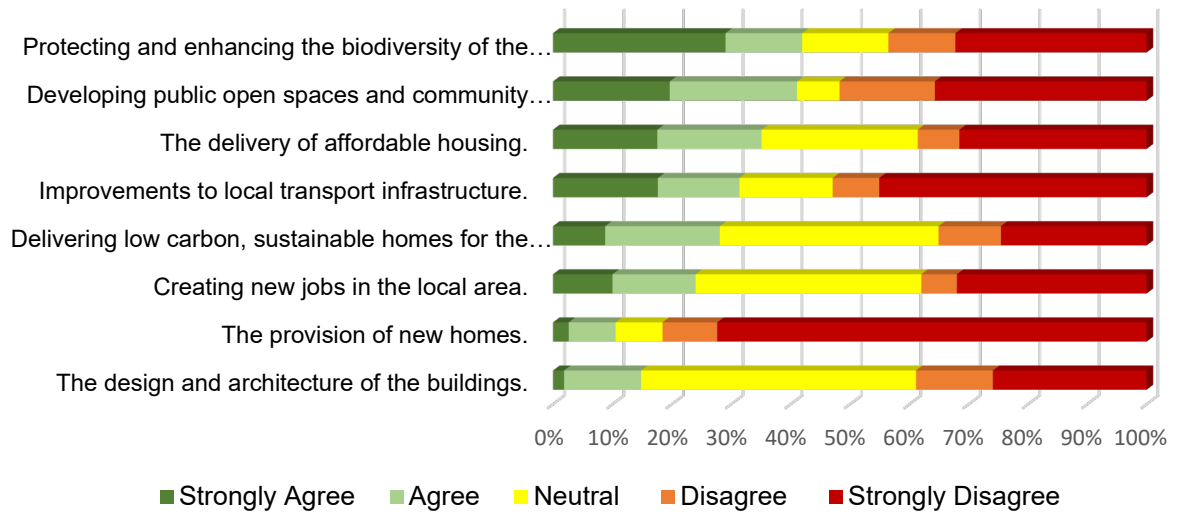
created increase traffic provision people living ruin jobs local nothing gp give build houses  
make school places every estate families place London new homes face  
local residents support actually capacity increase spaces houses will location  
one number cars will bring additional side town schools working also nice  
infrastructure mean area site need new houses built  
traffic new development roads local people town  
doctors schools development town needs housing  
affordable housing will services built proposal already access  
Thaxted Road fields Saffron Walden water plans  
green space homes doctors surgeries dentists new facilities residents two extra  
enough development will including S huge town already junctions  
infrastructure support alone people along much come going take NHS dentist  
caused schools doctors dentists terrible adding community existing already full cope  
existing residents congestion feel

*Word-cloud from the comments section of the electronic feedback form.*

## Feedback form



## Q2. Please explain if you agree or disagree with these features of the development





## Q4. Do you have any other comments?

Below is a breakdown of all comments received during the public consultation period and have been broken down into the following subject areas:

- Transport
  - Increase in traffic congestion
  - Increase in the number of vehicles in Saffron Walden
  
- Infrastructure
  - Pressure on GPs, dentists, and schools
  - Saffron Walden's population
  
- Environmental
  - Loss of agricultural fields and green open space
  - Biodiversity and wildlife concerns
  - The sustainability of the development
  
- Support and opposition to the development
  - Support for the development
  - Opposition the development
  - Miscellaneous comments

## Increase in traffic congestion

This development would mean traffic gridlock in the area. A ring road is required around the town without this extra housing.

10/11/2022

With the increase in this housing development there is no proposal for road traffic through the already over crowded roads of the town at rush hour.

10/11/2022

Saffron Walden is hugely congested, an old market town, with five directional exits from a central grid. The latest agreement by central government to a huge house build along Radwinter Road is a joke. Every car from there will go through town.

9/11/2022

I disagree with the local transport infrastructure as there is no detail on what this will entail. There is also no provision for a through road - potentially prejudicing future infrastructure planning as part of the local plan review. It is also not clear how three junctions (new Bellway scheme, this development and Knight Park) will all operate safely within the distance proposed - or how walking and cycling on the west side of Thaxted Road will be improved.

9/11/2022

The town is already gridlocked with traffic - this development will only increase the congestion.

7/11/2022

Traffic increase is also a concern as Thaxted Road is already busy and noisy. This will worsen when the currently under construction housing is functioning. I acknowledge traffic lights have been installed but this is a separate issue from volume.

7/11/2022

-Too much traffic & congestion already

6/11/2022

This development is not in a sustainable location from the transport perspective. All the traffic will have to travel along Thaxted Road to get to the town centre, which cannot cope with existing traffic. it will lead to more congestion and more pollution. Until a ring road can divert traffic away from the town centre, this will cause further harm to the town.

5/11/2022

Traffic queues are daily problems already for us and entering/leaving our drive is a real issue.

