

22nd March, 2023.

Your ref: S62A/2022/0014

Tel: [REDACTED]

Inquiries & Major Casework Team,
The Planning Inspectorate,
3rd Floor,
Temple Quay House,
2, The Square,
Temple Quay,
Bristol.
BS1 6PN

By Email

Dear Sirs,

re: **PROPOSAL: Consultation on S62A/2022/0014 – Outline application with all matters reserved except for access for up to 170 dwellings, associated landscaping and open space with access from Thaxted Road.**

LOCATION: Land to the west of Thaxted Road, Saffron Walden.

Further to your email dated 8th March, 2023, I wish to respond to the Applicant's further submissions, reference SB/8365, dated 3rd March, 2023, arising from the further correspondence.

There is little to support the value of the sustainable travel proposals. Few people walk the mile into the town centre and many even drive the short distance to the local shops. Cyclists are a rare sight due to the steep terrain. Even with electric cycles there are no safe routes and the traffic and condition of the road surfaces deter people from this form of travel.

The new road layout shows the repositioned access road adjacent to the One Minet Skate Park. This negates any opportunity to extend the park in the future and creates a not ideal four way traffic junction adjacent to a facility used by young people.

There are a number of statements in the Applicants Section 4, Summary and Conclusion that are open to challenge as follows.

4.4. Stating that the site is 'not a valued landscape' is a matter of opinion and not one shared by local residents and townspeople.

4.6. The lack of recent sightings of red kites over the field contradicts the claim of 'biodiversity benefits' and no enhancements will compensate for the loss of high grade and versatile agricultural land.

4.7. 'Within walking distance of services and town centre' is disputed above.

4.8. Dispute that it is a sustainable location and not likely to contribute to residents' social wellbeing as much as the open space it is now.

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4.11. Strongly dispute that 'there are no adverse impacts'. Conservatively, approximately 3 people per household is an extra 500 residents seeking already stretched services and healthcare, approximately 170 children needing school places, approximately 250 additional motor vehicles using Thaxted Road and routes across the town that at peak times is often close to gridlocked and a leisure centre that is often at capacity for some activities for youngsters, such as swimming.

4.13. Sustainability, questioned above.

Residents adjacent to the site would also dispute there being no adverse impact, or that it will contribute to their social wellbeing. In addition to the additional traffic and pressures on the creaking infrastructure, many will suffer a loss of outlook and the best part of two years of noise, pollution and disruption where their gardens will probably become unusable for clothes airing and leisure.

Yours faithfully,

G.J. Griffiths.