

8 April 2022
477589/A6/MH



The Planning Inspectorate
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SUBMITTED VIA EMAIL TO THE PLANNING INSPECTORATE

Dear Sirs,

FORMER FRIENDS SCHOOL, MOUNT PLEASANT ROAD, SAFFRON WALDEN FULL (CHANGE OF USE) APPLICATION FOR RESIDENTIAL CONVERSION, DEMOLITION AND REDEVELOPMENT

Savills (UK) Ltd has been instructed by our client, Chase (SW) Ltd. (Chase New Homes), to prepare and submit a full planning application pursuant to Section 62A of the *Town and Country Planning Act* for a proposed residential conversion, demolition and redevelopment at the former Friends' School in Saffron Walden.

The formal description of development is:

“Conversion of buildings and demolition of buildings to allow redevelopment to provide 96 dwellings, swimming pool and changing facilities, associated recreation facilities, access and landscaping”.

By way of background, a request for pre-application advice was submitted to Uttlesford District Council (UDC) on 23rd August 2021 followed by a site visit on 9th September 2021 (UTT/21/2631/PA). Verbal feedback resulted in a redesign circulated to UDC on 27th September 2021. Key amendments to the masterplan included the retention and extension of the 'Assembly Hall', terraced dwellings where the existing gym will be demolished and the main parking area to the rear of the school building has been 'pushed' south to allow for the retention of the pond and to create more landscaping around the school. Said revisions culminated in formal pre-application comments being issued on 22nd October 2021 and a subsequent pre-application meeting on 24th February 2022, where UDC agreed that the scheme was much improved and addressed a lot of the comments previously raised by officers.

A Statement of Agreement was entered into with the UDC Planning Officer as the follow up to the 24th February 2022 meeting, and is appended to the Planning Statement.

As indicated in the submitted application form, *neither* the applicant or agent is (a) a member of staff; (b) an Inspector; (c) related to a member of staff (d); or related to an Inspector.

Attached to this letter (Schedule 1) is a list of the submitted documentation.

The application has been calculated via the Planning Portal. The total fee considered payable has been calculated to be £24,239.00 (*exclusive* of Planning Portal service charge). Calculation of payment was based on:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



- Conversion of 60 no. dwellings
 - 52 no. main school building;
 - 4 no. Croydon building;
 - 4 no. Assembly Hall building

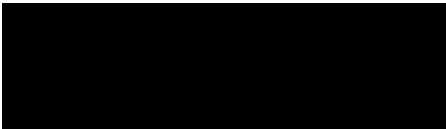
- 36 no. new dwellings (including 2 no. flats extended to Assembly Hall building).

Based on discussions with Operations Manager Mark Boulton, we understand that the Planning Inspectorate will contact our client to arrange payment upon receipt of this application. Kindly issue payment to details provided below.

Chase (SW) Ltd c/o Bindi Mencarini
Jasmine House
8 Parkway
Welwyn Garden City
Hertfordshire
AL8 6HG
Bindi@chasenewhomes.co.uk

We trust the above is in order and look forward to hearing from you in due course.

Yours faithfully



Mark Hodgson
Director

Enc.