5/11/2022

How is all the traffic for this estate going to reach it? Entering Saffron Walden from the south, are you expecting construction traffic as well as approximately 200+ cars owned by future residents to come through an existing residential estate? I see no mention of a link road bypassing this estate. Your question about sustainable transport is unanswerable due to traffic in Saffron Walden being at a standstill - especially at Thaxted Road/ Radwinter Road junction.

1/11/2022

Contribution to a ring road would be nice!

1/11/2022

Are you going to provide a right of way where your site accesses Thaxted Road and is there to be any link with existing roads on the Winstanley Road Estate or at the Herberts Farm end?

30/10/2022

Another junction onto the already congested Thaxted Road will create long tailbacks, and more pollution.

30/10/2022

Not sure how the development will 'improve' the transport infrastructure as, on the face of it, it will merely lead to more traffic being loaded onto Thaxted Road. Being 1.4 miles from the town I'd envisage residents using their car to visit the town for shopping etc as well as accessing the key points of M11, the secondary school (SWCHS) and Audley End station - unless there is a strategic plan for a relief road or whatever(?).

30/10/2022

This is the wrong side of town for access to the motorway and so it will add to the traffic passing through town, increasing the already dangerous pollution levels on Thaxted Road. This is a terrible place to put houses as you will put a strain on existing roads, schools, doctors and other services.

30/10/2022

Traffic is becoming a more serious problem than ever. We cannot support more new developments.

29/10/2022

Wrong side of town as usual all traffic from these unwanted houses have to cross the town to get to station or motorway jamming up our roads around the town even more, these will not be affordable to local people

29/10/2022

Yes - DO NOT BUILD ON THIS SITE! What a ridiculous idea, all the traffic will plough through the mostly one-way system in town out towards Cambridge which is already massively blocked at certain times in the day.

29/10/2022

Please, Please, Please redesign the development. It must connect to Tukes Way and Pearl Road directly to the north of the site. This would ensure your development feels like part of the existing community. If the only access is off the busy Thaxted Road it will have a separate identity and that won't help bind the development into the existing community.

I am a District Councillor representing the Sampfords ward in Uttlesford but these comments are made in a personal capacity as someone keen to ensure growth in Saffron Walden is designed as harmoniously as possible.

29/10/2022

The traffic is terrible

29/10/2022

There needs to be the appropriate infrastructure to support this development - a link road to take traffic away from the town centre

29/10/2022

The traffic created will just add to the already congested roads and poor air quality!

29/10/2022

The roads in and around town are already majorly congested

29/10/2022

Traffic will cause problems along with other new developments

29/10/2022

## Increase in the number of vehicles in Saffron Walden

All these houses will have one or more cars for each household. It takes forever to get through the traffic lights at the junction with Radwinter Road now let alone with any additional traffic. In fact, we need to add at least 15 minutes to any journey when attempting to leave the town by any route. Plus we have only one petrol station in the town to service all of the car owners.

2/11/2022

150-180 extra cars in Thaxted Road? (Minimum)

31/10/2022

The roads cannot cope now with the volume of cars .... Let alone another 150+ cars... let's face it most families have two cars now so that's actually 300+ more cars around town.

29/10/2022

## Pressure on GPs, dentists schools

The number of people living in the town is already to great for the size of its centre, for school places, for our entirely inadequate GP services, for our roads , for our leisure and entertainment facilities. Our public transport service is unreliable and infrequent and our train station is outside the town.

13/11/2022

Currently all saffron Walden schools are at capacity. What is the plan for any children who move to the site? As there is also a new housing development underway nearby, could a new primary school be included in the plans. \*Will there be will any new infrastructure to include shops etc?

13/11/2022

In this development where the necessary schools, doctors' surgeries and dental practices that are needed to support the intended increase in population in a town that is already over-stretched in all of those areas.

12/11/2022

Infrastructure wise it introduces more hard landscaping increasing flood risk and overload risk to the decades old sewage treatment plant that must be nearing or exceeding capacity. School places are near non-existent, there is only one NHS dentist practise in town and getting a GP appointment is an early morning telephone lottery.

12/11/2022

Our doctors, schools, dentists etc cannot cope with yet another large development. Leave Saffron Walden alone. You are not wanted here.

10/11/2022

No proposal for increased schools or medical practises

10/11/2022

There are already enough homes being built in this area. There is no infrastructure to support an influx of so many people in families. Not enough GPs, dentists, car parking, schools etc etc

10/11/2022

Before bringing in lots of outsiders what about the overloaded doctors' surgeries, dentists and already full schools?

8/11/2022



Saffron Walden has seen an influx of residents in the last 3 -4 years from multiple developments, the secondary schools and drs surgeries can't cope and are over subscribed

8/11/2022

You also need take into consideration about the infrastructure, and Doctors surgery, NHS dentists, etc..

