

Redevelopment of the former Friends' School

Statement of Community Involvement

Prepared on behalf of
Chase New Homes

March 2022

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1. Introduction

This Statement of Community Involvement sets out the comprehensive programme of community consultation undertaken by Chase New Homes to prepare the planning application for the site. The Full application seeks to deliver 88 high quality new homes, new sporting and recreational facilities including tennis and basketball courts as well as a playground.

This document demonstrates that the Chase New Homes has involved the local community to produce the application, in accordance with Uttlesford' Statement of Community Involvement and national planning guidance. It also gives an overview of all consultation activity undertaken prior to the current planning application submission.

Chase New Homes adopted a proactive approach to ensure the local community were informed of the proposals and were given a meaningful opportunity to provide feedback. Chase New Homes welcomed feedback from the local community throughout the pre-application process and provided residents and stakeholders with an opportunity to shape the final scheme prior to submission of the planning application.

Chase New Homes achieved this by hosting encouraging residents to submit feedback via post and through the website. A near neighbour event was also held via Zoom for those residents who may be directly affected by the development. This gave the opportunity for residents to have a discussion with the project team directly and to have their questions answered.

Based in Welwyn Garden City, Chase New Homes is an independent property development company that has successfully been delivering new homes since 2005. The company has grown exponentially in the last decade with an extensive portfolio of developments, conversions and large-scale apartment schemes. Strong design and quality finishes can be seen in all Chase properties. As an independent company our reputation is key. When building homes, we strive for an exceptional service. This philosophy has created a strong brand among Chase customers and partners over the years.

This report has been prepared by MPC on behalf of Chase New Homes. MPC specialises in consulting communities on planning issues.



2. Requirements of consultation

Community involvement is at the forefront of national planning policy and is noted in the revised version of the National Planning Policy Framework (NPPF hereafter), updated in July 2021. The NPPF states that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.” It further explains that “good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

The Localism Act (November 2011) enshrines in law the need for consultation. The act requires developers to consult local communities on planning applications, allowing people to comment when there is genuine scope to make changes to proposals.

2.1 Uttlesford District Council’s Statement of Community Involvement

Following the adoption of its revised Statement of Community Involvement in January 2018, Uttlesford District Council held a public consultation on the document in 2019, which included changes made to the Addendum of the Local Plan and updated Sustainability Appraisal.

The SCI outlines how the Council will involve the community and other national and local stakeholders in the planning process. The SCI sets out that the authority’s key principles for engagement are as follows:

- *Engaging the community and stakeholders in the early stages of plan-making.*
- *Encouraging pre-application advice, by advising applicants to discuss future development proposals prior to submitting a planning application.*
- *Undertaking meaningful consultation, before applications for major development are submitted.*
- *Recognising and enhancing a sense of identity with the local area, creating a local sense of pride and greater sense of ‘community’.*
- *Reaching out to those whose voices are seldom heard, being inclusive, fair, and representative in the plan-making process.*



- *Empowering communities through supporting localism, supporting neighbourhood planning and other community-related planning activities.*
- *Providing the opportunity for feedback; the Council will consider all comments received through consultations on policies and make appropriate changes accordingly.*
- *Ensuring consultation is worthwhile and achieves value for money by balancing cost, time constraints and available Council resources.*
- *Continued engagement with community and stakeholders after a decision has been made on a planning application including S106 issues.*



3. We have responded to this by...

Involving site neighbours and local residents: In June 2021, every resident neighbouring the development site as well as residents in a wider area of Saffron Walden received a newsletter from Chase New Homes. The newsletter introduced the proposals and gave details of the consultation website. The newsletter also encouraged residents to submit their feedback via feedback form and freepost envelope.

This newsletter was distributed to 984 addresses in a radius surrounding the site (**Appendix A**) prior to the submission of the planning application. The newsletter also directed residents to the dedicated project website, [REDACTED] for more information but also a platform where they could register their feedback.

Engaging with Uttlesford District Council: As part of the pre-application process, engagement has been undertaken with Officers at Uttlesford District Council. These meetings have been useful for evolving the design of the scheme.

Encouraging feedback: The newsletter contained a feedback card which encouraged residents to give their feedback through Freepost email or phone. The feedback card gave people the opportunity to give their thoughts on the proposals. It also contained how they could get in touch via Freephone to register their opinions and feedback.

Consulting with the local community by Freephone: The project Freephone was publicised on the newsletter and website. This enabled residents to speak to us directly if they had any questions regarding the project.

Consulting with the local community by Freepost: Like the Freephone number, the Freepost address publicised on the newsletter so people can send their slips back. In total, 82 feedback slips have been returned.

Consulting online with the local community: As with Freephone and Freepost, the website was publicised on the newsletter where residents could receive further information about the proposals and register their comments.



4. Consultation

4.1 Stakeholder engagement

From the outset of the pre-application period, Chase New Homes has sought to engage with key local stakeholders who have a strong interest in the future of the site. The project team held a meeting with local stakeholders to receive their feedback and comments to help evolve the scheme.

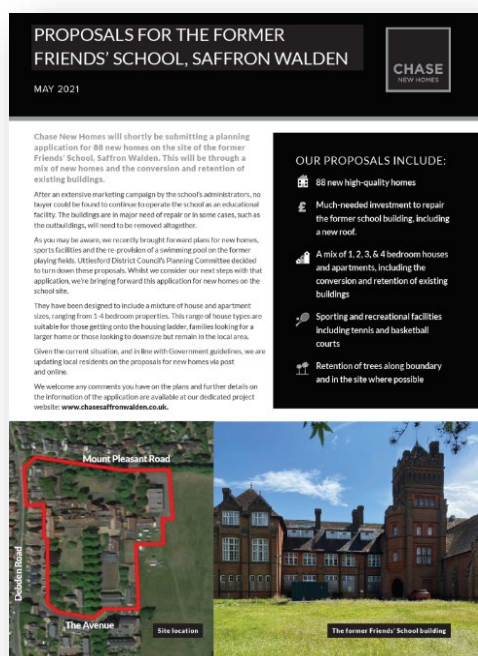
The project team reached out for meetings with the Town Council and ward members.

These stakeholders will be kept up to date as the application progresses and the offer to meet can be taken up at any time.

Stakeholder invitation letters that were sent can be found in **Appendix F**.

