

Stefano Cantoni

Application Reference: S62A/2024/0057

Site Address: Former Friends School Field, Mount Pleasant Lane, Saffron Walden, CB11 3EB

Applicant Name: Chase New Homes

Dear Sir / Madam,

I am writing as a homeowner living next to the proposed build site above.
I have a list of questions and worries which I would like to bring to your attention:

1: Wildlife Impact: It seems not enough thought has been put into the environmental impact of the proposal. The necessary lighting and obviously increased thoroughfare will almost certainly negatively impact wildlife (including protected bats, which we have the privilege to see on a highly basis!). In the existing paperwork I have seen there is no mitigation plan for this. Fro example an area of darker, protected plant and wildlife use.

2: New Games Pitches and Club Facilities: There is concern relating to the new games pitches and their uses - in terms of times, noise, light and possible consequences on wildlife and people living nearby (including the new residents). Where will attendees to matches park? How bright and light polluting will flood lights be? Will there be a guarantee of no games / meetings after a certain time?

3: Traffic and Pollution: The increase in traffic arising from the proposed plan will have a major impact on Saffron Walden traffic and an especially negative effect on roads used at peak times, not only by motorists, but by many school children walking to County High and other nearby schools. The increase in pollution will not be good for anyone; but especially for those having to walk through it on a daily basis.

4: Boundaries and Hedges: There are many concerns and questions relating to the boundaries of the field. The trees and hedges have not been maintained during the entirety of Chase's ownership, even though on multiple occasions they were made aware of problems like: trees touching property, trees and hedges obscuring available natural light from our home. How are Chase planning to tend to the existing boundaries? How will it be managed and funded? How will the residents on the other side of Chase property be able to request that work be done? In the tree plans published one of the largest trees causing a lot of problems for us is not even given a plan, it is listed, but without further mention. It is a huge Chestnut that causes massive shadow, debris and potential damage to our building. It has increased our insurance as it is now directly over our house.

5: Water Issues: Will there be impact on current water stores? We also worry about potential flooding due to removal of green space. This has been seen from other developments in town.

This area of Saffron Walden is residential with protected open spaces, used by community and wildlife. Children play and learn to cycle on the roads, neighbours and families meet and spend time in the open spaces. The concerns over increased traffic and pollution, increased noise and overbearing light pollution which appear to be the result of this application would suggest more work is needed to make sure any impacts above are mitigated as fully as possible.

Thank you for considering this letter.

Yours sincerely,

Stefano Cantoni