

Dear Sir/ Madam,

Reference: S62A/2024/0057

Objection to the placement of sports pitches & pavilion at the south end of the Chase housing development. Site – previously used as the former playing fields of The Friends School, Mount Pleasant Road, Saffron Walden CB11 3E

Applicant Name: Chase New Homes

As the home owner of [REDACTED] please find below my objections to the proposed placement of recreational pitches at the south end of the plot previously used as the playing field of The Friends' School, Saffron Walden, Essex.

- 1) Noise and light disturbance: With the introduction of the aforementioned sports pitches, there will be significant noise/ light pollution. My wife and I purchased [REDACTED] in 2003 largely due to the calm and tranquillity offered in this secluded cul-de-sac. With the introduction of sports pitches, this idyll will be destroyed. Especially if Sport England's recommendations are followed and Chase Homes install 3G, flood-lit pitches, the resultant noise and light pollution will continue throughout the dark evenings and autumn/ winter months. Additional noise disturbance will take place if the proposed sports pavilion is rented out for private functions/ parties;
- 2) The above construction would have a very negative impact, not just on Greenways' residents but also on the local wildlife which currently inhabits the field – in particular the bat colony which resides in the trees at the south end of the former playing field;
- 3) Traffic danger – The above development will result in an increased volume of traffic trying to enter the Greenways cul-de-sac should a cut through to the pitches be made on the Greenways border. The existing traffic 'bottle-neck' that is the top of Winstanley Road will simply become impassable. Already this section of highway is cause for concern considering the number of young children who reside in nearby houses. To add further traffic to the problem will be perilous.
- 4) Lack of parking spaces for the proposed pitches. I note on the plans that a wholly inadequate number of parking spaces have been allocated by Chase Homes for the pitches. The 28 car parking spaces; 2 disabled and 2 coach spaces that have notionally been ringfenced, will surely be used by residents of the proposed flats for their own usage. Note that Chase Homes have failed to provide any parking for the inhabitants of the flats. The knock-on effects of a concerning lack of parking will be that users of the pitches will park in Greenways and other neighbouring streets as an alternative. Already the vehicular parking in

Greenways is problematic. To add a large, additional volume of vehicles will cause Greenways to come to a standstill and leave residents unable to leave/ enter the cul de sac. Bear in mind that Catons Lane have 100 + parking spaces available; Saffron Walden County High School have 150+ spaces available and Katherine Semar School 40 + spaces available. Sport England recommend 20-50 spaces per pitch.

- 5) Having owned [REDACTED] since 2003, I have witnessed the disturbance caused by local youths, drinking/ taking drugs on the playground which previously existed in the Greenways development. Since the play equipment was removed in 2005, the problem of social disorder was eradicated. There is no doubt that the proposed Chase Homes sports development will have a negative draw on potentially disruptive individuals in the town and potentially further afield. This predicament is further exacerbated by the fact that there is a woefully inadequate level of policing which is currently operative in Saffron Walden and also Chase Homes do not make it clear who will supervise the pitches. This will mean that any inappropriate/ disruptive behaviour will go unchecked.

Saffron Walden residents already have access to an acceptable number of sports pitches/ facilities. These are offered at the nearby Katherine Semar School, Saffron Walden County High School and Swan Meadow/ Catons Lane areas. The Lord Butler Sports Centre also offers opportunity for Saffron Walden residents to keep fit. There is simply no need for further facilities to be made available.

My proposal is that pitches are not built on the former Friends School sports field and instead, the field is solely used for residential properties. This would also negate the need for any cut-through from Greenways.

I am happy to discuss any of the above views in more detail.

Kind regards,

James and Julie Puxley, [REDACTED]