4.2 Community newsletter and feedback card

A community newsletter was delivered to 984 residents and businesses in Saffron Walden, explaining



the scheme, benefits and further information which can be found in **Appendix B**. It also contained details of how to get in touch to register their feedback either via the website or through the enclosed feedback form (**Appendix C**).

The feedback form enabled residents to provide their feedback and opinions on the scheme, if they did not have access to the internet. Questions included thoughts on the initial proposals and what changes would residents suggest to enhance the proposals, as well as asking residents if they would like to be kept up to date and the most important aspects to them.

A total of 82 Freepost slips were received alongside emails containing resident comments and feedback on the proposals. Verbatim feedback can be found in **Appendix D**.

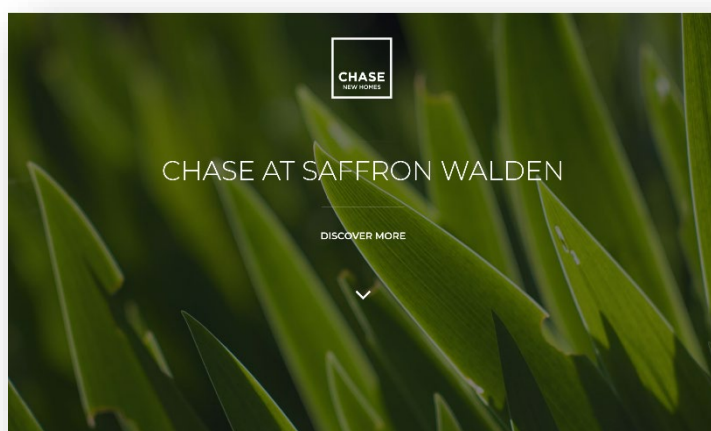
Most of the responses were received during the consultation period in 2021, however, we have received additional post in January 2022.

4.3 Website

During the consultation period, Chase New Homes has maintained a dedicated project website [REDACTED] (**Appendix E**) to allow the local community to easily access information regarding the proposals and provide a further avenue for residents to comment on the scheme.

The comments submitted via the website can be found in **Appendix E**.

The website address was advertised on all materials circulated to the local community to publicise the engagement platform.



4.4 Near Neighbour event

Additional letters were sent to those properties which are located next to the site. A copy of the letter can be found in **Appendix G**.

Within the letter, there was an opportunity for neighbouring residents to register for a 1:1 meeting with the project team to run through the plans for the site in greater detail. Two appointments were held on Wednesday 9th June 2021.

Below is a summary of the discussions which took place during these meetings:

First appointment

- The resident mentioned that he'd previously been in touch with Chase New Homes about security on the site, noting the time he informed them about travellers entering the site.
- Google Maps was used to point out their house along The Avenue.
- One of the residents pointed out that they are more concerned about the potential new homes on the former playing fields and want to double check that this application wouldn't include that. This was confirmed.
- They weren't overly concerned about the site being redeveloped and thought it would be better to see new homes on the site rather than a derelict building and outbuildings.
- They wanted to understand what the plans were for immediately behind their property. They were pleased with the plans when this was shown to them, but they were concerned about the height of the buildings in comparison to their house.
- They questioned how many properties would be accessed from the proposed access off of The Avenue. This was answered and highlighted on a copy of the proposed layout.
- The resident asked a question about the level of affordable properties on the site. It was explained that due to the amount of work required, including a new roof for the former school building, affordable homes wouldn't be able to be provided in this application. The residents understood this.
- No other key questions were asked, and it was agreed that we will keep the residents updated with the planning application when it is submitted.



Second appointment

- Google Maps was again used to highlight where the second resident lives along Mount Pleasant Road.
- The first question was about the level of privacy afforded to his home by the proposed new homes on the north-west corner of the site. It was agreed that the planting in this area would be looked at in greater detail to see it can be increased.
- The site access points off Mount Pleasant Road were discussed in length as the resident believed that there would be an increase in the traffic from the site compared to when it was used as a school. The project team made the point that because it's been a number of years since the school was used, local residents may have forgotten how many additional cars were brought to the area because of the school and that the total number brought by the new homes would be of a similar amount or less as there won't be drop-off and pick-up times.
- Parking on site was also discussed. It was pointed out that the car parking for the apartment block would be accessed via the entrance off The Avenue.
- The resident made the point that he would rather look out onto a completed site rather than a run-down building but did question the future of the former school playing fields as he thought both applications should be considered as one. The project team made the point that the Playing Fields application was refused, and Chase New Homes are considering their next steps.

Although only three near neighbours took up the opportunity to meet with the project team, it was important to understand the concerns raised and comments have been taken on board wherever possible to help evolve the proposals.

4.5 Consultation follow up

After reviewing the feedback and as part of the design process, a number of changes were made to the proposals. Prior to submission of the planning application, another community newsletter (**Appendix H**) was sent to the same mailing radius used during the period of public consultation.

A copy of the newsletter was also sent via email to Saffron Walden Town Council, ward members and those residents who met at the near neighbour event.

The project team will continue to keep local residents and stakeholders up to date throughout the process and remain willing to meet with stakeholders if that is desired or requested.



5. Feedback and design response

5.1 Housing

A number of residents stated that the proposed plans account for too many houses in a small area, which could mean loss of greenery and wildlife. Other residents also stated that they would like the houses to be affordable or to be designed for the elderly and disabled.

Applicant's response

The proposals have been designed to include a mixture of house and apartment sizes, ranging from 1-4 bedroom properties. This range of house types are suitable for those getting onto the housing ladder, families looking for a larger home or those looking to downsize but remain in the local area.

5.2 School

Many residents stated that they wish the buildings to be preserved and kept with educational purposes, as originally intended. There were also concerns about the swimming pool and the gym facilities, the majority of residents would like them to remain available to the community.

Applicant's response

Chase New Homes is proposing conversion and redevelopment of the former school buildings to residential use. The buildings are in major need of repair or in some cases, such as the outbuildings, will need to be removed altogether. Sports facilities form part of the proposals in the form of a MUGA and tennis courts.

5.3 Parking and traffic

Many residents raised concerns over increased traffic along Mount Pleasant Road and wanted to know what provisions would be in place to help mitigate congestion. A number of residents enquired about parking provisions on site.

Applicant's response

The total amount of traffic generated by the new homes would be of a similar amount or less than when the school was open and there won't be the pinch points caused by drop-off and pick-up times. The locations of the parking spaces has been clearly shown on the site layout plan.