8/11/2022

Totally unnecessary development of singular, let alone with the multiple other developments happening in and around Saffron Walden. Maybe try including doctors surgeries, dentists, schools etc within your 'plans' and then maybe local residents would give you some for of backing.

7/11/2022

My concerns with any increase in the housing stock in Saffron Walden are :-

- 1) the lack of schools, primary and secondary places for ALL local children. 2) the lack of GPs, no minor injury unit in Saffron Walden & lack of NHS dentists

6/11/2022

Local infrastructure does not support more housing

- No spaces in local nurseries or schools
- Doctors and dentist surgeries are over-subscribed
- Not enough parking in the town
- Council services are stretched ie bin collections

6/11/2022

Infrastructure - there is actually no plans for improved infrastructure. There are no schools, children's provision, doctors or dentists. All of these are over subscribed. NHS dentist places are non-existent, the nearest NHS dentis place is now Hadham, Hertfordshire. Travel - the assumption is everyone will walk or cycle but the rest of the town is not set up for this.

6/11/2022

Schools and GP facilities are at breaking point and the town becomes gridlocked at busy times of the day.

Saffron Walden is being ruined by overdevelopment, do we really have to keep on.....

5/11/2022

If you are to build these houses, will you also build at least one new school? I doubt it!

4/11/2022

There are no details in your plan about the infrastructure you are going to provide or improve when it comes to school places, GPs, leisure facilities, roads, power and water sources. The last thing SW needs is yet more private housing and pressure on our services. This is not a nimby view, more a practical view from someone who cannot get doctor appointments, who sees the local high school creaking at the seams already and sees the dwindling services for young people from low incomes.

4/11/2022

And what about other infrastructure that is much needed in town? GP surgeries are already struggling as are schools with the increase in population. Another development without additional plans for such infrastructure will only make this situation worse. Public transport is terrible meaning people will use their cars more. There is nothing positive about this proposed development. You are making our lives miserable by constantly building on land, for your own profit. No, No, No to this new development.

3/11/2022

Do not want any further development in our town which is being spoilt by continuous housebuilding in the last few years. We do not have the schools, doctors surgeries, dentists, transport to cope.

3/11/2022

Are the schools and doctors/dentist surgeries able to cope?

3/11/2022

What about school places, gp places.....

1/11/2022

Are you going to build a new doctors surgery and primary school first given that you can't get an appointment and all the schools are full.

1/11/2022

The Democratic will of local people as expressed at the ballot box removed the previous Tory administration and elected Residents4U because we do not want all this additional development. Our local infrastructure and services (road network, water/sewage, Surgeries/Health provision, and schools) cannot cope at present let alone with all the new development that is either under way or proposed. And there is nothing of any substance in your plans to mitigate against those concerns. You tell us that you are excited about creating a new neighbourhood but in reality you are excited about the prospect of making more money and this Conservative Government is more than happy to trample over the wishes of local people as they take donations from developers like you. Empty promises of new jobs and investment into the local economy have never materialised before and won't now if you get your way. You are destroying the fabric of our Town and we will do everything in our power to fight your proposals!

1/11/2022

Saffron Walden does not currently have the infrastructure to support any new homes. Schools are oversubscribed- we have one secondary school which has a capacity of 2050 and has 2148 students. Doctors appointments are already impossible to get.

30/10/2022

I strongly feel that there are too many new houses being built in the area at the moment & not enough being done to support the people that live here with schools, doctors surgeries, dentists, sports facilities etc etc.

29/10/2022

Saffron walden is expanding at a rapid rate over the past 5 years with no provision of new doctors surgeries, schools, dentists etc.

29/10/2022

We have no dentist, gp, school spaces left even for existing residents.

29/10/2022

There are far too many new houses being built and as it is it is being totally spoilt. We do not have enough Doctors, Dentists or schools to accommodate these as it is.

29/10/2022

There's also a distinct lack of community features there. Since you've clearly wriggled out of providing a new primary school, or any sort of community hub, a bit more open space is the least you could offer. Try thinking less "Kier's profits", and a bit more "the future of our community", because that's how you'll get existing residents onboard.

29/10/2022

The congestion and additional strain on local doctors and schools has once again not been addressed

29/10/2022

There are no spaces in schools. The doctors are full. Building houses with no school or doctor facilities is bad.

29/10/2022

There needs to be the appropriate infrastructure to support this development - a link road to take traffic away from the town centre, more school places and more provision for health care otherwise it is simply not sustainable

29/10/2022

we don't want no more houses being build, how about another petrol station and schools, doctors

29/10/2022

Absolutely ridiculous unless more school, NHS dentist and doctors are available to the additional residents this will bring to the town. This town is already over capacity and the local facilities aren't able to cope with the demand. How will this be addressed as it is not mentioned any where. All these additional benefits you speak of won't be needed if you don't build more houses.

