



UTTLESFORD DISTRICT COUNCIL

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Member for Stansted North: Councillor Alan Dean



Planning Department
Uttlesford District Council
Cc: Essex Highways

16 November 2016
Your ref: UTT/16/2632/FUL

Our ref:AD16111601

Telephone: 01279 813 579
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Dear Sirs

SUPPLEMENTARY REPRESENTATION TO APPLICATION UTT/16/2632/FUL, 14 CAMBRIDGE ROAD, STANSTED CM24 8BZ FOR TEN DWELLINGS AND GROUND FLOOR RETAIL UNIT WITH INDEPENDENT 1ST FLOOR OFFICE AND 1.5 STOREY COMMERCIAL BUILDING.

In my previous representation I made reference to the access and egress for the site onto Cambridge Road, the B1383, which I understand has a critical designation owing to local congestion, in the following terms:

- In addition to the foregoing points about the actual access road set out above, I maintain my position at the last application and appeal that the entrance to the site and the exit from it into Cambridge Road is too narrow with poor sight lines; there would be a dangerous conflict with pedestrians and with passing vehicles and with parked lorries outside the Tesco convenience store and with buses at the bus stop immediately outside the site. The site does not afford a 70m unobstructed clear visibility because there is an HGV delivery bay located square up to the edge of the junction of the B1383 with the site access road.

I wish to invite highways and planning officers to examine photographs that can be viewed and downloaded at the following link when they evaluate the proposed junction and its suitability without improvement for traffic to emerge onto the B1383. A CD of these will be posted to Essex Highways.

<https://photos.dropbox.com/app/album/OVLqQnd5zltTtSr> or <http://bit.ly/2f0exqM>

Yours faithfully

Alan Dean