

Samantha Stephenson

From: Steve Field [REDACTED]
Sent: 14 March 2025 15:42
To: Eirini Spyratou - Strategic Development Engineer
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.
Attachments: 2404920-03 Transport Technical Note - Bus Turning 04-03-25.pdf

Good afternoon Eirini,

Thank you for your response.

We appreciate that the solution may not fully comply with standards, however the bespoke arrangement should be considered in the context of the following:

- The existing turning head at the end of the Knight Park access road cannot accommodate the three-point turn of a 12m long single deck bus and so it is assumed that the bus service(s) ECC plans to introduce would be served by a smaller vehicle such as a minibus.
- The local bus operator is Stephenson's of Essex. Its fleet list includes the single deck Optare Solo (7.8m long – 9.9m long, 2.5m wide) and ADL Enviro200 (8.9m – 11.8m long, 2.5m wide). The former is a midibus and so it is assumed that ECC plans to use this vehicle type.
- The dimensions of a midibus are not dissimilar to those of grocery delivery box vans, that would regularly serve the development.
- The bus would be empty of passengers as all would alight at the end of the route at Knight Park, the bus would turn, and new passengers board at the start of the route.
- The bus would turn using the loop in a clockwise direction and there would be no instances of buses passing.
- The midibus is 2.5m wide, which leaves circa 3.5 of Shared Surface carriageway width to either pass a car (average circa 1.8m wide), grocery delivery van (2.5m wide) or pedestrian(s) (note: MfS shows that a width of 1.5m can accommodate two people walking side by side, one with a pushchair) with a good level of clearance.
- Given that the bus would always be on the left-hand side of the carriageway, residents may gravitate to walking on the right-hand side.
- Off-carriageway (in-curtilage) parking is provided across the site in excess of adopted minimum standards, with 3 spaces for dwellings of 4 bedrooms or more and visitor parking at 0.25 spaces per dwelling, and so on-street parking should not occur.
- Notwithstanding, no parking at any time restrictions and suitable signage can be used to ensure the route is kept clear of parked vehicles.
- The estate roads will be subject to a 20mph speed limit and so buses will be travelling no faster than this along the carriageway.

- The shared surface streets either side of the central block (nos 16-40) would still operate essentially as cul-de-sacs as there would be no benefit for vehicles to use the short connecting link in front of nos 27 – 28 apart from buses and perhaps occasional delivery / refuse vehicle.
- The principles set out in the Outline consent and tracking show the loop formed by shared surfaces and roads with single sided footways (see page 3, Figure 2.2 of the attached previously supplied Technical Note). This was reviewed by ECC at the Outline stage and referred to in ECC’s suggested Condition (see para 2.8 of the Technical Note). Condition 20 attached to the Outline consent also refers to the bus facilities being “consistent with the principles set out on the February 2024 Transport Statement”, which shows the tracking referred to. The proposed arrangement is consistent with this.

We would be grateful if you could give further consideration to this potential solution in light of the above.

Thank you.

Kind regards,

Steve

Steve Field

Associate

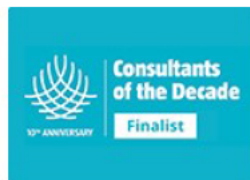
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From: Eirini Spyratou - Strategic Development Engineer <[redacted]>

Sent: 13 March 2025 15:02

To: Steve Field <[redacted]>

Cc: [redacted]

Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Good afternoon Steve,

With regards to the bus using a shared surface road with pedestrians and likely parked cars we do not consider this to be a safe and suitable solution, as it creates similar issues where pedestrians wont have a dedicated area such as a footway to stay safe.

Kind regards
Eirini Spyratou | Strategic Development Engineer



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From: Steve Field [REDACTED]
Sent: 12 March 2025 16:04
To: Eirini Spyratou - Strategic Development Engineer [REDACTED]
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Hi Eirini,

Sorry to email again. Just to say – happy to discuss my email below at a convenient time if helpful.

Thank you.

Kind regards,

Steve

Steve Field
Associate

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From: Steve Field

Sent: 11 March 2025 16:47

To: Eirini Spyratou - Strategic Development Engineer [REDACTED]

Cc: [REDACTED]

Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

Hi Eirini,

Again, thank you for your time earlier.

