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Section 62A Applications Team,
Planning Inspectorate,
3rd Floor, Temple Quay House,
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25 February 2025

SI-17/315
BY EMAIL

Dear Planning Team,

PLANNING APPLICATION - CONSULTATION ON S62A/2024/0075 - LAND NORTH OF KNIGHT PARK, THAXTED ROAD, SAFFRON WALDEN (UTT/25/0101/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 at South East Saffron Walden as identified in the Regulation 19 Uttlesford Local Plan 2021-2041. This plan has subsequently submitted for examination in December 2024. Land North of Knight Park is to the south-west of Land East of Shire Hill Farm and formed part of the Reg 18 draft strategic allocation, however has since been removed.

This letter sets out our representation on the reserved matters submission for the proposed development at Land North of Knight Park for up to 55 dwellings (ref. S62A/2024/0075 / UTT/25/0101/PINS). This follows the outline planning application (ref. S62A/2023/0031 / UTT/23/3112/PINS) for the scheme approved in April 2024.

Whilst we do not object to the principle of the application, we believe that some key amendments are needed to the proposals, in regards to access and connectivity, to take into account more broadly the draft strategic allocations within the emerging Local Plan. These connections should be safeguarded ahead of allocation coming forward for development. We do not object to the application on any other matters seeking approval.

The draft Local Plan now carries more weight since the Outline Application was submitted in January 2024 and subsequently approved in April 2024. At present, the proposed access and connectivity to incorporate provision to the north-east and south-east of Land North of Knight Park is limited in the context of the adjoining draft strategic allocation. It is however considered necessary that land is safeguarded within the proposals for future connectivity for vehicular, pedestrian and cyclist access from the draft allocation through the site. This will help futureproof the proposals in the event that a southern access point needs to be utilised in this location.

Growth at South East Saffron Walden incorporates a spine road linkage between Radwinter Road and Thaxted Road. The Site Framework Plan at Appendix 2A of the Local Plan indicates that this could be accommodated to the south of Knight Park for the draft allocation. However, as part of the wider South East Saffron Walden growth area, this application should have consideration for future linkages through the site and safeguard land to be able to secure this.

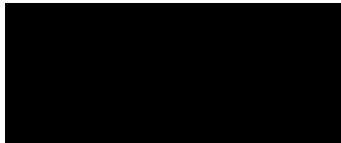
Given the above, we have concerns that the proposed development at Land North of Knight Park would not support the objectives of the wider Saffron Walden Framework Plan and the objectives of

the Council for growth in this location and instead would create an insular development that does not promote active travel routes.

We would strongly suggest that the access routes for this development are reconsidered to include provisions for both vehicular and pedestrian/ cycle routes to be accommodated to the draft allocation to the north-east and south-east of the application site. This will safeguard any future development at Land at Shire Hill Farm whilst maximising opportunities for connectivity to the wider Saffron Walden Framework.

We hope you take the time to consider our response and we strongly suggest the amendments are incorporated into the application. Should you have any further queries please do not hesitate to contact me at [REDACTED]

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Sophie Innes
Associate

cc. Mark Boyes/Duncan Phillips – Dianthus Land Ltd