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Planning and Development Control
Uttlesford District Council
Council Offices
London Road
Saffron Walden
CB11 4ER

23 January 2024

LOC/AH-17/315
BY EMAIL

Dear Planning Team,

PLANNING APPLICATION - CONSULTATION ON S62A/2023/0031 - LAND NORTH OF KNIGHT PARK, THAXTED ROAD, SAFFRON WALDEN (UTT/23/3112/PINS)

Iceni Projects is representing Dianthus Land Ltd; the promoter on behalf of landowners for Land East of Shire Hill Farm, Saffron Walden, which is part of the draft strategic allocation of the Saffron Walden Framework identified in the Regulation 18 Uttlesford Local Plan 2021-2024. Land North of Knight Park is to the south-west of Land East of Shire Hill Farm and also forms part of the draft strategic allocation.

This letter sets out our representation on the outline planning application for the proposed development at Land North of Knight Park for up to 55 dwellings (ref. UTT/23/3112/PINS). All matters are reserved, except for means of access, which is sought from Knight Park.

We do not object to the principle of development at Land North of Knight Park for residential uses and we acknowledge the outline nature of the planning application, with all matters reserved apart from means of access. However, we have concerns regarding the proposed access and connectivity of Land North of Knight Park in the context of the proposed wider draft strategic allocation within the Saffron Walden Framework and potential for development of the land at Shire Hill Farm in the future. We currently object to the planning application for the reasons set out below.

We acknowledge that the draft Regulation 18 Local Plan currently has limited weight in decision-making. However, the proposed development at Land North of Knight Park should respond and take into account the provisions of the wider draft strategic allocation of the Saffron Walden Framework so as not to inhibit the growth strategy identified within the emerging Local Plan and to ensure that it does not stifle potential future development to the east of Saffron Walden.

A key consideration of the Saffron Walden Framework, together with the National Planning Policy Framework, is pedestrian and cycling connectivity and active travel. Furthermore, the Saffron Walden Framework includes for the provision of a new link road that would extend immediately to the south of Knight Park.

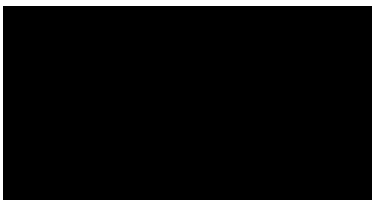
We note that the Land Use plan and Access plan submitted with the outline planning application are for illustrative purposes only and have not been submitted for approval. Given this, there is no certainty that the access strategy for Land North of Knight Park will be joined-up and support the access strategy for delivering the wider Saffron Walden Framework.

The proposed development at Land North of Knight Park would lack vehicular access to the wider Saffron Walden Framework as the only vehicular access is proposed through Knight Park onto Thaxted Road. This would be close to the current proposed junction of the new link road identified within the Saffron Walden Framework. Furthermore, since the Land Use plan and Access plan have not been submitted for approval, there is also the potential for a lack of pedestrian and cycling connectivity to the wider Saffron Walden Framework area.

Given the above, we have concerns that the proposed development at Land North of Knight Park would neither be integrated nor support the objectives of the wider Saffron Walden Framework and instead be at risk of becoming an insular development.

It is requested that the decision-maker takes these concerns into consideration in the determination of the application. Should outline planning permission be granted, it is necessary that the relevant parameters are secured through the permission to protect the potential for development at Land at Shire Hill Farm and maximise opportunities for connectivity to the wider Saffron Walden Framework. Decision making should ensure that the access strategy of the Land North of Knight Park supports the objectives and access strategy of the wider Saffron Walden Framework. We also request that a contribution is made to the delivery of infrastructure on the wider Saffron Walden Framework and is secured through planning conditions and S.106 agreement, as appropriate.

Yours sincerely,



Lorna O'Carroll
DIRECTOR

cc. [REDACTED] - Dianthus Land Ltd