29/10/2022

Where will the children go to school? What GP surgeries have vacancies for new patients?

29/10/2022

I agree there is a need for more housing but this town needs more school places, extra gp provision and nhs dentists. The reality is you are another developer who's only interest is massive profit!

29/10/2022

We do not need any new houses. There are not the local facilities or infrastructure to support these developments. We don't have enough school places, doctors, dentists, petrol stations.

29/10/2022

No school places. No spaces at Drs surgeries.

29/10/2022

Saffron Walden does not have the infrastructure to accommodate 150+ new homes. I work in the local general practice and we are at breaking point. Based on an average of each house having 4 members, we cannot take potentially 600+ more patients. That's also 300+ school places to find!! If this goes ahead it will be hugely detrimental to the town.

29/10/2022

There is not enough capacity at the Gp's dentists, nursery's or schools to take on extra people either.

29/10/2022

Too much strain on our town's facilities Doctors transport and schools.

29/10/2022

You cannot register for a dentist in town, the schools are oversubscribed, the doctors are too busy and the roads are very busy.

29/10/2022

Strongly disagree with the whole development plan infrastructure and schools medical and jobs cannot sustain more housing

29/10/2022

## Saffron Walden's population

The number of people living in the town is already to great for the size of its centre

13/11/2022

We do not have the infrastructure for any additional housing. Belway are doing their utmost to build a mini town on the opposite side of Thaxted Road as it is.

2/11/2022

Far too many new houses for an already over populated town. Not enough schools or doctors or dentists.

1/11/2022

I TOTALLY object to the building of new homes in Thaxted Road! Saffron Walden does NOT have the infrastructure for this development.

31/10/2022

I 100% disagree with this proposal. The town is already far too overcrowded. The roads cannot cope

31/10/2022

As with the majority of other local residents, we strongly oppose building any new homes for reasons below:

- there are too many people already for the available infrastructure

31/10/2022

The town is already beyond capacity therefore any additional housing needs to come with these facilities.

29/10/2022

Saffron walden is already unable to support the huge numbers of new houses built in recent years -

29/10/2022

I am very much against new houses being built in this area. There are already new houses being built nearby. The town cannot cope with even more houses.

29/10/2022



## Loss of arable agricultural fields and green open space

The loss of high grade agricultural land and damage to wild life, proven by the notable absence of the red kites often seen over this field, gone since the Poppy View site (another travesty) commenced.

12/11/2022

The world population is increasing, how long before we have a major food crisis? I really think we should use all the brown sites available, but think harder about using farm land and also building schools etc first.

8/11/2022

-Views of unspoilt countryside and open space will be lost  
-The site is a popular dog walking route -With banks and shops having already closed there's nowhere to support footfall or provide services

6/11/2022

This is totally unsuitable.-loss of countryside

3/11/2022

I was shocked to find out about this project. I am totally opposed to any buildings on these fields. I can see them from my house and walk past them at least four times a week. Seeing the fields from the road and from the Lord Butler Leisure Centre lowers my blood pressure and calms my anxieties. Just thinking about it has caused me heart palpitations and stress. Inmoved to Tiptofts Lane as I wanted to be surrounded by fields, not houses!

1/11/2022

Open spaces / biodiversity .....wellleave the area green as it is !

31/10/2022

All our green space is being built upon our town is often flooded with heavy downpour. I live across the road from these fields &these plans are the worst possible thing that could happen! Thaxted road is already far too busy! This town is getting ruined by greedy developers who don't care about the local area or the environment.

31/10/2022

Given UK's need to grow more food how do you justify using arable land?

30/10/2022

You mention in your spiel that the houses will face open countryside, however MY house which faces open countryside will now face houses. This is the wrong side of town for access to the

motorway and so it will add to the traffic passing through town, increasing the already dangerous pollution levels on Thaxted Road.

30/10/2022

As far as the community here feel, you're going to get your way regardless of what we say, so let me clarify what upsets us the most. If you absolutely must deprive us of vast swathes of green fields, at least try to give us a decent amount of open space to enjoy. Three or four little village greens are totally pointless. Children, particularly older children like teenagers, can't play football on green spaces that size, or chase around to burn off energy. Dog owners can't have a meaningful walk on them. Wildlife cannot set up home in them. Really disappointed that you've not tried harder on that front.

29/10/2022

This is a much loved piece of land used by local residents in the adjacent estates. We need this green space.

29/10/2022

To build over 3 arable fields that are well used by residents, along with the extra traffic for 180 new homes, in no way can have a net biodiversity gain. Gaining 3 hectares is a poor exchange for losing 3 open fields well used by walkers and residents.

29/10/2022

## Biodiversity and wildlife concerns

Infrastructure wise it introduces more hard landscaping increasing flood risk and overload risk to the decades old sewage treatment plant that must be nearing or exceeding capacity.

