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Savills



Our Ref: S62A/22/0000002

Attachments: None.

Date: 30 May 2022

Dear Sir

**Town and Country Planning Act 1990 (Section 62A Applications)
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**

at

**Former Friends School, Mount Pleasant Road, Saffron Walden, Essex CB11
3EB**

I have reviewed the planning application and the representations received as of 25 May 2022, the end of the formal consultation period.

These can be viewed here <https://www.gov.uk/guidance/section-62a-planningapplication-s62a220000002-former-friends-school-mount-pleasant-rd-saffron-waldencb11-3eb>

I have the following comments:

1. Locally listed building – Essex County Council (ECC)'s built heritage representations request further detail of the proposed internal works to the building. Please can you consider this request and any further information that can be provided;
2. Drainage – ECC, in their capacity as the Local Lead Flood Authority, have issued a holding objection pending the submission of various pieces of extra information. Please can you consider this request and any further information that can be provided;
3. Ecology – Uttlesford District Council's (UDC) Place Services have requested further bat surveys and for clarity on potential errors in Appendix C of your Ecological Impact Assessment. Please can you consider this request and any further information that can be provided;
4. Landscaping – please can you provide additional information as follows:

- Existing vs proposed soft and hard landscaping areas;
- The private open space for each proposed dwelling, including sq m measurements; and,
- The proposed split between communal open space and public open space including sq m measurements;

5. Transport –

- UDC and ECC have both requested a Travel Plan. Such provision is not within the draft s106 Planning Obligation (the s106). Do you anticipate providing a Travel Plan, and how do you intend on securing its provision?;
- Details of the proposed cycle parking has been requested by Urban Design at UDC and ECC. The design and location of the cycle parking could effect design, layout and/or landscaping considerations. Is there any further information that can be provided at this stage?
- UDC have highlighted inconsistencies in the proposed car parking numbers and breakdowns. Please can this be clarified; and,
- ECC, in their capacity as the Highway Authority, have objected to the proposal subject to various pieces of additional information and clarification. Please can you consider this request and any further information that can be provided;

6. Energy efficiency – Saffron Walden Town Council, and UDC in their Report to Committee, have requested further information on carbon reduction measures, including in light of the Interim Climate Change Policy 2021. Please can you consider this and any further information that can be provided;

7. Sports facilities – Sports England have objected to:

- The loss of the sports hall, amongst other factors, due to the lack of an independent needs assessment in relation to paragraph 99 of the Framework. Please can you consider this request and any further information that can be provided; and,
- They have also requested further information on the viability of the swimming pool refurbishment and ongoing maintenance costs. Please can you consider this request and any further information that can be provided;

8. General –

- Do we have a precise date for when the school became vacant?;
- Do we have a precise measurement of the height of the main school building?; and,
- The Saffron Walden Neighbourhood Plan was approved by the Examining Inspector in April 2022 and then the Saffron Walden Town Council on 9 May 2022. This is a material change in circumstance. Please provide any comments you have on this and the Neighbourhood Plan.

Please be aware that these are interim comments and I am yet to fully consider the application. Alerting you to these matters at this early stage allows you to respond to and consider issues that have been raised, to seek to resolve them.

The provisional site visit on 1 June 2022 will now need to be postponed, as will the provisional hearing date of 21 June 2022. However, I am keen to maintain momentum on the application and it is important that we establish a timetable moving forward as soon as possible, so that a revised date for the hearing can be confirmed. To help this

process, please can you confirm by midday on **1 June** how you wish to seek to address the above and the likely timescales for the submission of any additional information.

Please note that, when new information is taken into account, the Planning Inspectorate may be required to carry out additional notification and consultation. New information will therefore only be accepted where there is an agreement to extend the time period for deciding the application. In response to this letter, we can seek a mutually agreed extension to take account of the time required for you to prepare the information, the additional notification period, and the effect of this on the future hearing date.

Yours sincerely,

O S Woodward

INSPECTOR