

16 June 2022  
477589/A6/MH



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**SUBMITTED VIA EMAIL TO THE PLANNING INSPECTORATE**

Dear Mr Woodward

**FORMER FRIENDS SCHOOL, MOUNT PLEASANT ROAD, SAFFRON WALDEN  
FULL (CHANGE OF USE) APPLICATION FOR RESIDENTIAL CONVERSION, DEMOLITION AND  
REDEVELOPMENT (REF S62A/22/0000002)**

We write further to your letter dated 30 May 2022 regarding the above application. For ease of reference we respond to each of your numbered points below:

1. Locally listed building – we have previously provided additional drawings to demonstrate the internal works that are proposed as part of the project. They are attached to this letter again for convenience and comprise drawing nos: 21 0037- 410 to 415
2. Drainage – in response to the LLFA we attach a response from our consultants RSK to address the matters raised.
3. Ecology – we attach an updated ecology report to address the issue of further bat surveys and to address potential errors in Appendix C of the Ecological Impact Assessment
4. Landscaping – Existing and proposed soft and hard landscaping is shown in the Design and Access Statement on pages 25 and 26. However, we attach these drawings 21 0037 300 A and 302 A for clarity. Also attached is a schedule for the garden sizes for each of the houses together with the amenity space for the apartments. The split between communal open space and public open space is shown on the attached drawing 21 0037-400.
5. Transport – Attached is a response from Iceni addressing the matters set out in the Essex Highways response. We also attach drawing 21 0037-260A showing a cycle storage building 210037-416 showing 2m wide routes for cyclists.
6. Energy Efficiency – Attached is a note from the applicant addressing this matter
7. Sports Facilities – Attached is a note relating to this matter.

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8. General – We are advised that the school became vacant in July 2017. The height of the school is 23m to the top of the tower. Article 7A of The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 requires a Fire Safety Statement to be submitted where the height condition is that the building is 18 metres or more in height. However, paragraph (7) (a) states that the height of a building is to be measured from ground level to the top floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or plant area or consists exclusively of machinery or plant rooms). This measurement is 11.6m and is shown on drawing 21 0037-308B. Therefore a Fire Safety Statement is not required.

We also attach a briefing note setting out our position regarding the Saffron Walden Neighbourhood Plan and the policies contained therein.

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

Yours sincerely



Mark Hodgson  
Director

Enc.