12/11/2022

Destruction of trees, hedgerows etc displaces wildlife, ie protected hedgehogs, birds, etc  
-Would negatively affect the physical and mental health of local residents -Local area has experienced enough growth (Poppy View)

6/11/2022

-Not enough green spaces locally -Noise, air and light pollution (affects bird life and rare moths)

6/11/2022

The site is near the top of a valley and history has shown that in heavy rain the lower end near the town is in danger of flooding so investigations should be made to ensure there is some form of buffer to retain the run off from roofs and roads. The existing drain system can't cope now.

6/11/2022

it will lead to more congestion and more pollution

5/11/2022

Too many cars, often in traffic jams causing serious pollution - destruction of natural habitat, wildlife areas

31/10/2022

What is the Carbon Sustainable for these houses

8/ It isnt is. You are killing it all by building on the land. Once it's gone, it will never return.

31/10/2022

What does low carbon, sustainable homes actually mean?It will actually destroy the biodiversity of the local area as it will all be built over. The development will drive away all the existing wildlife.

31/10/2022

I strongly disagree with any development of this land with the loss of such areas that are home to bats, owls, deer, yellow hammers and other ecology is not worth the limited offer of housing that would be affordable to the local community.

29/10/2022

There is numerous wildlife in this area too including birds such a robins and blue tits. Precious greenfield sites such as this should not be built on. My family and neighbours do not want houses here.

29/10/2022

You say that you are developing homes with countryside views and by doing so you are destroying ours! I'm very concerned about you ruining our natural habitat and would like to know how you will be able to carry out this development without causing an absolute nightmare for local residents.

29/10/2022

The points above I have strongly agreed with are what the town needs, not what this development will deliver. It will adversely affect biodiversity.

29/10/2022

## Sustainability of the development

Carbon neutral -are you going to be ensuring there are solar panels on every house to ensure they can add to the power supply? The current farm as it is is sequestering more carbon than having houses on it. Water - Anglia water is under constant complaint due to the quality of the water and are not planning to put filters in until 2024. How are you going to ensure the improved water quality for new and existing residents.

6/11/2022

The new houses should all be fitted with solar PV panels with back up battery storage. They should also be fitted with a grey water storage system to reduce the demands on the existing water supplies.

6/11/2022

The new homes are destroying the biodiversity of the area. All new homes by law should provide solar panels. House builders build crap kit homes and the directors bend the law accordingly to make profits, have to be chased to fulfil their section agreements. Saffron Walden is being ruined by The Kiers of this world. You don't care about bio diversity. Hypocrites

31/10/2022

All new houses should have solar, heatpumps and charging.

30/10/2022

there is no care for the environment wild life is destroyed every time you build houses, none will be built with solar panels or other power saving equipment as its too costly, you just pay lip service to the environment.

29/10/2022

## Support for the development

I fully support the provision of affordable new homes. We have enough luxury profit making homes in the area already.

2/11/2022

As long as green space is actually included in the final build and not just a suggestion as shown then I'm happy

31/10/2022

I'm interested in buying before the houses are built.

31/10/2022

I do not oppose any plans for new homes which will be bringing Saffron Walden nearer to our home in Wimbish I strongly believe that infrastructure is good for the area if it can be supported by better roads, pavements links, cycle paths , better public transport all areas that could be vastly improved on.

29/10/2022

The development IN ISOLATION is fine and looks well designed.

29/10/2022

## Opposition to the development

I know, as a non-driver and as an active woman in her seventies exactly how difficult living here has become in the last decade , that this attractive small market town is fast becoming unlikeable in because too many people are living in it already. Noto more houses, however you dress up your claims and plans.

13/11/2022

The destruction of this historic market town is nearly complete and the quality of life for existing residents thoroughly diminished.

12/11/2022

Ridiculous this area has had enough housing developments. The effect on local residents would be huge

12/11/2022

Personally I'm afraid I do not share your excitement over the proposal as I am facing a loss of outlook, privacy (if three storey units proposed) and two years of misery with noise and dust pollution and traffic disruption.

12/11/2022

With it it will ruin the town and the lifestyle which is already being ruined by the overdevelopment of the town and the influx of more and more people from London.

10/11/2022

Saffron Walden has seen an influx of residents in the last 3 -4 years from multiple developments, the secondary schools and drs surgeries can't cope and are over subscribed and the town is gridlocked with traffic at rush hour. These homes are 30 – 40 mins walk from the town centre depending on which part of the development you live in. The local bus is irregular and almost non existent and so residents will rely on cars for travel to shops school and work. Cycling is not a viable option for most, saffron Walden is hilly and the roads to and from town centre are narrow, very unlikely to see someone with a cargo bike and 2children coming up south road and then into the top of this development. The homes look large and spacious, unfortunately not the homes most local young people will be able to afford to buy. This is urban sprawl, by letting countless developments continue you will spoil what is good about Saffron Walden. If you really want to spoil it carry on, why not build on that common as well, and while you are doing that knock a few of the old buildings down, the townhall and the library and the old banks that have left the town come to mind, knock them down and build modern flats, and build in the market square as well. On a good side at least there are no retirement homes, there is an excess of vacant ones in the town already. Remember Joni Mitchell and the tree museum!