6. Conclusion

Chase New Homes has undertaken a thorough programme of pre-application community consultation with the local community where the site is located, including residents neighbouring the development site and local stakeholders, that has exceeded the guidance in Uttlesford District Council's Statement of Community Involvement.

Just under 1,000 households were directly contacted by the project team to introduce the proposals and to invite them to view the emerging proposal and submit feedback on the proposals. A total of 82 responses were submitted and key themes from feedback included traffic, affordable housing, impact on the school buildings and local environment and parking.

The feedback contained responses ranging from those who didn't want to see further homes built in the area to those who were happy with the plans and wished to register their interest for buying a property on the site.

A dedicated project website for the scheme also enabled members of the local community to view the proposals and submit feedback throughout the consultation period.

All aspects of the consultation were designed to encourage the local community to provide feedback to help shape the proposals in a meaningful way.

The suggestions raised by residents in response to the public consultation have been carefully considered by Chase New Homes to help evolve, wherever possible, the final planning application.

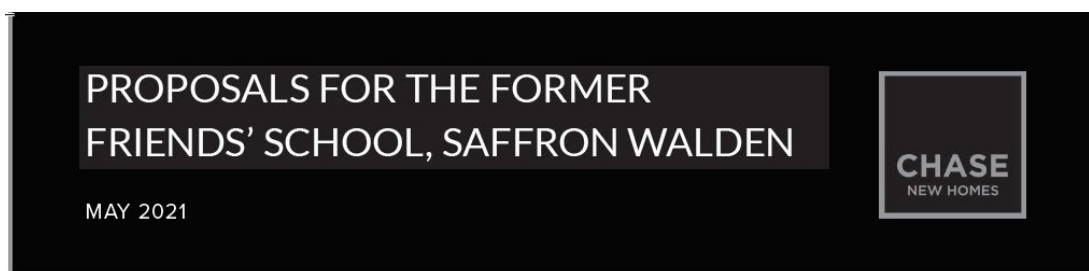


Appendix A: Newsletter mailing radius



Appendix B: Newsletter

First page of the newsletter:



Chase New Homes will shortly be submitting a planning application for 88 new homes on the site of the former Friends' School, Saffron Walden. This will be through a mix of new homes and the conversion and retention of existing buildings.

After an extensive marketing campaign by the school's administrators, no buyer could be found to continue to operate the school as an educational facility. The buildings are in major need of repair or in some cases, such as the outbuildings, will need to be removed altogether.

As you may be aware, we recently brought forward plans for new homes, sports facilities and the re-provision of a swimming pool on the former playing fields. Uttlesford District Council's Planning Committee decided to turn down these proposals. Whilst we consider our next steps with that application, we're bringing forward this application for new homes on the school site.

They have been designed to include a mixture of house and apartment sizes, ranging from 1-4 bedroom properties. This range of house types are suitable for those getting onto the housing ladder, families looking for a larger home or those looking to downsize but remain in the local area.

Given the current situation, and in line with Government guidelines, we are updating local residents on the proposals for new homes via post and online.

We welcome any comments you have on the plans and further details on the information of the application are available at our dedicated project website: www.chasesaffronwalden.co.uk.

OUR PROPOSALS INCLUDE:

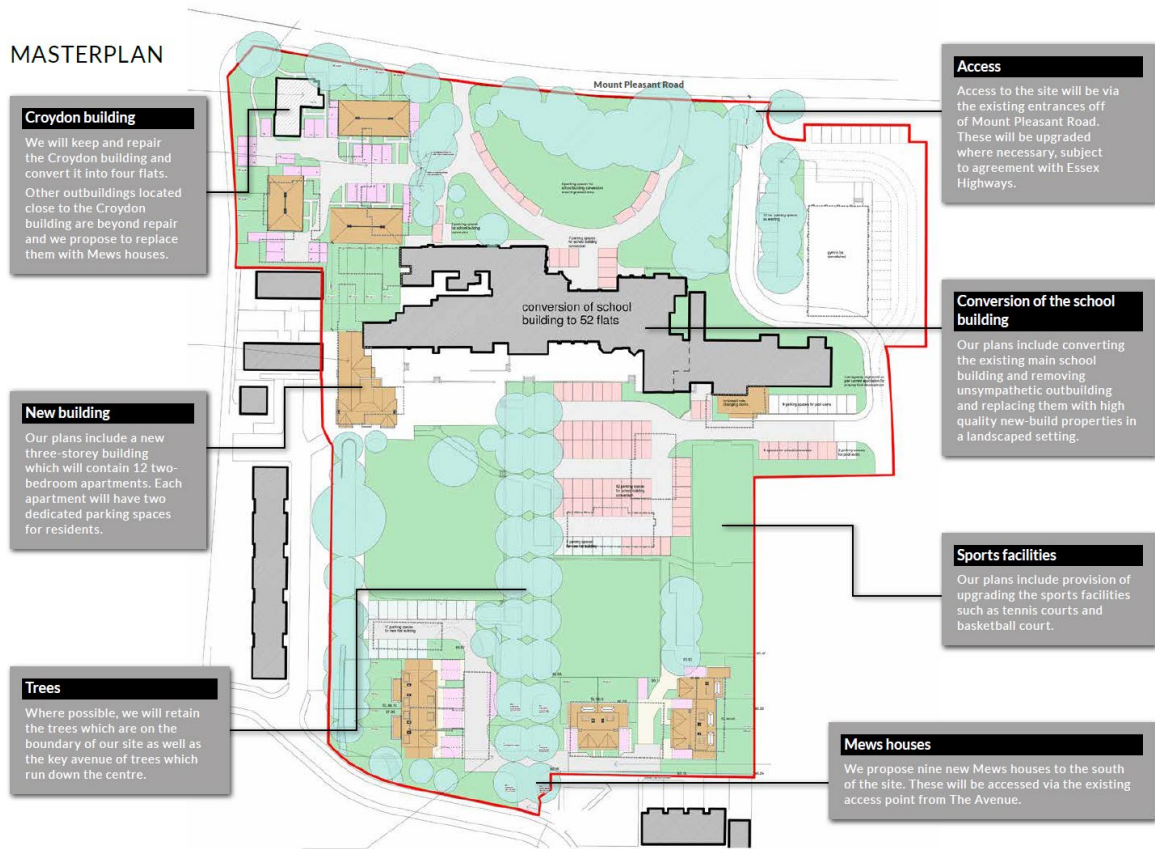
-  88 new high-quality homes
-  Much-needed investment to repair the former school building, including a new roof.
-  A mix of 1, 2, 3, & 4 bedroom houses and apartments, including the conversion and retention of existing buildings
-  Sporting and recreational facilities including tennis and basketball courts
-  Retention of trees along boundary and in the site where possible



Chase New Homes – Former Friends' School
Statement of Community Involvement



Middle pages of the newsletter:



Last page of thw newsletter:



ABOUT CHASE NEW HOMES

Based in Welwyn Garden City, Chase New Homes is an independent property development company that has successfully been delivering new homes since 2005.

