

**From:** Eryl Stafford [REDACTED]

**Sent:** 25 May 2022 11:32

**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>

**Subject:** Section 62A Planning Application: S62A/22/0000002 Former Friends' School, Mount Pleasant Rd, Saffron Walden CB11 3EB

**Reference: Section 62A Planning Application: S62A/22/0000002 Former Friends' School, Mount Pleasant Rd, Saffron Walden CB11 3EB**

Eryl & Sophie Stafford  
[REDACTED]

Sir,

Living opposite the proposed development site and having had to deal with a string of issues over the years of ownership by the developer it is good to finally see some movement.

However, it is extremely hard for residents to understand the full impact of this application as the traffic management plans are still to be fully submitted by Essex Highways. These traffic plans will no doubt look to mitigate the increase in traffic from the new development at the expense of the existing local community.

The main development building and surrounding homes are in a conservation area with Grade 2 listed properties. Modifications to Grade 2 listed properties to mitigate increased noise from increased traffic is difficult and expensive.

It will be argued that the planned development will create no more traffic than the school that was there before but this fails to take into account that since the school has closed 800-1,000 new houses have been built to the east of Saffron Walden and that access to the main routes are past the proposed development.

No doubt the traffic mitigation will be to further restrict on street parking for local residents thus further removing the rights of existing locals for the benefit of developers. Better mitigation would be to restrict the number of new homes within the site to remove the need for traffic mitigation and to better balance the traffic exits from the front and rear of the site (currently 90% proposed to exit onto Mount Pleasant Road) so that the existing local roads are more evenly used to disperse traffic better.

Please include some restrictions in any approval that ensures there are provisions to better balance traffic ingress and egress from both sides of the site, no loss of existing on street parking for existing residents, a limit on the number of dwellings required to maintain the status quo of noise and environmental conditions for the existing conservation area and listed buildings.

Yours sincerely

Eryl & Sophie Stafford