

1 September 2022
477589/A6/MH



The Planning Inspectorate
Major Casework Team
Room 3J Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Mark Hodgson

Unex House
132-134 Hills Road
Cambridge CB2 8PA
T: +44 (0) 1223 347 000
F: +44 (0) 1223 347 111

SUBMITTED VIA EMAIL TO THE PLANNING INSPECTORATE

Dear Mr Boulton

**FORMER FRIENDS SCHOOL, MOUNT PLEASANT ROAD, SAFFRON WALDEN
FULL (CHANGE OF USE) APPLICATION FOR RESIDENTIAL CONVERSION, DEMOLITION AND
REDEVELOPMENT (REF S62A/22/0000002)**

We write further to the recent hearing and in particular the Sport England response and their attendance at the hearing session.

Given the importance of this issue to the determination of the application we have re-visited the playing field issue subsequent to the hearing and Sport England's involvement. Our client has overlaid the playing field designation where it relates to the existing playing field with the proposed plans and the area of encroachment is significantly less than that listed by Sport England.

The area they refer to as being lost playing field is in fact only partially covered by the playing field designation, and totals 497.5 square metres, or 0.0497 hectares, not 0.15ha as identified by Sport England.

The existing playing field is circa 5.9 hectares as shown on the attached plan 21 0037-1002A.

The 497.5 square metres of playing field used for the application proposal comprises parking spaces for the community use of the swimming pool, part of the access road into the site and a turning head, as well as proposed landscaping. It equates to less than 1% of the playing field.

The proposed landscaping on this area as shown on submitted drawing 21 0037-200L could be given over to grass and used as part of the playing field if required as part of the landscaping condition. If this was the case this would reduce the loss to only 291.5 sqm of playing field. This is shown on attached drawing 21 0037-1001. As a percentage of the existing playing field this would be a loss of less than 0.5% which is negligible.

Separately, the playing field designation encroaches onto the existing car park to the east of the sports hall. The red line plan as submitted follows the existing car park to the east of the sports hall so there is no actual loss to the existing playing field area. Indeed, there could be an increase of 214 sqm if the landscaping to the rear of the Ash Houses is also given over to playing fields. This is also shown on drawing 21 0037-1001.

Notwithstanding the above, Sport England also referred to the fact that a cricket pitch could no longer be accommodated on the playing field as a result of the proposed development. Again, our client has revisited this matter and has produced the attached drawing 21 0037-420A to show how a cricket pitch can be





accommodated on the site. The dimensions used have been taken from the ICC Test Match Playing Conditions Rules 19.1.3 and 19.1.4 which state:

19.1.3 The aim shall be to maximize the size of the playing area at each venue. With respect to the size of the boundaries, no boundary shall be longer than 90 yards (82.29 meters), and no boundary should be shorter than 65 yards (59.43 metres) from the centre of the pitch to be used.

19.1.4 At all times, there must be 3 yards (2.74 meters) from the boundary rope to the first solid object (advertising boards/LEDs, photographers, cameramen, dug outs, covers, perimeter fence) for the player's safety run off.

Source: [REDACTED]

We trust the above is helpful and look forward to hearing from you in due course.

Yours sincerely

[REDACTED]

Mark Hodgson
Director

Enc.