8/11/2022

It would be nice to have some houses that are not all the same as every other development in the area. It would be nice if they have a bit of character. It would also be helpful to build 2bedroom homes, which are needed in our area and make some of them truly affordable as £400,000+ is not affordable for most. By building all 4-5 bedroom homes, local people are unable to afford these homes, as peoples salaries are not as much outside of London.

8/11/2022

Totally unnecessary development of singular, let alone with the multiple other developments happening in and around Saffron Walden.

7/11/2022

Please don't ruin my town. Stop building more unaffordable houses in this area.

6/11/2022

Do not want any further development in our town which is being spoilt by continuous housebuilding in the last few years.

3/11/2022

This is totally unsuitable.

3/11/2022

You are destroying the fabric of our Town and we will do everything in our power to fight your proposals!

1/11/2022

I do not want anymore housing in Saffron Walden.

1/11/2022

I am totally opposed to any buildings on these fields.

1/11/2022

I TOTALLY object to the building of new homes in Thaxted Road!

31/10/2022

1/ Town do not need anymore houses

31/10/2022

I 100% disagree with this proposal. The town is already far too overcrowded.

31/10/2022



It's a no from me, but sadly know it will happen anyway 😞

31/10/2022

We do not want your capitalist venture in our town .

30/10/2022

I strongly feel that there are too many new houses being built in the area at the moment

29/10/2022

The whole idea is awful. No more houses are needed in this town. I strongly object to the proposal.

29/10/2022

I live on the estate close by and so do my parents. If this is another estate selling 2 bedroom homes for £400 I will more than likely oppose it.

29/10/2022

Yes – DO NOT BUILD ON THIS SITE! What a ridiculous idea

29/10/2022

we don't want no more houses being build

29/10/2022

Absolutely ridiculous unless more school, NHS dentist and doctors are available to the additional residents this will bring to the town.

29/10/2022

We do not need any new houses.

29/10/2022

There are plenty of houses in this area. Stop taking away our green spaces.

29/10/2022

I am very much against new houses being built in this area. There are already new houses being built nearby. The town cannot cope with even more houses.

29/10/2022

Strongly disagree with the whole development plan

29/10/2022

When is enough enough. The amount of new builds in this once lovely small town is ruining it. The reason you want to build here is because it's so nice. Led purely by profit your happy to ruin Saffron Walden.

29/10/2022

## Miscellaneous comments

There is insufficient information to properly comment on the scheme.

9/11/2022

Why are you not building near Chesterford which already has a main road and is closer to jobs?  
How many people travel out towards Thaxted? Hardly any, because I do and it's always quiet:  
horribly busy the other direction though.

29/10/2022

## 7. Responding to feedback

The tables below detail how the applicant has responded to the feedback through the consultation process:

Transport	
Feedback	Response
Will there be pedestrian and cycle access through the development to reach the centre of Saffron Walden?	The proposed development will deliver a shared footway / cycleway along the B184 Thaxted Road from the Site to the Peaslands Road junction to tie into the existing town centre network. In addition the shared footway / cycleway will extend through the Site to connect to The Glebe for access to local shops and primary school. Subject to a negotiated agreement with the Council, it is also proposed to connect the Site to Peal Road with a shared footway / cycleway, across the public open space to the north for access to the local bus stops on Winstanley Road.
How will this scheme help alleviate traffic congestion on Thaxted Road, especially during rush hour?	The development on the Site will only generate 46 two-way trips in the AM peak hour and 36 two-way trips in the PM peak hour on the B184 Thaxted Road up to its junction with the B1053 Radwinter Road. Once the link road is completed then the capacity of the B184 Thaxted Road / B1053 Radwinter Road junction significantly improves and therefore any minor impacts arising from development-related traffic are short lived.
Will traffic lights be installed at the entrance to the scheme from Thaxted Road?	No – the proposed site access onto Thaxted Road will be a give-way controlled priority junction with a ghosted right turn lane for traffic turning into the site from the direction of the town centre. Future year (2027) capacity assessments included within the Transport Assessment accompanying the Outline Planning Application demonstrate that the proposed site access will operate well within capacity with minimal queues and delays during both the weekday AM and PM peak hourly periods.