SCHEDULE 1: APPLICATION DOCUMENTS AND DRAWINGS

Application Drawing / Document	Drawing No. / Document Ref.	Author	Rev / Date	Submitted
Submission Covering Letter	-	Savills (UK) Ltd	08.04.2022	08.04.2022
Planning Application Form	-	Savills (UK) Ltd.	08.04.2022	08.04.2022
Site Plan	21 0037-200 L	Chase New Homes	Rev L 04.04.2022	08.04.2022
School building conversion proposed ground floor plans (west side)	21 0037-201 F	Chase New Homes	Rev K 09.03.2022	08.04.2022
School building conversion proposed ground floor plans (east side)	21 0037-202	Chase New Homes	03.01.2022	08.04.2022
School building conversion proposed first floor plans (west side)	21 0037-203 A	Chase New Homes	Rev A 03.01.2022	08.04.2022
School building conversion proposed first floor plans (east side)	21 0037-204	Chase New Homes	03.01.2022	08.04.2022
School building conversion proposed second floor plans (west side)	21 0037-205 A	Chase New Homes	Rev A 14.03.2022	08.04.2022
School building conversion proposed second floor plans (east side)	21 0037-206	Chase New Homes	03.01.2022	08.04.2022
Main building existing ground floor plans (west side)	21 0037-207	Chase New Homes	11.04.2020	08.04.2022
Main building existing ground floor plans (east side)	21 0037-208	Chase New Homes	03.01.2022	08.04.2022
Main building existing first floor plans (west side)	21 0037-209	Chase New Homes	03.01.2022	08.04.2022
Main building existing first floor plans (east side)	21 0037-210	Chase New Homes	03.01.2022	08.04.2022
Main building existing second floors	21 0037-211	Chase New Homes	11.04.2000	08.04.2022
Pottery building plans	21 0037-216	Chase New Homes	03.03.2022	08.04.2022
Conversion of Croydon Building-existing elevations	21 0037-230	Chase New Homes	05.28.2020	08.04.2022
Croydon building-existing floor plans	21 0037-231	Chase New Homes	05.28.2020	08.04.2022
Croydon building proposed floor plans	21 0037-232	Chase New Homes	05.29.2020	08.04.2022
Croydon building-proposed elevations	21 0037-233	Chase New Homes	05.29.2020	08.04.2022
Existing assembly hall plans and section	21 0037-234	Chase New Homes	11.06.2020	08.04.2022
Proposed assembly hall conversion floor plans	21 0037-235 B	Chase New Homes	Rev B 28.10.2021	08.04.2022
Proposed assembly hall conversion elevations	21 0037-236	Chase New Homes	11.04.2021	08.04.2022
Existing assembly hall elevations	21 0037-238	Chase New Homes	03.02.2022	08.04.2022

Application Drawing / Document	Drawing No. / Document Ref.	Author	Rev / Date	Submitted
<i>New flats ground and first floor plans-Pine building</i>	21 0037-240 C	Chase New Homes	Rev C 11.11.2021	08.04.2022
<i>New flats second floor plan and roof plan-Pine building</i>	21 0037-241 C	Chase New Homes	Rev C 11.11.2021	08.04.2022
<i>New flats south and north elevation-Pine building</i>	21 0037-242 C	Chase New Homes	Rev C 11.11.2021	08.04.2022
<i>New flats east and west elevations-Pine building</i>	21 0037-243 C	Chase New Homes	Rev C 11.11.2021	08.04.2022
<i>Typical section through flat building-Pine building</i>	21 0037-244	Chase New Homes	11.23.2021	08.04.2022
<i>New swimming pool changing rooms</i>	21 0037-250	Chase New Homes	11.22.2018	08.04.2022
<i>Existing pool and gym elevations 1 and 2</i>	21 0037-251	Chase New Homes	03.02.2022	08.04.2022
<i>Existing pool and gym elevations 3 and 4</i>	21 0037-252	Chase New Homes	03.02.2022	08.04.2022
<i>Existing pool floor plans</i>	21 0037-253	Chase New Homes	03.02.2022	08.04.2022
<i>Existing gym floor plans</i>	21 0037-254	Chase New Homes	03.02.2022	08.04.2022
<i>Proposed external bin store building</i>	21 0037-260	Chase New Homes	05.19.2021	08.04.2022
<i>The Oak 4 bedroom semi, floor plans and elevations</i>	21 0037-270 D	Chase New Homes	Rev D 03.11.2021	08.04.2022
<i>The Oak 4 bedroom semi, roof plan and typical section</i>	21 0037-271 A	Chase New Homes	REV A 23.11.21	08.04.2022
<i>The Oak 4 bedroom semi and link detached, floor plans and elevations</i>	21 0037-272	Chase New Homes	03.22.2019	08.04.2022
<i>The Oak 4 bedroom semi and link detached, roof plan and typical section</i>	21 0037-273	Chase New Homes	11.03.2021	08.04.2022
<i>The Ash 3 bed terrace 3</i>	21 0037-278 D	Chase New Homes	Rev D 24.02.2022	08.04.2022
<i>The Ash 3 bed terrace of 4</i>	21 0037-279 D	Chase New Homes	Rev D 24.02.2022	08.04.2022
<i>The Lime four bedroom town house</i>	21 0037-280 B	Chase New Homes	Rev B 04.11.2021	08.04.2022
<i>Maple-Proposed new flats adjacent to the Croydon building, floor plans roof plan and section</i>	21 0037-290 D	Chase New Homes	Rev D 02.03.2022	08.04.2022
<i>Maple-Proposed new flats adjacent to the Croydon building, elevations</i>	21 0037-291 B	Chase New Homes	Rev B 02.03.2022	08.04.2022
<i>Proposed new flats adjacent to the Croydon bin store plans</i>	21 0037-292	Chase New Homes	03.02.22	08.04.2022
<i>Existing and proposed hard landscaping</i>	21 0037-300 A	Chase New Homes	Rev A 18.02.2022	08.04.2022
<i>Existing and proposed building footprint</i>	21 0037-301	Chase New Homes	18.02.2022	08.04.2022

