

**UTTLESFORD DISTRICT COUNCIL**  
**PLANNING COMMITTEE**  
**SUPPLEMENTARY LIST OF REPRESENTATIONS**

**11 December 2013**

**P.6 UTT/13/2060/OP – SAFFRON WALDEN – Land South And North Of Thaxted Road**

**REPRESENTATIONS:** One additional letter of representation has been received.

Summary:

1. Both the Transport Assessment developed by TPA in July 2013 to support the Kier Application and the March 2013 UDC position statement states that “the link road associated with the development east of Thaxted Road would be an **essential mitigating measure**” (their emphasis).
2. The roadshow on November 27th by Manor Oak of a site on the same Planning Policy area which is referred to in point 3.3 of your report as being ‘adjacent’ to the Kier Development
3. The proposed layout for the Engleman site demonstrates that this site is no longer adjacent to the Kier site and that the proposed land for the link road is no longer under the control of that developer.
4. **There is now no evidence that the “essential mitigating” link road for the Kier development will ever be built.**
5. I also believe that the following statement in the officers’ report for the Kier development is highly misleading:  
*“3.3 The application would involve the necessary highway improvements and contribution towards highway improvements in order to accommodate the proposed development.”*  
If a Link Road is described by the Kier’s own Transport Assessment as an “essential mitigating measure” and that road is not under the control of the Kier development, then the statement that the Kier application “involves the necessary highways improvements” is in itself not true.
6. To summarise, you are now aware that the current direction of travel on the Engleman development is that this site is not adjacent to the Kier Development and that the link Road between the Kier site and Radwinter road – described as an “essential mitigating measure” in Kier’s own Transport Assessment - is no longer deliverable.