## Infrastructure

Feedback	Response
<p>Saffron Walden needs a series of community infrastructure improvements including the following:</p> <ul style="list-style-type: none"> <li>• More school spaces</li> <li>• A new GP surgery</li> <li>• A new dentist surgery</li> </ul> <p>Will this scheme provide these?</p>	<p>As part of the planning process the development will make a section 106 contribution to the local authority. It is up to Uttlesford District council to distribute this to local services as they see appropriate. It is anticipated this contribution would be in the order of £1,500,000.</p>
<p>How many new jobs will this scheme bring to Saffron Walden?</p>	<p>Anticipated 177 Construction jobs, 217 supply chain jobs as well as 23 supported jobs from increased expenditure in the local area.</p>
<p>Will the affordable homes provided by this scheme be available for local residents along with people looking to move to the area?</p>	<p>Yes, there will be a minimum of 40% affordable housing on site, including</p> <ul style="list-style-type: none"> <li>-70% / 48 homes affordable for rent</li> <li>-25% / 17 affordable first homes and</li> <li>-5% / 3 shared ownership</li> </ul>

## Environment and sustainability

Feedback	Response
Will the new homes have solar panels?	To minimise CO2 production new housing will be heated utilising air source heat pumps rather than gas fired boilers. These will contribute to CO2 reduction in the order of 50% less than the statutory requirement.
Will the open green spaces support habitation for wildlife?	The current agricultural land use offers limited habitat for biodiversity; the proposed open spaces will provide habitat and corridor for species to traverse the site, there will be a 20% net gain for overall biodiversity.
What are you doing to encourage biodiversity and sustainability on this scheme?	<p>The current hedgerows offer an important habitat for nesting birds. The majority of these hedgerows will be retained but it is necessary to remove around 70m for access.</p> <p>In compensation the existing hedgerows will be supplemented by around 250m of new hedgerow being planted within the scheme. This will allow for a 10% net gain in hedgerows. As the current agricultural land use offers limited habitat for biodiversity with the proposed open spaces which provides habitat and corridor for species to traverse the site there will be a 20% net gain for overall habitat.</p> <p>The proposals will also provide an increase in the quality and extent of habitats suitable for protected species, including bats, breeding birds, reptiles and invertebrates.</p> <p>The development transport assessment sets out priority is given to active travel modes, i.e., walking and cycling as well as sustainable transport, i.e., local bus services over vehicle-borne trip.</p> <p>The new dwellings will be fitted with Air Source Heat Pumps to minimise CO2. Combined with Mechanical Ventilation Heat Recovery the reduction in CO2 will be circa 50% less than legislated.</p>

## 8. Conclusion and next steps

Kier Ventures has undertaken consultation to make sure local residents, and the wider community have been engaged with ahead of the submission of the application.

In conclusion, this Statement of Community Involvement demonstrates that the proposals put forward have been effectively presented to the public and that Kier Ventures have engaged with the community throughout the process.

Kier Ventures aims to submit the application for this scheme by the end of November 2022.

# 9. Appendix

INTRODUCING  
**Thaxted Road** | Saffron Walden

**Kier Ventures is seeking to create a new neighbourhood to the south-east of Saffron Walden of the highest standard.**

We are excited to be developing our plans to deliver around 150 - 180 new homes and public open spaces on the western side of Thaxted Road. This project will bring much needed new homes to the local area and provide extra investment into the local economy.


You can find out further information about our plans and provide your feedback on our website [\[redacted\]](#)



**Find out more and have your say at:** [\[redacted\]](#)



## Get Involved



**We would welcome your feedback to help shape our exciting plans for Thaxted Road, Saffron Walden.**

Please head to our dedicated engagement website [www.thaxtedroad.co.uk](http://www.thaxtedroad.co.uk) to provide your feedback by the end of **Sunday, 13th November 2022.**

[\[redacted\]](#)

If undelivered please return to: PO Box 111, 997A, Surbiton, KT1 9ZN

*Public invitation*





Kier Ventures is seeking to create a new neighbourhood and community to the south-east of Saffron Walden of the highest standard.

Kier Ventures is excited to be developing its plans to deliver around 150 – 180 new homes and public open spaces to the south east of Saffron Walden on the western side of Thaxted Road, prior to submitting an outline planning application later this year.

This project will bring much needed homes to the local area and provide extra investment into the local economy. Over time, the new homes will become an integral part of the local community.

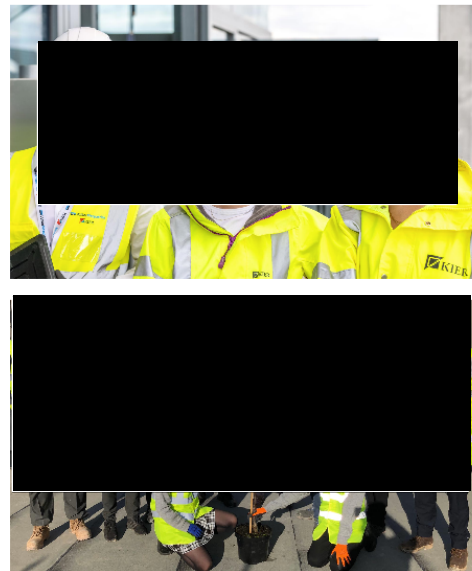
Website home page

## About us

Kier Ventures is part of Kier Property and the wider Kier Group which creates communities across the UK from Scotland to South West England. We currently have 62 offices and sites across the UK. Our passion and purpose is to build quality homes, strengthen communities and make a lasting positive difference to people's lives.