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<i>Existing and proposed soft landscaping</i>	21 0037-302 A	Chase New Homes	Rev A 18.02.2022	08.04.2022
<i>Site plan showing proposed parking provision</i>	21 0037-303	Chase New Homes	01.14.2022	08.04.2022
<i>Plan showing extent of amenity space provision</i>	21 0037-304	Chase New Homes	11.22.2021	08.04.2022
<i>Existing site plan</i>	21 0037-305	Chase New Homes	11.04.2020	08.04.2022
<i>Site location plan</i>	21 0037-306	Chase New Homes	11.04.2020	08.04.2022
<i>Existing school elevations key plan</i>	21 0037-307	Chase New Homes	03.02.2022	08.04.2022
<i>Existing elevations 1 and 2-main school building</i>	21 0037-308	Chase New Homes	09.25.2020	08.04.2022
<i>Existing elevations 3 and 4-main school building</i>	21 0037-309	Chase New Homes	03.02.2022	08.04.2022
<i>Existing elevations 5, 6, 7 and 8-main school building</i>	21 0037-310	Chase New Homes	03.02.2022	08.04.2022
<i>Existing elevations 9 and 10-main school building</i>	21 0037-311	Chase New Homes	01.05.2021	08.04.2022
<i>Existing elevations 11, 12-main school building</i>	21 0037-312	Chase New Homes	01.05.2021	08.04.2022
<i>Existing elevations 13, 14, 15, 16-main school building</i>	21 0037-313	Chase New Homes	01.05.2021	08.04.2022
<i>Pottery building elevations</i>	21 0037-314	Chase New Homes	07.03.2022	08.04.2022
<i>Junior school location, floor plans and sections</i>	21 0037-315	Chase New Homes	01.05.2021	08.04.2022
<i>Junior school elevations</i>	21 0037-316	Chase New Homes	03.02.2022	08.04.2022
<i>Buildings 3 plans, section and location</i>	21 0037-317	Chase New Homes	01.05.2021	08.04.2022
<i>Building 3 elevations</i>	21 0037-318	Chase New Homes	03.02.2022	08.04.2022
<i>Building 4 floor plans, section and location</i>	21 0037-319	Chase New Homes	03.02.2022	08.04.2022
<i>Building 4 elevations</i>	21 0037-320	Chase New Homes	03.02.2022	08.04.2022
<i>Buildings 1 plans, section and elevations</i>	21 0037-321	Chase New Homes	01.05.2021	08.04.2022
<i>Buildings 5 plans, section and elevations</i>	21 0037-322	Chase New Homes	03.02.2022	08.04.2022
<i>Proposed elevations 1 and 2-main school building</i>	21 0037-323	Chase New Homes	03.02.2022	08.04.2022
<i>Proposed elevations 3 and 4-main school building</i>	21 0037-324	Chase New Homes	03.02.2022	08.04.2022
<i>Proposed elevations 5, 6, 7 and 8-main school building</i>	21 0037-325	Chase New Homes	03.02.2022	08.04.2022
<i>Proposed elevations 9 and 10-main school building</i>	21 0037-326	Chase New Homes	03.02.2022	08.04.2022
<i>Proposed elevations 11 and 12-main school building</i>	21 0037-327	Chase New Homes	03.02.2022	08.04.2022