The company has grown exponentially in the last decade with an extensive portfolio of developments, conversions and large-scale apartment schemes. Strong design and quality finishes can be seen in all Chase properties.

As an independent company our reputation is key. When building homes, we strive for an exceptional service. This philosophy has created a strong brand among Chase customers and partners over the years.

NEXT STEPS

A planning application will shortly be submitted to Uttlesford District Council.

We will of course continue to keep local residents updated throughout this process.



ANY QUESTIONS?

Chase New Homes welcome your comments on the planning application.

You can ask questions or provide feedback through the following methods:

- ✉ Write to us at:
Freepost, MPC CONSULTATION (no stamp required)
- ☎ Call our freephone number on:
0800 148 8911
- 🌐 Get in touch through the feedback page on this website:
www.chasesaffronwalden.co.uk
- ✉ Email us at:
info@chasesaffronwalden.co.uk



FURTHER INFORMATION ON CHASE NEWS HOMES CAN BE FOUND AT WWW.CHASENEWHOMES.CO.UK


Chase New Homes – Former Friends' School
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Appendix C: Feedback form

PROPOSALS FOR THE FORMER FRIENDS' SCHOOL, SAFFRON WALDEN


FEEDBACK CARD



MAY 2021


Chase New Homes will shortly be submitting a planning application for 88 new homes on the site of the former Friends' School, Saffron Walden. This will be through a mix of new homes and the conversion and retention of existing buildings.

We would like to gather your thoughts and comments on the proposals. We will of course keep local residents updated with the application as it progresses.

<p>Given that the former school building is falling into disrepair, do you welcome plans to restore and save the building?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Please tick the most important aspects to you regarding the development (you can tick multiple preferences)</p> <p><input type="checkbox"/> Mix of new homes and apartments</p> <p><input type="checkbox"/> Green open spaces/sports facilities</p> <p><input type="checkbox"/> Accessibility</p> <p><input type="checkbox"/> Restoration of the former school building and selected outbuildings</p> <p><input type="checkbox"/> Design of new homes that in keep with the character of the former school building and surrounding area</p> <p><input type="checkbox"/> Other</p> <p>If other, please specify below:</p>
<p>What are your initial thoughts on the proposals for the former Friends' School?</p> <div style="text-align: center; margin-top: 20px;">  </div>	

PROPOSALS FOR THE FORMER FRIENDS' SCHOOL, SAFFRON WALDEN

FEEDBACK CARD



MAY 2021

<p>What changes would you suggest to improve the proposals?</p>	<p>Thank you for letting us know your views on the proposals. Please return the feedback card using the Freepost envelope provided - no stamp is needed.</p> <p>Please leave your details below if you would like to be kept informed about the proposals.</p>
<p>Do you have any further comments?</p>	<p>Name</p> <p>Address</p> <p>.....</p> <p>.....</p> <p>Email</p> <p>Telephone</p>
<p>Would you like to be kept up to date with the proposals?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	

This information is being collected on behalf of Chase New Homes and will be shared with them and the project team, securely stored and destroyed at the end of the planning process. All written feedback will be anonymised and shared with the Local Planning Authority, Uttlesford District Council. For further information about how we hold and use your data and your rights under General Data Protection Regulations please visit www.mpc.agency/privacy-and-cookies



Appendix D: Feedback from newsletter

What are your initial thoughts on the proposals for the former Friend's School?

Verbatim comments include:

- There's too many homes accessing this site on to Mount Pleasant
- No answer
- It's good there is still green spaces and plenty of parking. I think it's a good proposal.
- Good mix of private housing. My requirement is a house of site with garage (mews house) away from roads.
- Much improved. Please do not sacrifice size of rooms for profit. Nobody wants to live in a rabbit hole!
- I object to the new homes being built
- Take a helicopter view S. Walden, there are 2 green areas (rest illegible)
- It seems almost corrupt to build more new homes when the town is already overflowing with people.
- N/A
- N/A
- Would it be possible to convert it into a police station as we do not have one
- N/A
- It seems like a large number falt 52 for the old building no to mention of housing acervatios a low rental for a few of them. As above no mention of a communal room small hall facility!
- Very good
- Concerned about the impact more new houses will have on road access traffic
- Traffic traffic traffic
- I would far prefer to see the facilities continue to be used for educational purposes, for the sports facilities to be kept available for all
- Where are the housing association properties?
- Appalling. The site was given to the town in the 19th century I don't want what remains to be sold.
- The development is too big.
- Initial thoughts are okay but would like to see some social housing on the site.
- For starters you are not building affordable homes for the area, you are killing all trees and green areas.
- Shame it couldn't be kept as a school. What schools are the children that move here going to attend considering the already lack of places
- Vast amount of extra traffic on Mount Pleasant Road.
- Huge over development of completely wrong type, should not be residential
- This property should be for educational purpose, only so these plans are ridiculous
- Homes should be affordable + facilities included for the community
- *Illegible*
- Less houses needed more community centres
- I think SW is in need of new housing and so would welcome these proposals
- Not enough parking
- We do not need new housing we need new schools, open spaces and sports facilities. There is plenty of new housing currently being built.

