



30.09.2020

Planning application UTT/20/2105/OP | Outline planning permission with all matters reserved except for access for the erection of up to 12 dwellings with associated landscaping, parking and support infrastructure. | Land To The North Of De Vigier Avenue Saffron Walden Essex

Thank you for consulting SWTC on the above application.

SWTC **objects** to this application on the following grounds:

- 1) The land in question is subject to a covenant that it must be kept as public open space for the benefit of the town and should not be developed for housing; AND EITHER
- 2) Loss of biodiversity because the applicant is double counting the translocation sites, contrary to National Planning Policy Framework Paragraph 175 and ULP Policy GEN7; OR
- 3) If the translocation sites can be demonstrated to be separate/not double counted/adequate in terms of square metres/ deliberately over-delivered in the adjacent 'Ridgeons' site, on grounds of artificial subdivision of site and non-provision of affordable housing contrary to ULP Policy H9.

Reasoning

Historic use of the site

The site in question is subject to a covenant that it must be kept as public open space for the benefit of the town and should not be developed for housing.

Summary of previously dismissed appeal

This planning application is a new application; the previous application (UTT/18/2297/OP) having been refused by UDC and lost at appeal (Appeal Ref: APP/C1570/W/20/3246546).