I have discussed matters with the client since our meeting and wanted to explore the following option with you for providing the loop road arrangement.

I include a sketch below showing a potential link between the shared surface streets to enable a bus loop to be created.

It is relevant to note that the shared surface streets either side of the central block (nos 16-40) would still operate essentially as cul-de-sacs as there would be no benefit for vehicles to pass in front of nos 27 – 28 apart from buses and perhaps occasional delivery / refuse vehicle.

Would this arrangement be agreeable in principle, subject to us being able to modify the layout as a non-material amendment? It is appreciated that this would of course also be subject to providing tracking drawings and dimensioned drawings for you to review.

I would be grateful if you could let me know.

Thank you.

From: Eirini Spyratou - Strategic Development Engineer [REDACTED] >
Sent: 10 March 2025 15:43
To: Steve Field [REDACTED]
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Yes please that would be helpful.

Kind regards

Eirini Spyratou | Strategic Development Engineer



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From: Steve Field [REDACTED]
Sent: 10 March 2025 15:42
To: Eirini Spyratou - Strategic Development Engineer [REDACTED]
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Hi Eirini,

Thank you. I can make 12:00.

Shall I send a MS Teams invite – might be best on teams as can share images etc.

Thanks again.

Kind regards,

Steve

Steve Field
Associate

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From: Eirini Spyratou - Strategic Development Engineer [REDACTED]
Sent: 10 March 2025 15:14
To: Steve Field [REDACTED]
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Hi Steve,

I m available 9-10 or 12- 13:00 let me know if any of these times are ok for you

Kind regards

Eirini Spyratou | Strategic Development Engineer



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From: Steve Field [REDACTED]
Sent: 10 March 2025 14:24
To: Eirini Spyratou - Strategic Development Engineer [REDACTED]
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Good afternoon Eirini,

Many thanks for your email and please accept my apologies for not being able to take your calls.

In terms of the status of the Technical Note. I understand that the planning consultant will need to ask PINS to accept further information, which they would need to consider and agree to, which might take a day or two. I understand the deadline for consultation responses is the 14th March but understand the need to complete your response ASAP.

Ultimately, the Technical Note provides an overview of the constraints set by the extant Outline consent and pre-application discussions, and so the details / information included are not new, apart from perhaps the tracking of the existing turning head.

Have you any availability tomorrow morning at all for either a telephone call or short MS Teams call to discuss your concerns?

Thanks again Eirini for your efforts to make contact and hope to speak tomorrow if convenient.

Kind regards,

Steve

Steve Field
Associate

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From: Eirini Spyratou - Strategic Development Engineer [REDACTED]
Sent: 10 March 2025 10:47
To: Steve Field [REDACTED]
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Good morning Steve,

I have tried to get in touch via phone multiple times unsuccessfully unfortunately.

Although in principle the solution you are proposing is acceptable, we still have some concerns that we need to discuss, for example there is a discrepancy on the road widths between the visibility and tracking plan and the bus swept paths plans, we also have concerns on how you will ensure that no vehicles will obstruct this bus route as double yellow lines may not be enough and will probably need some additional work towards this.

I've had a look on the S62A page but I don't see the technical note you've sent me, therefore my response will be based on the previous information. I plan on finalising my comments by tomorrow the latest so if I don't hear from you, I will have to raise our concerns as previously discussed.

Kind regards

Eirini Spyratou | Strategic Development Engineer



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From: Steve Field [REDACTED]
Sent: 04 March 2025 15:05
To: Eirini Spyratou - Strategic Development Engineer [REDACTED]
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Hi Eirini,

I hope my email finds you well.

I write further to our discussions in relation to the above.

In order to further assist your consideration of the application, we have prepared the attached note that sets out our efforts to provide a suitable solution for bus turning within the confines of the extant Outline consent.

I would be grateful if you could review, and I would welcome a telephone call or short MS teams meeting to discuss if required.

Thank you.

Kind regards,

Steve

Steve Field

Associate

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From: Steve Field

Sent: 26 February 2025 13:24

To: Eirini Spyratou - Strategic Development Engineer

Cc:

Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

Hi Eirini,

Again, thank you for your phone call earlier.

