

From: Mark Hodgson <[REDACTED]>

Sent: 01 September 2022 14:29

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

[REDACTED] Andy Moffat [REDACTED]

Subject: S62A/22/0000002 Former Friends' School, Mount Pleasant Rd, Saffron Walden CB11 3EB

Dear Mark

Further to the recent hearing we were requested to respond on a number of matters including:

Approved Drawing List

We attach an approved drawing list for the purposes of condition 2 on the draft list of conditions.

Condition 4 on surface water drainage –

We have examined this and the draft condition shown on the list is not the one put forward by the ECC in their second response dated 27 June. This states:

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- *Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event. 2*
- *Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.*
- *Final modelling and calculations for all areas of the drainage system.*
- *The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753, including run off from the roof. Treatment indices tables should be provided.*
- *Detailed engineering drawings of each component of the drainage scheme.*
- *A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.*
- *A written report summarising the final strategy and highlighting any minor changes to the approved strategy.*

The scheme shall subsequently be implemented in accordance with a phasing plan which shall also be submitted to and approved in writing by the LPA before any works except demolition takes place..

We believe this is an acceptable condition.

Section 106 Agreement and Unilateral Undertaking

As agreed at the hearing we are seeking to finalise these documents by the deadline of 6 September for final circulation prior to execution.

Sport England

Finally, following the hearing and the detailed discussion surrounding the partial loss of a small part of the playing field and given its importance to the determination of the application our client has revisited this matter. Sport England stated there would be a loss of 0.15ha of playing field but having

re-examined this we are of the view that this figure is only 0.0497ha and could be less as explained in the attached letter and plans. Sport England also claimed that a cricket pitch could no longer be accommodated on the site as a result of the proposed development. However, we attach a plan showing how this could still be accommodated in conjunction with the proposed development.

We recognise that the provision of this information is late in the process and that the Inspector may not accept it but thought it would be helpful to the Inspector given it was identified as a principal issue for the hearing.

We look forward to hearing from you in due course but if there are any queries on this please do let me know.

Kind regards

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Director
Planning

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