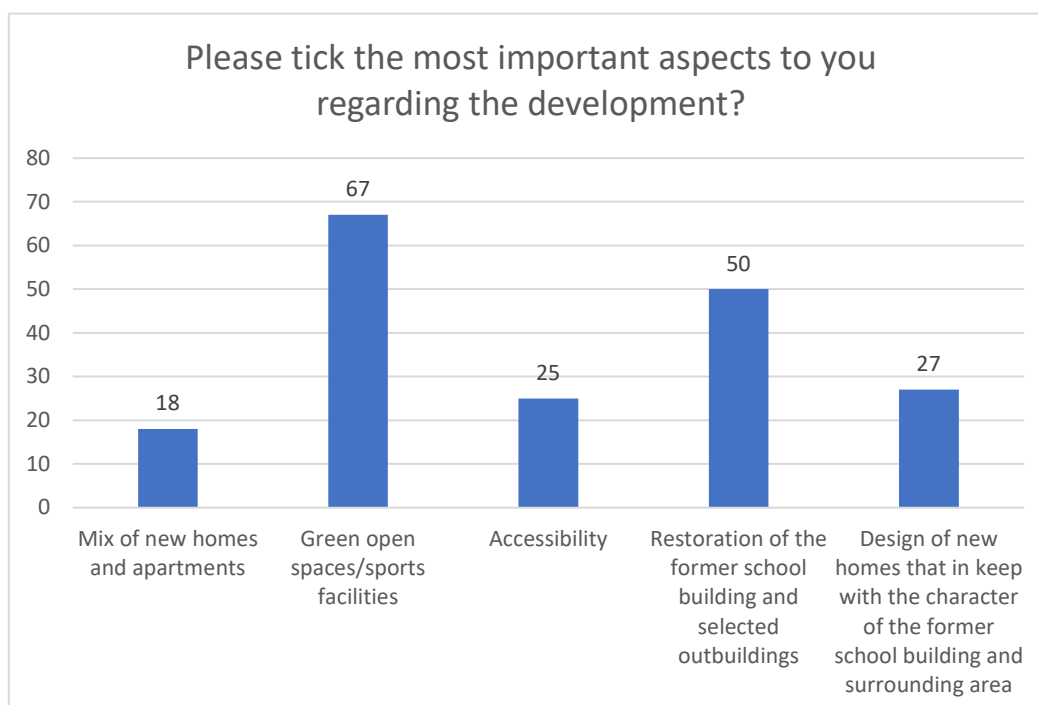


- I think it will cause traffic in town. But building needs repair to be in use. Sports spaces need to be available. We need green spaces.
- As a school as it was
- Keep restore
- Needs to be seen in context of larger site plans.
- A farce. There too man new builds as it is. There aren't enough schools as it is to convert a derelict school into house exposes your profit driven greed for all to see.
- Find a new plan at least!
- It should have been made into a much needed school. Seem like it will encourage rich couples without kids but not benefit many other in the town.
- Regret that it is not being restored for educational purposes as it was intended by the original benefactors. Presume sports facilities for the public.
- Would prefer half for school, including playground or cadets and half for housing.
- Excellent
- Too many properties not enough sports facilities for town or schools
- Preference would have been fewer houses more trees considering climate change. A issue faced by the world today.
- Concern about increased volume of traffic on the Avenue
- It is positive that very little of the protected open space will be developed. The proposal would continue to impact on the heritage status of the site rest illegible
- Very sad it should not be developed for housing
- What are your thoughts for the green fields which are not part of this scheme? Too many flats there is already over supply. We need more small affordable houses.
- Too many flats in main building
- Looks very good who will have access to sport facilities?
- As the parent of a former pupil I feel very strongly that the site must be retained for educational purposes not houses +illegible
- Initial thought are no provisions to the dramatic traffic that these proposal will generate
- It should be kept for the community
- Another school and sports facilities for the young we don't have enough but we do have enough houses
- Absolutely horrified by the greed driven high density nightmare that is proposed.
- Happy with housing/existing flats on land occupied by school buildings so this particular application makes sense but not happy to lose the fields/current green spaces as there is need for this for various local sports groups.
- 52 seems a lot
- There are too many residential properties and the impact on traffic will be detrimental to the environment and the local residents
- Concern about traffic congestion in already high traffic location
- Should remain as a centre for education
- 88 new homes will create a lot of traffic one more consequence is air pollution for pedestrians for example children walking (illegible)
- Keep as educational community facility no more housing the local infrastructure is overwhelmed
- our main concern relates to increasing traffic through the avenue into Debden road. This must be kept to a minimum.
- too many houses, not enough green space, no sporting facilities
- Nothing for the community. Education, sport facilities, GP
- Disagree it should be kept as a community green site as bestowed by the predecessors



- Not enough parking
- The design of the new homes should blend in with surrounding properties. They should be well spaced, no high density, adequate parking illegible
- It is not as many houses as we thought but it is not clear what's happening with the playing fields
- Mostly reasonable!
- PTO
- There are a lot of new homes planned for the space
- good use of former school building
- There needs to be a more foot paths for the general public so they can avoid main roads
- I wish it could remain an educational building
- I think you have let the former school building fall into disrepair on purpose so you have an excuse to better it by turning it into new homes
- The swimming pool must be maintained
- Can it be converted to flats for elderly and disabled?
- I think it's nothing short of a tragedy that the school is not being used for education purposes
- We are totally against it, like all saffron Walden residents we want it kept green.
- The housing combination sounds reasonable
- I am sorry that the development will not offer anything to the town especially education

Question two: Please tick the most important aspects to you regarding the development?



Other verbatim comments received for this question included:

- Social housing included within the site (not out of sight!)



- More tree planting, keep and extend railings to Mont Pleasant
- Use the rest of the site for the benefits of ALL.
- Education facilities that is what the town needs!!
- I would very much like to see a community room former school photos information. Community garden with seating and a play area.
- Keeping the sports facilities for general community use. Schools - where will the children go?
- keep them affordable
- Educational/community use
- Affordability
- adding to the towns infrastructure.
- turn into community building spaces
- opportunity for eco standards. High quality architecture not pastiche.
- Keep as a school!
- kept as a school and local sport facilities.
- convert the school into a SCHOOL. NOT MORE HOUSES! When will enough be enough
- Affordable housing
- are you planning to build affordable and/or social housing?
- Bungalows for the aging population and more homes for young, up to £300,000
- Keep the swimming pool for seals Wim club + other like tri club
- Loss of education use + facility followed by heritage impact + environmental impact + green spaces +trees
- Zero carbon heating
- keep as many trees and hedges as possible
- play areas, school and sports activities
- Provision for quality spacious houses with adequate parking the current proposal is a disaster
- A public park open to all needs to be included in your plan.
- Cycle and pedestrian access through the site
- This was always meant to be for the purpose of education
- object to the development
- There should be adequate access and exit road to homes. New illegible should not cause traffic chaos
- Open pathways for the public
- opportunity for a health spa.
- enough parking as most houses have 2 cars at least
- Affordable housing
- ideally no houses and especially no access through greenways which is a cul-de-sac
- MOST IMPORTANT: Dwellings should be zero carbon – footpaths accessible for all through the development

Question three: What changes would you suggest to improve the proposals?

