

**From:** Cllr Paul Gadd - Member CC [REDACTED]  
**Sent:** 18 January 2024 11:25  
**To:** Section 62A Applications <[section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)>  
**Subject:** Fw: Comments for Planning Application UTT/23/3112/PINS

[REDACTED]

Hi

I've commented on this Planning Application but understand that that comment needs to go direct to you.

I'm also attaching the video I refer to and the Environmental Agency flood map.

Many thanks

Paul

Cllr Paul Gadd  
Councillor representing Saffron Walden Division  
Essex County Council

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**From:** Development Support <[developmentssupport@uttlesford.gov.uk](mailto:developmentssupport@uttlesford.gov.uk)>  
**Sent:** 18 January 2024 11:03  
**To:** Cllr Paul Gadd - Member CC [REDACTED] >  
**Subject:** RE: Comments for Planning Application UTT/23/3112/PINS

CAUTION: This is an external email.

Thank you for your email. However this application is being dealt with by the Planning Inspectorate not Uttlesford District Council and all comments should be directed to them [section62a@planninginspectorate.gov.uk](mailto:section62a@planninginspectorate.gov.uk)

Kind regards,

Planning & Building Control Support Officer

Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex CB11 4ER

T: 01799 510453

[REDACTED]

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**From:** [donotreply@uttlesford.gov.uk](mailto:donotreply@uttlesford.gov.uk) <[donotreply@uttlesford.gov.uk](mailto:donotreply@uttlesford.gov.uk)>  
**Sent:** Thursday, January 18, 2024 9:46 AM  
**To:** Planning <[planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)>  
**Subject:** Comments for Planning Application UTT/23/3112/PINS

## Comments summary

Dear Sir/Madam,  
Planning Application comments have been made. A summary of the comments is provided below.  
Comments were submitted at 18/01/2024 9:45 AM from Mr Paul Gadd.

### Application Summary

Address:	Land North Of Knight Park Thaxted Road Saffron Walden Essex
Proposal:	Consultation on S62A/2023/0031 - Outline application with all matters reserved except for access for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park
Case Officer:	[REDACTED]

### Customer Details

Name:	Mr Paul Gadd
Email:	[REDACTED]
Address:	[REDACTED]

### Comments Details

Commenter Type:	Councillor
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I oppose this development on numerous grounds, including that it is contrary to the Local Plan.  
I wish to lodge a comment which relates to the flood risk of further development on the Thaxted Road. There is already significant development being carried out on the Thaxted Rd south of Saffron Walden. All of these developments are uphill of Saffron Walden, as the proposed development would be.  
The existing developments have already caused widespread flooding on the Thaxted Road over a number of days in the first week of January during the recent storms, with water pouring down Thaxted Road and completely submerging the Peaslands Rd mini-roundabout. I have a video of the flooding but no still photo that I can attach, but there are numerous photos on social media I am sure - I was contacted in my ECC councillor capacity to see what action could be taken against the developers. Flooding did not occur in this way on Thaxted Rd

before these developments.

The environment agency flood risk map (which I can't find a way to attach) shows that the stream that runs east-west alongside the Bellway development has a high risk of flooding, as does the one that runs south-north on the west of Thaxted road. The proposed development would channel further water to these streams and onto the road.

Given the flooding issue which already exists on Thaxted Rd, and the high flooding risk and sensitivity, this application should include a detailed assessment of the existing issue and any potential exacerbation of it from the proposed development, and the development should be refused on this ground as well as the other grounds unless and until it can be shown clearly that it will not increase in any way the flooding risk

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Kind regards