

From: Fiona Rust [REDACTED]
Sent: 14 January 2023 15:14
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2022/0014 - Comments

Good afternoon,

I am emailing in regard to the outline application of 170 dwellings on the land to the West of Thaxted Road Saffron Walden. Having made comments as part of the initial survey of local residents I still feel that this development is excessive and unnecessary this side of Saffron Walden.

There are a number of reasons:

Infrastructure: as noted in the initial consultation, the infrastructure in Saffron Walden situation is already over capacity. Whether you look at roads, surgeries, dentists or schools, every service offered in Saffron Walden is full. You are currently not able to get a place at a NHS dentist in Saffron Walden at all. The roads are already congested and at peak times gridlock the town. The location of this new development on the Thaxted Road side of Saffron Walden means almost all traffic will have to navigate across the town to get the nearest large towns of Cambridge and Bishops Stortford. The train station is also the other side of town and due to the lack of sufficient bus services or safe walking/cycling route, is not easy to access without use of a car. All the schools are full which not only impacts Saffron Walden but the local villagers who are having to travel further away to get into a school. Without further provision of services, you are simply going to be adding to an already overstretched infrastructure which will be detrimental for everyone already living here and who look to move here.

Affordable housing: In the plans there is a plan for 40% affordable housing. But who is this actually affordable to because I can assure you most 'local' people, especially young people cannot afford what you suggest is accessible to them. This means these houses are actually for anyone other than locals, especially those moving out of London who can afford it. This is not catering for the 'needs of the local residents' and just means more of us have to move elsewhere even though we have long links to Saffron Walden and our families live here. Programs such as shared ownership are not actually an affordable option and often work out more than renting.

Skate Park: The skate park is a world class park, which is regularly used by the young people of Saffron Walden. As one of the last remaining spaces where young people can meet and not be moaned at or controlled by adults I am concerned that this will be impacted. With buildings in the close vicinity people are likely to complain about the noise and lights being on. It would be such a loss if young people don't feel they can be there.

Housing: Saffron Walden has had 'extensive new development' on this side of town as acknowledge in your plans. With more also proposed on Radwinter Road. I know there is a

housing plan, but this really does feel excessive and that Saffron Walden, at this time does not need more.

Disruption: Residents have had to put up with the noise from both the Poppy Fields and Knights Park developments. The disruption is not only during the day but also from the lights left on during the night as well. With increasing people working from home, the noise during the day is disruptive. There is no consideration for residents already in Saffron Walden and this new development will extend this continued disruption for many more years to come.

I really hope local residents are listened to and the scale of this development considered. This development is not a great addition to Saffron Walden, I am afraid it will just compound the issues already being experienced by residents and which are just not being listened to or addressed. Even with large contributions of money to the council, this is not enough to actually make a difference.

Fiona Rust