- Fewer homes
- Not changes but why no mention of social housing as their surely must be
- I think more houses and less flats might be better
- Add more individual homes
- More tree planting especially along Debden Road and in main car park. Keep Croydon a single house.



- Turn into animal sanctuary
- The design onto leaflet seem ancient compared to our Avenue vernacular.
- No more new homes on this historic site!!
- N/A
- N/A
- N/A
- N/A
- It's a sorry site at the moment. Any improvement is welcome
- An honest account of the long term plan and number of dwellings
- *Illegible*
- Add a park for young children. Design new homes in keeping with the former site
- Add a park for young children. Design new homes in keeping with the former site
- Not build houses but build a new school
- Vary the buildings like in the avenue
- Develop the school buildings
- 65 year old apartments for retired. Residential care home. Nursery school. Allotments.
- Improved access to the site for bus services.
- Max 2 storey properties. Improve roads and parking. Schools + leisure facilities
- Have another access onto Deb Den Road to reduce traffic
- Not Chase's fault as a developer but the whole concept of residential development is wrong.
- More parking at swimming pool essential. Need to provide playing field.
- For the property to be left as a school
- Ensure sufficient parking and that plans fit with SW infrastructure
- Play area for toddlers, outdoor pool (illegible)
- Community buildings
- No new housing - keep as school and sports facilities
- It stays as a school
- Restore
- Make new parking closer to new building
- Rip them up, resurrect the school, green spaces, sports facilities
- Include affordable housing, create sports amenities that can be used by the whole community.
- More 2 bed houses gardens up to £300,000 and bungalows up to £500,000
- Looks good
- Pool for locals + school provision
- The roads not sufficient to carry traffic of extra 88 new families.
- No access to the new development from the avenue
- Omission of 9 dwellings to south of site + the use of the Avenue. Reduction of the number of units to the NW of the site rest illegible
- No development
- More houses less flats. Too any people using road accesses
- Lower flat density in the main building
- Retention of the swimming pool
- I do not wish to see more housing developers are totally unaware of how we have traffic chaos
- Make good the school we need another in the town
- Develop the school building into a limited number of high quality homes rather than 52 rabbit hutches.



- Move the parking spaces for new flat building closer to the new building, entrance would be made off of Water Tower as it's a long walk for those residents and difficult with deliveries, food shopping etc
- Ensure access from the avenue is limited to south end
- Less properties
- Renovate and return to a school!
- Public park with trees flowers and or meadow + children play area + allotments
- Significantly reduce the number of homes just conversion of existing building
- Full access for pedestrians and cyclists on site. Update of swimming pool maybe a private members only facility.
- Reduce numbers of houses, increase sports facilities and green spaces
- Conversion of the former building but not additional houses
- Wildlife protection not negotiated
- Try to eliminate exit to the avenue this will put more traffic past illegible where young children play
- More parking spaces
- Will there be any other community amenities?
- secondary exit road from estate onto Debden road via the avenue
- Addition of shared ownership properties parking areas available to existing housing illegible
- More green spaces and facilities for the local community
- Half the homes to 44. Retain swimming pool
- Keep sports gym
- Provision for community life
- Outdoors pool illegible
- building for ordinary people at affordable prices
- there should be a foundation to own 50% of selected properties so young people can afford to buy them
- Restore the schools, no houses, retain all trees and wildlife
- Difficult to say without seeing detailed proposals but adequate parking spaces are essential
- The most important thing is water resources are maximised

Question four: Do you have any further comments?

- No
- Only to reiterate the above. A percentage of the development must abide by UDCS proposed quota. Also in respect of the ethos of the original benefactors.
- No
- Make sure the site is tranquil and not full of cars
- Please preserve the site specific analunatic sundial in the grass in front of the school, it is significant artwork.
- We need better things than new homes
- Your mismanagement of the travellers has not helped your case (rest illegible)
- Please respect these views
- N/A
- I would suggest sourcing an award winning architect in contemporary, modern, cutting edge, state of the art and be different with designs reflecting the above. Instead of building the same mock boring plastic traditional that every other builder in Britain builds. it will cost



more but people will pay for it. Be different you will find you will receive awards only if you do what I am suggesting.