We are a business with local passion and national reach. In each community, we leave what we call positive footprints by operating in a way which adds financial and non-financial value to the local economy, to society and the environment. This is not a new approach for Kier, but a way of working which we have developed over many decades. Put simply, the principles of creating positive social value are an important part of the Kier make up, our operations and people.

**We have appointed a professional team of designers and engineers to advise on plans for this project and deliver a truly quality development.**



About us page

## The site

The development site comprises three arable fields that are to the south-east of Saffron Walden town centre at a distance of 1.4 miles and sits on the western side of Thaxted Road.

Adjacent to the site is a large residential development dating from the 1970s along with a skatepark and the Lord Butler Leisure Centre, whilst directly to the east of the site is a mixed use commercial and retail centre.



The site page

## Our plans

**Kier Ventures is seeking to develop around 150 – 180 new homes on the site that will be a mix of different sized new homes catering to the needs of local residents and for those seeking to move to the area.**

Along with new homes, Kier Ventures is committed to creating new green open spaces which will boost local biodiversity and help contribute to making the development a sustainable project. To protect and further the sustainability of the site, the development will see an enhancement of treelines and hedgerows across its boundaries and as well as the creation of a landscape buffer at the southern and eastern ends of the site.

As one of the two major towns in the Uttlesford District Council Area, Saffron Walden has numerous transport connections. To mitigate an increase of traffic from the new homes, the development will include a new junction from the site into Thaxted Road and promote sustainable transport modes.

The new homes on the site will also be within a short walking distance of local public transport routes with access improved as part of the development. Pedestrian links will also be provided into adjacent neighbourhoods and the plans include a contribution to the Council's aspirations for a Green Orbital route. A cycle and bridleway will run east-west connecting into Tiptoft Lane with a new Equestrian and Toucan crossing.



The design of the new homes will be of the highest standard in order to create a welcoming and homely environment for residents. The main routes within the development will be wide landscaped streets with an opportunity for separate routes for pedestrians, cyclists and cars to minimise congestion.

Many of the new homes will be designed to face the open countryside that surrounds the development.

At the centre of the development there will be a central green public space which links existing public parkland to the north of the site. Footpaths will provide an opportunity to create a treelined route for pedestrians and cyclists.

The approval of an outline planning application would establish the principle of development on the site. A further application setting out the detail designs would be required before building can start. We do not anticipate construction commencing until mid-2024 at the earliest.

*Our plans page.*



## Benefits



Up to 180 new homes



Generating an annual expenditure of almost £5 million in and around Saffron Walden



Delivering over £350,000 in additional Council Tax receipts per year



£1.5m in planning contributions towards local facilities



40% affordable homes



Open space contribution (3ha)



Biodiversity net gain



Sustainable transport links

*Development benefits page.*

## Have your say

Tell us your views of our plans at Thaxted Road, Saffron Walden. You can also email us on [redacted] with any further comments or questions.

### 1. About you

Name	<input type="text"/>
Address	<input type="text"/>
Address 2	<input type="text"/>
Postcode	<input type="text"/>
Email address	<input type="text"/>
Phone number	<input type="text"/>

### 2. What is your connection to Thaxted Road?

- I am a local resident
- I work in a local business
- I represent a local group
- I am looking to move to the area
- Other (please specify)

### 3. Please explain if you agree or disagree with these features of the development.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The provision of new homes.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The delivery of affordable housing.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improvements to local transport infrastructure.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developing public open spaces and community facilities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creating new jobs in the local area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The design and architecture of the buildings.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Delivering low carbon, sustainable homes for the future.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting and enhancing the biodiversity of the local area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

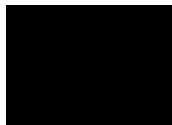
### 4. Do you have any other comments?

### 5. I would like to be kept updated about the development plans for Thaxted Road.

- Yes
- No

If you choose to stay updated on the progress of this application, Party Buildings will process your data on behalf of Kier Ventures under the provisions of the General Data Protection Regulation and Data Protection Act 2018. We will retain your data to contact you with information relating to this project. You can opt out at any time by contacting us at [info@thaxtedroad.co.uk](mailto:info@thaxtedroad.co.uk).

By completing this form, Party Buildings, acting on behalf of Kier Ventures, will keep a record of your submission and use the aggregated data for analytical purposes. Information you provide might be collected and shared with the Uttlesford District Council as part of the planning process. Personal identifiable data will not be shared with the planning authority or any other body without your consent, or unless we are required to do so by law. We will not share your personal data with any third parties and will not sell data for commercial purposes.



Electronic feedback form.