

**From:** Diane Van Grondelle [REDACTED]  
**Sent:** 04 July 2025 14:54  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** APPLICATION REF S62A/2025/0107 - Former Friends School Field, Mount Pleasant Road, Saffron Walden, CB11 3EB

Hello

We are writing with our comments regarding the above planning application.

We live at [REDACTED]  
[REDACTED]  
[REDACTED]

Whilst we fully appreciate the need for new homes in the area, we have 3 main areas of concern regarding this proposed new development:

### **1. ACCESS**

Access to the school building development is currently mainly through Erskine Place, which is off Mount Pleasant Road. In addition, the playing field area is being used for storage, particularly of large piles of soil, chalk, dusty deposits etc. Access to this area by large trucks etc is already very intrusive, creating a lot of noise and huge amounts of dust. The cars and house windows of the 2 houses nearest the entrance to the playing field are constantly being covered in dust and the residents are disturbed by noise. We were all aware, prior to purchase, that construction associated with the former school would continue after we had moved in, but we did not expect there to be so many issues with dust etc.

The planning application states that there will be no additional access points from Mount Pleasant Road meaning that Erskine Place will be the only point of access for all the construction traffic involved in building 75 dwellings. Based on the existing problems experienced from a relatively small amount of construction traffic, the huge increase in the traffic proposed would be very difficult to cope with.

Our proposal would be that a new access point is created direct from Mount Pleasant Road into the new site, therefore removing all construction traffic from Erskine Place.

Once the development is completed, there will be 75 new dwellings and 182 car park spaces, so we could expect the movement of up to 182 cars per day. Again, as there is no proposal for additional access to the new development, all this additional traffic will have to use Erskine Place.

Our proposal would be to create an additional access road directly from Mount Pleasant Road into the new development.

### **2. MOUNT PLEASANT ROAD**

As you are obviously aware, Mount Pleasant Road is an extremely busy road, especially at traditional drive times e.g. morning and afternoon, often resulting in traffic congestion, which makes exit from Erskine Place already difficult. When the road isn't at a standstill, cars often drive at high speeds along this road. Both these scenarios make it difficult and dangerous to cross the road.

When the current project converting the school building into 52 flats is complete, there will be a substantial increase in the number of vehicles accessing Mount Pleasant Road. With the proposal of an additional 75 dwellings and up to 182 cars accessing Mount Pleasant Road, the traffic issues would increase hugely.

In addition to the traffic in this area, there is also a huge number of school children, both junior and secondary age, using this road during school start and finish times and the pavements are already filled with pedestrians. The addition of 75 further dwellings would make the pavements even busier and potentially dangerous.

### **3. LANDSCAPING**

In the current development of the former Friends School, much of the separate housing is now complete and occupied, [REDACTED] There is some landscaping in this new part of the development - a mound along the front of the houses in Erskine Place and various areas of bedding plants, and the current residents pay a service charge towards the maintenance of these areas. Unfortunately these areas are not currently being properly maintained. They are not watered properly and many of the plants/trees are dying, the flowering plants are not having the dead heads removed and look unsightly and proper weeding does not take place resulting in the beds being overrun with weeds, especially thistles, which again is unsightly. Obviously this problem has nothing to do with the council or planning department, but our concern is that if these relatively small areas of landscaping can't be maintained, what is going to happen to the much larger areas of landscaping in the new development.

We appreciate your time in considering our comments regarding the proposed development.

Kind regards

Diane Van Grondelle

[REDACTED]

[REDACTED]