

From: Michael Rush [REDACTED]
Sent: 25 June 2025 18:14
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: S62a20250107 Former Friends School Saffron Walden CB11 3EB

Dear Planning Inspector

I am a local resident writing in connection with the above Application.

I would like to make the strongest representation that this application which is the last major application for the site does not accord with Saffron Walden Planning Policy SW12, particularly when considered in conjunction with the adjacent developments on the Friends School that are completed and under construction.

The Policy Statement says

Policy SW12- Promoting Walking and Cycling

SW12 states that 'new developments must retain, enhance or incorporate safe, attractive and direct walking and cycle routes on the site, and can be adopted by ECC Highway Authority'. SW12 states 'all new developments are required to be permeable to enable continued and efficient use of the walking and cycle routes'. Further guidance is addressed for the cycleways, suggesting Uttlesford Cycling Action Plan should be considered.

The existing proposals as presented are not clear on this matter despite reference being made to the new path through the wooded area to the eastern boundary, and connections to The Avenue.

Please consider that the Policy can only be considered to have been met in any way if usable walking routes are opened up in a Northeasterly to Southwesterly direction, providing useful and needed pedestrian routes between amenity destinations to the north and east of the site, including the RAB and St Thomas More Primary Schools on South Road, for the benefit of the many residents living to the south and west of Debden Road, and for easier access to shops to the south west of the site, such as Tesco and other businesses in Rowntree Way, for those walking from the north.

This would avoid some of the pedestrian footfall on Debden Road. Mount Pleasant Road and Peasland Road that are already polluted and congested (particularly during the school run) and that have narrow and inadequate pavements. This situation is bound to worsen with the additional pressure that this development and other new developments have brought.

The site plans do not make it clear where pedestrian linkages occur between this development and the other Chase Homes and Avenue developments. There are potential opportunities to ensure that site porosity for pedestrians is increased by

ensuring there are routes for pedestrians to run from the new path at the north eastern corner of the site and the main pedestrian/vehicular entrance on Mount Pleasant Road, to exit onto St Johns Close and the Avenue. This would direct pedestrians to useful destinations and reduce the footfall on busy polluted roads. The new path through the wooded area to the eastern boundary that exits onto The Greenway is welcome, but is of little use in encouraging walking to amenity destinations.

I would urge you strongly to ensure this happens, as many recent developments including the one I live in, have received approval with no pedestrian through-access included in spite of SW12. Adjacent sites have been developed with no pedestrian linkages forcing pedestrian onto busy roads. All of us who care about this are aware of the many relatively short car journeys that are taken locally where people are discouraged from walking because obvious shorter and more direct pedestrian routes have been blocked by development.

I would also raise a serious concern that the developer has done little to publicise and consult on these proposals to the local community, considering the size and impact of this development on an important local landmark site. We only became aware of the consultation through the single A4 notice attached to a lamppost near the site,

Michael Rush

