

Rowney House
Thaxted Road
Debden
Saffron Walden
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4th September 2018

Mr. L. Mills
Planning Department
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Dear Sir,

UTT/18/1708/FUL Land to the west of Thaxted Road, Debden

Owing to the fact that there was no consultation with the village prior to submitting the application, the Parish Council decided it would be democratic to organise a parish meeting to enable as many people as possible to comment.

Based on the results of this meeting and comments already posted on the UDC Planning website, we submit the following comments.

The meeting was attended by 33 people including the landowners. No one else spoke in support of the proposals although a vastly reduced number of dwellings or a small ribbon development was suggested, this to be in keeping with the character the village.

The District Councillor, Cllr Tina Knight, representing 14 other residents who were unable to attend or did not wish to speak publicly, stated that these residents were 100% against the development for reasons stated by many others at the meeting and this also coincided with the views on the website.

These are the main points raised, in order of priority:

- The main concern of all residents is the totally disproportionate number of 36 houses in relation to the size of the village which is listed as a hamlet. It would represent a 25% increase in the core of the village which is unacceptable.
- The proposed development is of an urban nature and completely out of character with the Rural landscape, both in design and density as specified in Regulation 19 of the UDC Local Plan, GEN 2. No information or prices have been given on affordable housing by the developer to reassure residents that these properties will be genuinely affordable. There is a total lack of two bedroom properties for purchase included in the scheme to attract young families and those wishing to downsize and stay in the village. The proposed dwellings overlook neighbouring properties to the north and east and no provision has been shown for adequate screening.
- This is a greenfield site, outside development limits which is contrary to policy S7. The area is prime agricultural land which should not be developed, policy ENV1.
- The resident and visitor on site parking is completely inadequate for a rural development with unreliable transport facilities. Therefore, the only alternative would be to park on Thaxted Road. This is already used by many vehicles as a short cut where speeding has already been identified as a major problem by the Police and local Speedwatch group.
- Even though speed restrictions are in place shortly before the proposed development entrance its location still imposes extreme danger to the disabled residents and their carers living opposite in view of the speeding traffic.
- There is no pavement on the west side of Thaxted Road for residents to walk to the School, Shop, Village Hall, Church or other village facilities. The street lighting is poor and with no pavement it would be extremely dangerous particularly at night.
- An additional problem would be the significant increase in the vehicle traffic adding to existing parking and traffic problems in the centre of the village. The centre of the village is already heavily congested with parked cars on roads and pavements causing a danger to pedestrians and road users. The proposed development will only exacerbate this problem with additional traffic, grocery/home deliveries and cause greater 'stop start' traffic noise for residents and further reduce road safety for motorists and pedestrians in Thaxted Road and the area between the Plough public house and the Primary School.
- A major concern is that Brocton's Farmhouse and other properties below the proposed site, DEB 1, have a history of serious flooding from land (surface water) run off. The UDC SFA 2016 identifies the high flood risk already existing from the large volumes of run off that the drainage ditch to the south of the site, DEB 1, carries in the winter months. Much of this comes from the farm land north of Thaxted Road running under the road way often blocking the culvert and flooding the carriageway. Any additional discharge from the SUDS scheme proposed, will only exacerbate the already serious flood risk. This concern has already been notified to your Flood Investigation Officer, Charlotte Smith, by email on 11th May 2018.

- It is noted in the Design & Access Statement, under Section 5 Sustainability and section 5.1 Energy Performance that highly efficient A-rated gas fired boilers will be supplied to all properties. Mains gas is not available in the village or are the developers planning to have gas storage facilities and deliveries.

Would you please take the above into consideration and reject this application.

Whilst it is not a matter for the planning department, we wish to point out that the verge in Thaxted Road is registered as Common Land and forms part of the MANORIAL RIGHTS. The Parish Council is the landowner.

Yours faithfully,

Roger Forster
Chairman of Debden Parish Council