

Representation made on behalf of c.100 households next to or close to the former Friends' School, Mount Pleasant Road, Saffron Walden CB11 3EB

Section 62A Planning Application: S62A/22/0000002 Former Friends' School, Mount Pleasant Rd, Saffron Walden CB11 3EB

Uttlesford District Council reference - UDC UTT/22/1040/PINS

Sent via e-mail: section62a@planninginspectorate.gov.uk

6th September 2022

Please accept this as a further submission as a formal response to the above application on behalf of the residents of c.100 households that either adjoin or live very close to the site on: Borough Lane, Burgess Croft, Chichester Road, Crawley Hobbs Close, Debden Road, Friends Walk, Greenways, Linden Square, Mount Pleasant Cottages, Mount Pleasant Rd, Northfield Road, Old Mill Road, Pavilion Way, Peaslands Road, Railey Road, St John's Close, The Avenue, Tilia Court, Water Tower Place and Winstanley Road.

As per your email of the 5th September 2022 we thank you for the opportunity to comment on the additional information that the Applicant provided after the public hearing.

Through the production of additional plans and statements, the Applicant has clearly recognised that there will be a loss of sports and in particular cricket provision on the overall site of the former school (that remains in their control). They also clearly recognise that this loss can be avoided by providing a new cricket pitch that can "be accommodated in conjunction with the proposed development". We would therefore like to ensure that such a 'like-for-like' provision is maintained for the local community.

It may be that you are minded to grant consent to the application, in which case we would respectively suggest that the provision of this replacement cricket pitch, for continued public use, could be subject to a condition where the Applicant agrees to both provide the pitch for public use and either relay the cricket square/pitch (as per their drawings) and/or provide a financial contribution (of say, c.£20k) to have such a new cricket square re-laid as part of a s.106 planning condition.

Should a planning condition not be a viable way of ensuring that the principle of a cricket provision on this wider site is retained, then we believe the planning application should not be approved, as all parties have now demonstrated that this will deliver a material loss of sports provision. If a refusal was issued, then the Applicant could come back with a fresh application for the whole school site, where the overall sports provision on the playing fields can be properly masterplanned along with the reuse of the buildings for housing. As part of this masterplan, options could be investigated for the delivery and ongoing management and maintenance of the cricket pitch and other sports facilities, where both the town council and local sports clubs are keen to see such facilities retained on this site.

Notwithstanding the above, if you are minded to grant consent, then at least we would respectively request that within any written conclusion, reference is given to maintenance of sports and open space facilities on the adjacent site, and that the Applicant has accepted that a cricket pitch/square can "be accommodated in conjunction with the proposed development" as a forward planning indicator to whomever may determine a future application for the remainder of the site. This will help to try to avoid a loss of much needed sports facilities on the existing, protected, playing fields.

We thank you again for the opportunity of seeking our opinion on this matter and we look forward to hearing from you.

Calum Ewing

[Redacted signature block]