Having spoken with the applicant's planning team, I am informed that the consultation date has indeed been extended to 14th March 2025. Please see link <https://www.gov.uk/guidance/section-62a-planning-application-s62a20240075-land-north-of-thaxted-road-saffron-walden#consultees>.

I have included an extract from the timeline below, which identifies that the decision to extend the consultation period was only just made on Monday.

With that in mind, are you content to delay your consultation response pending our further discussions?

Applicant Correspondence

Published 27 January 2025
Last updated 26 February 2025 - [hide all updates](#)

26 February 2025

Dianthus Land Ltd

24 February 2025

Environmental Health
End of consultation period extended to 14 March 2025

18 February 2025

4 Consultee representations added

10 February 2025

Environment Agency, HSE and MAG Highways added

3 February 2025

Cadent Gas 1 to 7
Essex County Council - Minerals and Waste Planning Authority
Essex Police - Designing Out Crime Officer
Natural England

Thank you.

Kind regards,

Steve

Steve Field
Associate

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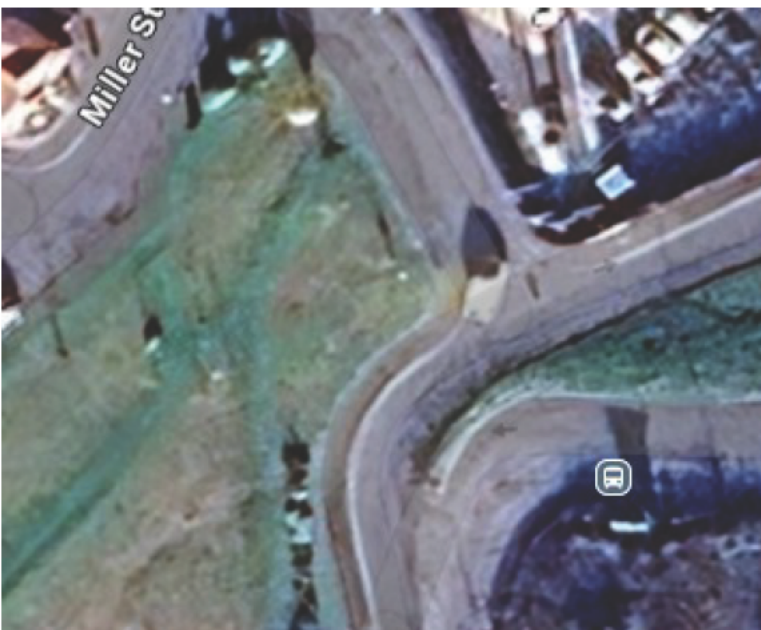
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From: Eirini Spyratou - Strategic Development Engineer [REDACTED]
Sent: 13 February 2025 16:10
To: Steve Field [REDACTED]
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Hi Steve,

As discussed, please see below an example of a loop road at Mortimers Gate Saffron Walden :



Obviously, I understand the Thaxted Rd site may have land or other restrictions however our concerns with the proposed bus turning manoeuvres are in relation to the safety of all highway users and as such an appropriate solution will need to be provided.

Kind regards

Eirini Spyratou | Strategic Development Engineer



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Sent: 12 February 2025 14:24
To: Eirini Spyratou - Strategic Development Engineer [REDACTED]
Cc: [REDACTED]
Subject: Thaxted Road, Saffron Walden - PINs reference number is S62A/2024/0075.

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Good afternoon Eirini,

I write in relation to the above-mentioned site and live application.

I understand that pre-application discussions were held with my former colleague, Faye Murray, who has now left Ardent for a position at ECC.

The application was submitted to PINs at the end of December and following validation my client has been notified that the consultation period will run until 27th February 25, and so closes in 2 weeks.

It would be helpful to understand whether you have any concerns or require any clarification on any matters in advance of submitting your formal consultation response.

To this end, please let me know if a meeting would be helpful to do so, or please respond with any queries / clarification you may require.

I look forward to hearing from you.

Kind regards,

Steve

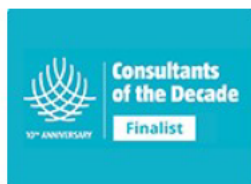
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Associate

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