

From: Alison Cooke [REDACTED]
Sent: 22 December 2022 15:29
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Re: Land west of Thaxted Road, Saffron Walden, Essex - S62A/2022/0014

Section 62A Planning application S62A/2022/0014

I have read with interest the documentation regarding the proposed development, and as a home owner who will be affected by this development I felt that I should express my concern and objection at this proposed development.

Saffron Walden has over the past few years been subjected to rapid growth and over development. This has resulted in a severe shortage of basic amenities and facilities. There are no NHS dental practises with availability in the area and all of the doctors surgeries are at capacity. Local schools are also struggling being at capacity, with some local children finding themselves outside of the catchment area of the schools even though they live within Saffron Walden and having to travel to attend secondary school.

This impacts on the already busy local roads, all of the main roads in the area are frequently overloaded with traffic. The town does not have a railway station, although there are several local stations, and the local bus service has recently changed provider as the previous provider was unable to offer a usable and viable service. Commuting is predominantly by road use either by bike or car and congestion frequently occurs along the Thaxted Road B184 which is the road that this estate will be connected to according to the plans.

I have noted the comments made by the ecological surveyors with regard to the bats/reptiles and wildlife generally observed in the locality. The area does support several varieties of bats which can be seen and heard in the summer months traversing the fields in question, also there are nesting skylarks in this field and the adjoining ones along with a variety of other birds. We have on occasions seen slow worms, and grass snakes in the field and adjoining boundary.

These fields are often waterlogged for long periods of time, over the years we have seen evidence of this by the condition of the arable crops that have been grown in the location, with large areas of the field bare due to the damage caused to the seeds in that they have failed to thrive. This is especially noticeable at the top end of the field, where they are proposing placing 'ponds'.

I also understand that the adjoining fields which are currently shown in the plans as arable areas to the south and east are also being considered for development once this proposal has been approved, this would result in an additional possible 300 + more houses in the location infilling the area between what is currently the field behind the Lord Butler Leisure Centre and the local sports field known as Herbert's Farm.

Another area of concern is the proposed pedestrian access from the top of the site into The Glebe, at the present time local walkers and cyclists cut through the existing hedge to gain access to the field perimeter and then through to the area at either the Lord Butler Leisure Centre or to the football pitches located at Herbert's Farm, but as you can see from the below which is Viewpoint 7 from the Landscape and Visual appraisal Report, the access is across an area of residential parking bays and is not a public highway or public footpath.

Plans to build on this area and the adjoining area have been submitted on previous occasions and have all been refused due to various factors and I feel that to allow this revised development plan would only result in opening the opportunity to in the future expand the development of Saffron Walden even further which would have a negative impact on the local environment.

Regards

Alison Cooke.