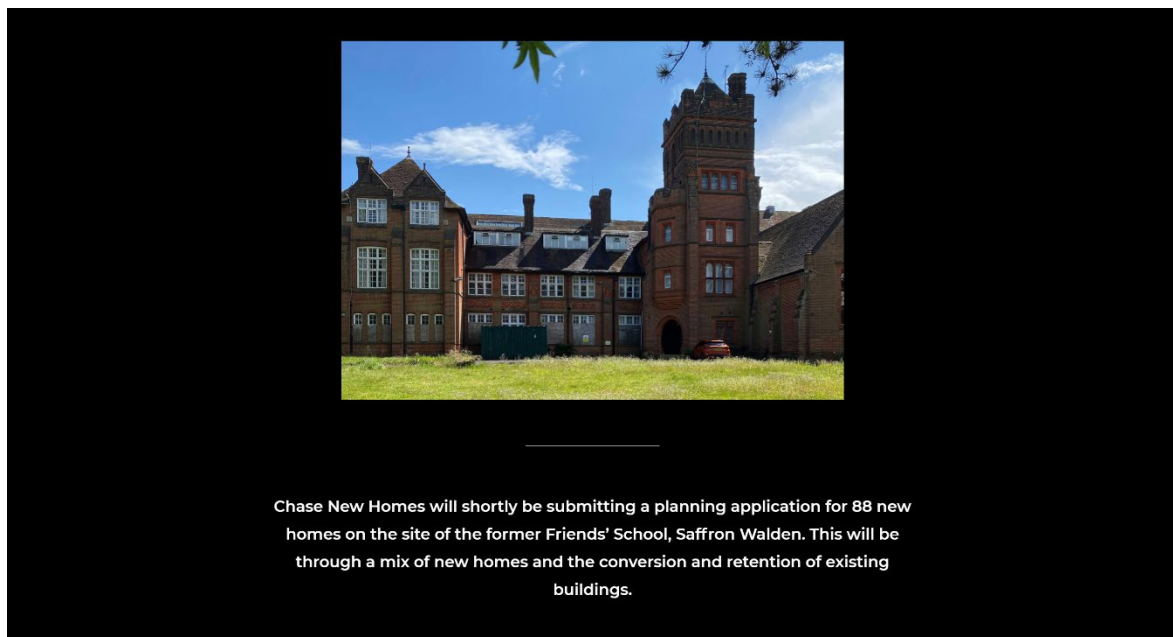
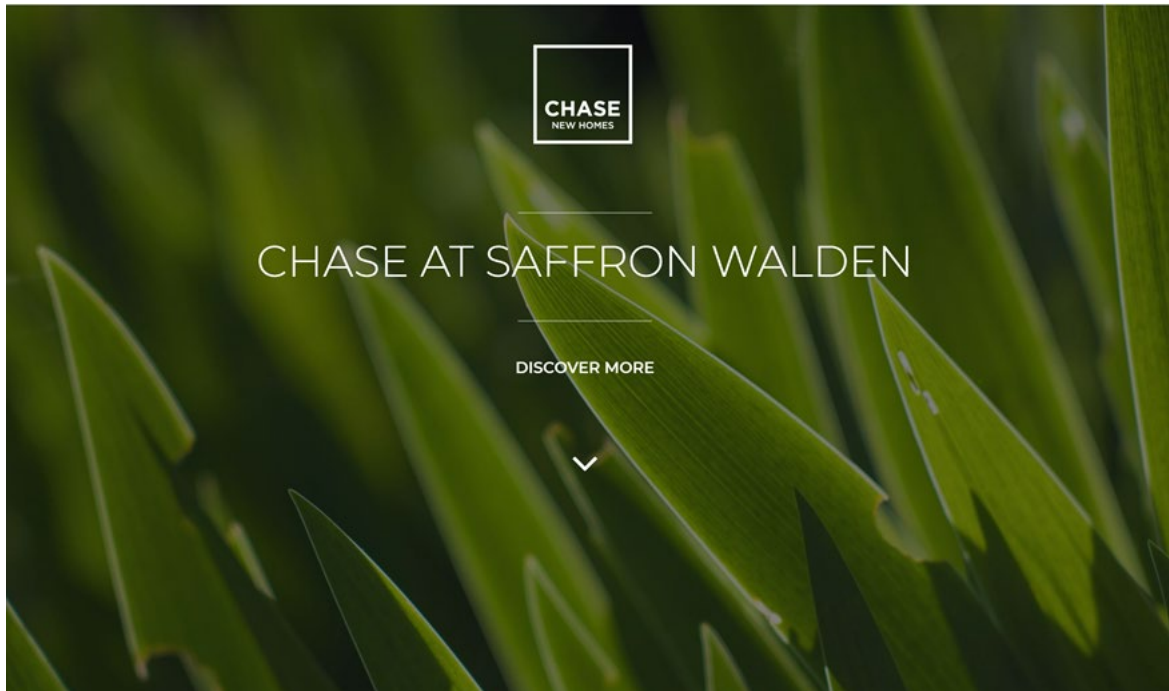
- N/A
- Invasion of privacy to my external boundary
- Why did Uttlesford turn down your initial proposal? Your present proposal seems fine to me
- Would be good to guarantee some affordable homes for our local young people
- Unhappy that yet more homes planned for SW
- Preservation of trees backing onto the avenue. Query the amount of traffic accessibility to the new houses.
- Traffic around the Avenue is so busy that more development will completely jam Debden Road up.
- SW schools are full no new housing development.
- Should be left as a school much needed in SW
- *Illegible*
- Need to be reasonably priced.
- Essex County Council are being short sighted in not recognising the upcoming need for more secondary sixth form provision. This is a perfect site for that being so close to SW County High.
- We do not want further development
- No more massive housing or flats
- Not enough parking
- Some of the homes need to be affordable for people who want to stay or move here.
- no
- Public path through grounds doesn't seem through through
- Go and build your tasteless examples of the pure logic of late capitalism in a faceless souless *illegible* nowhere.
- *Illegible*
- It doesn't seem like the actual community will benefit from this. It only brings disadvantages i.e loss of education establishment, more traffic, more unaffordable.
- At one time there was a building used as an art gallery studio space. Retention of such an amenity would add to the cultural aspect of any development and could appeal to the general ethos of SW.
- As the school was for the town make all sports areas free to the town.
- What secondary school kids living here meant to go to?
- Widen the roads first especially around your boundary *illegible*
- No
- Overall it appears an overdeveloped site with no retained educational use
- You should not be allowed to remove any trees
- Illegible - Is there any affordable housing? Design should be of the highest standards. Illegible
- It needs foot cycle through access so pedestrians and young people can walk to town not on main road
- Must be adequate parking on site to prevent spill over to local streets.
- In parts of the town we are overdeveloping for the facilities and roads and schools - go elsewhere.
- No more houses we haven't the facilities for more
- Rather than try an exact revenge on the people of SW for refused planning permission work with them to improve the town.



- Please upgrade the swimming pool and keep one on site there is surplus demand for swimming locally
- A guarantee access from the avenue is limited
- Saffron Walden has too many houses
- The basketball court is a good idea, will it be open to the public?
- Retention of trees and sporting facilities essential
- essential that foot and cycle access is allowed (mount pleasant road to the avenue for example)
- Do not spoil the last nice place in town!
- traffic issues, pollution, where will the residents school GP etc
- I object to the development
- Who will maintain the green spaces?
- This should never have been allowed to be sold to developers and should remain and educational facility
- I am concerned about traffic as it is already very busy
- Bike lanes too please
- It's such a shame that the former buildings are not being used for educational purposes
- The pool must be converted to a health spa
- Desperately needed sports facilities
- Much contemporary building development (illegible)
- Houses built with energy savings heating, a communal building for house parties
- This is a tragedy and will end up with people in ordinary jobs out of the housing market
- No access through greenways
- Pool is not mentioned but I hope pool stays
- This town is running out of water – No more extraction of rivers should be allowed.




Appendix E: Consultation website



Chase New Homes – Former Friends' School
Statement of Community Involvement





OUR PROPOSALS

- 88 new high-quality homes
- Much-needed investment to repair the former school building, including a new roof
- A mix of 1, 2, 3, & 4 bedroom houses and apartments, including the conversion and retention of existing building
- Sporting and recreational facilities including tennis and basketball courts
- Retention of trees along boundary and in the site where possible

Next steps

A planning application will shortly be submitted to Uttlesford District Council. We will of course continue to keep local residents updated throughout this process.