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<i>Proposed elevations 13, 14, 15 and 16-main school building</i>	21 0037-328	Chase New Homes	03.02.2022	08.04.2022
<i>Plan showing relationship between retained and proposed buildings</i>	21 0037-329	Chase New Homes	03.03.2022	08.04.2022
<i>Plan indicating pedestrian permeability through site</i>	21 0037-330	Chase New Homes	03.07.2022	08.04.2022
<i>Plot 33 plans-three storey apartment in tower above main entrance</i>	21 0037-331	Chase New Homes	14.03.2022	08.04.2022
<i>Sections identification plan</i>	21 0037-350	Chase New Homes	03.03.2022	08.04.2022
<i>Sections A and B, existing and proposed</i>	21 0037-351	Chase New Homes	03.03.2022	08.04.2022
<i>Sections C and D, existing and proposed</i>	21 0037-352	Chase New Homes	03.03.2022	08.04.2022
<i>Sections E, F and K, existing and proposed</i>	21 0037-353	Chase New Homes	03.07.2022	08.04.2022
<i>Section G and H existing and proposed</i>	21 0037-354	Chase New Homes	03.08.2022	08.04.2022
<i>Section J, existing and proposed and plot 45 floor plan</i>	21 0037-355	Chase New Homes	03.10.2022	08.04.2022
<i>Planning Statement</i>	-	Savills (UK) Ltd.	April 2022	08.04.2022
<i>Design and Access Statement</i>	-	Chase New Homes	Version 1 -	08.04.2022
<i>Townscape and Visual Appraisal</i>	-	The Landscape Partnership	07.03.2022	08.04.2022
<i>Landscape Strategy</i>	101E	The Landscape Partnership	Rev E 04.03.2022	08.04.2022
<i>Tree Protection Plan</i>	1642-KC-XX-YTREE-TPP01RevA	Keen Consultants	Rev A 09.03.2022	08.04.2022
<i>Tree Survey and Impact Assessment</i>	642-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevA	Keen Consultants	March 2022	08.04.2022
<i>Residential Travel Plan</i>	-	Iceni Projects Limited	March 2022	08.04.2022
<i>Transport Statement (inclusive of swept path analysis)</i>	-	Iceni Projects Limited	March 2022	08.04.2022
<i>Ecological Impact Assessment</i>	CSA/4017/04	CSA Environmental	August 2021	08.04.2022
<i>Flood Risk Assessment and Surface Water Drainage Strategy</i>	680119-R1(1)-FRA	RSK Environment Ltd	April 2022	08.04.2022
<i>Air Quality Assessment</i>	444326/AQ/02 (00)	RSK Environment Ltd	March 2022	08.04.2022
<i>Heritage Statement</i>	-	Savills UK Ltd.	March 2022	08.04.2022
<i>Archaeological Desk-based Assessment</i>	-	Savills UK Ltd.	February 2022	08.04.2022
<i>Foul Water Statement</i>	-	Chase New Homes	16.03.2022	08.04.2022
<i>Toolkit Viability Assessment</i>	-	Savills UK Ltd.	January 2022	08.04.2022



Application Drawing / Document	Drawing No. / Document Ref.	Author	Rev / Date	Submitted
<i>Statement of Community Involvement</i>	-	Meeting Place Communications (MPC)	March 2022	08.04.2022