

Comments re: Consultation on S62A/2024/0051

Land to the west of Thaxted Road, Saffron Walden

Further to your letter dated 31st July, 2024, we wish to make the following comments on the revised proposals.

Objections to the originally proposed roof mass and ridge heights of the house types submitted under Planning Application UTT/23/2962/DFO resulted in welcome reductions to these elements. However, we noted that the Oak units were reduced to 9,350mm and the Willow to 9,750mm to damp course level, adding a further minimum 150mm to ground level and overall height. This is still in excess of the maximum 9,000mm ridge height stipulated for the upper half of the site as per the approved site layout drawing No. 1203 PL D and principles of Condition 5 of the outline planning approval.

The revisions also indicate no change in the amount of three storey units that number 27 out of 40 on the upper half of the site, again in contravention of the layout plan conditionally approved under the outline planning application which was to 'maintain the character of the local surroundings in accordance with Policies S7, GEN 1 and GEN 2 of the Adopted Local Plan and National Policy Framework'.

The main concern for existing residents close to the extreme upper part of the site is that the ground level rises away from the existing houses and the location of three storey units in this area will result in overlooking and a loss of privacy to gardens and first floor windows, especially to Church Field and The Glebe in relation to plots 115 to 120. As the site rises higher above the recent Poppy View development the position of the most prominent structures at the top of the site will be overbearing and disproportionate in relation to the landscape and surroundings.

We also wish to endorse the comments contained in our first submission, in particular the increased volume of traffic onto already congested local roads from the anticipated multi-vehicle four and five bedroomed dwellings. The proximity of the skate park to the access road is also undesirable for the air quality of its users and further solid structures around the facility can only add to noise pollution.

It should be noted that Thaxted Road was recently flooded, for the third time, at the junction with Poppy View, where the water was actually running off the application site onto the highway. Although no doubt surface water containment will be incorporated in the scheme, the risk of a recurrence from the hard landscaping will remain.

G.J. Griffiths,

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Mr. & Mrs. T. White,

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26th August, 2024.