Any questions?

Chase New Homes welcome your comments on the planning application.

You can ask questions or provide feedback through the following methods:

- Write to us at:
Freepost, MPC CONSULTATION (no stamp required)
- Call our freephone number on:
0800 148 8911
- Email us at:
info@chasesaffronwalden.co.uk



DEVELOPMENTS BY CHASE NEW HOMES



Royal Keys, Berkhamsted



Lancaster House, Beech Hill



Appendix F: Stakeholder meeting letter



SENT VIA EMAIL

19th May 2021

Dear Councillor XXXXX,

Community consultation for the former Friends' School, Saffron Walden

I am writing to you to invite you to meet to discuss our proposals for new homes on the site of the former Friends' School. This will be delivered through a mix of new homes and the conversion and retention of existing buildings. As the local ward member, we would be keen to discuss these proposals with you. In line with the current government restrictions, we would suggest a virtual meeting using a mutually convenient platform.

As you may be aware, Chase New Homes recently brought forward plans for new homes, sports facilities and the re-provision of a swimming pool on the former playing fields. Uttlesford District Council's Planning Committee decided to turn down these proposals. Whilst we consider our next steps with that application, we're bringing forward this application for new homes on the site of the school itself.

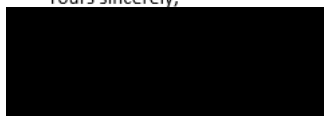
Our plans include converting the existing main school building and removing unsympathetic outbuilding and replacing them with high quality new-build properties in a landscaped setting. They have been designed to include a mixture of house sizes, ranging from 1-4 bedroom properties. This range of house types are suitable for those getting onto the housing ladder, families looking for a larger home or those looking to downsize but remain in the local area.

Based in Welwyn Garden City, Chase New Homes is an independent property development company that has successfully been delivering new homes since 2005. The company has grown exponentially in the last decade with an extensive portfolio of developments, conversions and large-scale apartment schemes. Strong design and quality finishes can be seen in all Chase properties.

We would be very grateful if you could advise us as to a convenient time to meet with you and discuss your thoughts on the proposals.

In the meantime, please don't hesitate to ask any questions that you might have.

Yours sincerely,



Joel Fayers

On behalf of Chase New Homes



Appendix G: Near neighbour appointment letter



SENT VIA EMAIL

May 2021

Dear resident,

Near-neighbour consultation for the former Friends' School, Saffron Walden

I am writing to you to invite you to meet to discuss our proposals for new homes on the site of the former Friends' School. This will be delivered through a mix of new homes and the conversion and retention of existing buildings.

As a near neighbour to the site, we recognise that you may have specific concerns and questions about the proposals. As such, we are keen to receive your feedback and would like to offer you the opportunity to book a private 20-minute appointment to speak with members of the project team. These appointments will be given on a first-come first-served basis during the following period:

When: Wednesday 9th June 2021, 4pm-7pm

Where: Zoom/telephone call

We hope you can join us for a private appointment with members of the project team to provide your views and ask any questions you may have. Due to the ongoing COVID-19 related restrictions, Chase New Homes are sending a newsletter and feedback form to local residents or to share their views through our dedicated consultation website – [REDACTED]. This will allow residents to look at proposals and give their feedback in a safe manner.

If you would like to book an appointment, or have any other questions, please get in touch by phoning our freephone line – 0800 148 8911 or by emailing [REDACTED].

In the meantime, please don't hesitate to ask any questions that you might have.

Yours sincerely,



Joel Fayers

On behalf of Chase New Homes



Appendix H: Second community newsletter

PROPOSALS FOR THE FORMER FRIENDS' SCHOOL, SAFFRON WALDEN

MARCH 2022

CHASE
NEW HOMES

Chase New Homes will shortly submit a planning application for 96 new homes on the site of the former Friends' School, Saffron Walden. This will be through a mix of new homes and the conversion and retention of existing buildings.

As you may recall, Chase New Homes is proposing conversion and redevelopment of the former school buildings to residential use. The buildings are in major need of repair or in some cases, such as the outbuildings, will need to be removed altogether.

They have been designed to include a mixture of house and apartment sizes, ranging from 1-4 bedroom properties. This range of house types are suitable for those getting onto the housing ladder, families looking for a larger home or those looking to downsize but remain in the local area.


Following the consultation exercise undertaken with local residents in May and June 2021, the feedback received was reviewed and helped to influence the final design and layout. Thank you again for all of the comments submitted as part of this process.

Details of the changes made to the plans since the consultation can be found inside this newsletter.


If you have any further questions, please get in touch with us using the contact details on the back page.

OUR PROPOSALS INCLUDE:

- 🏠
96 new high-quality homes
- 🔧
Much-needed investment to repair the former school building
- 🏠
A mix of 1, 2, 3, & 4 bedroom houses and apartments, including the conversion and retention of existing buildings
- 🎾
Sporting and recreational facilities including tennis and basketball courts
- 🌳
Retention of trees along boundary and in the site where possible



Site location



The former Friends' School building



FURTHER INFORMATION

CHASE
NEW HOMES

ABOUT CHASE NEW HOMES

Based in Welwyn Garden City, Chase New Homes is an independent property development company that has successfully been delivering new homes since 2005.

The company has grown exponentially in the last decade with an extensive portfolio of developments, conversions and large-scale apartment schemes. Strong design and quality finishes can be seen in all Chase properties.

As an independent company our reputation is key. When building homes, we strive for an exceptional service. This philosophy has created a strong brand among Chase customers and partners over the years.

NEXT STEPS

Following the recent announcement regarding planning in Uttlesford, we will shortly be submitting our planning application directly to the Secretary of State.

Local consultees will be involved in the process in the usual way.

If you have any questions about this process, please contact us using the details on the right-hand side.

We will continue to keep local residents updated throughout the process.



ANY QUESTIONS?

If you have any questions, please get in touch using the following methods:

- ✉ Write to us at:
Freepost, MPC CONSULTATION (no stamp required)
- ☎ Call our freephone number on:
0800 148 8911
- ✉ Email us at:
info@chasesaffronwalden.co.uk



FURTHER INFORMATION ON CHASE NEWS HOMES CAN BE FOUND AT WWW.CHASENEWHOMES.CO.UK

Chase New Homes – Former Friends' School
Statement of Community Involvement

