

From: R Howard [REDACTED]  
Sent: Monday, September 9, 2024 11:26 AM  
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>  
Subject: Planning Application S62A/2024/0057 ( CB11 3 EB )

Applicants name for Planning Application:- Chase Homes Address for the planning Application:-  
Former Friends School Field, Mount Pleasant Road Saffron Walden CB11 3 EB.

I object to this planning proposal on the following grounds: -

1 The proposed development is located within zone 6 of the Saffron Walden conservation area, and if it is permitted to take place there will be a very significant loss of a large amount of open space. The value of this open space has been recognised by the 2018 Saffron Walden conservation Area Appraisal and Management Proposal which states: -

As the open space includes a large amount of playing fields which were well used for a variety of sports, (not just football) by the community until the site was closed in 2017, it would be a great loss to the community if most of the fields were permanently lost. Within their application (sec 3.4 Planning Statement) Chase Homes states "The field is not open to the public and there is no interest in re-opening the facilities".

I cannot find within the submitted paperwork any evidence to support this claim and I do not agree that this is the case. I would also imagine that Sports England would also not agree as they objected to the 2019 planning application on the grounds of lost playing field area.

The Gibson Legacy, existing school buildings and our cultural heritage is being ignored. Both the Bell College and the Friends schools were left by the Gibson's to the town for the benefit of the community, particularly educational benefit. It is recognised that sport is a great educator.

2 I also feel that the impact of the new housing development immediately adjacent to a specifically protected conservation area would have a very negative effect on the wildlife there, due to the noise light and the proximity of humans and domestic animals. In addition to this the biodiversity within the small amount of open land remaining would be negatively affected by the development.

3 Road congestion and road safety, particularly for children. the exit and entrances on to Mount Pleasant Rd, with restricted views, present an increased danger on an already busy road. Recently, parking along Peaslands and Mount Pleasant Road from which the site is accessed has been disallowed during weekdays to clear the gridlocked traffic and provide a link road bypassing the town centre through Saffron Walden. Unfortunately, because of this the existing already considerable flow of traffic has increased further, including very large lorries and without the parked cars more traffic travelling this route it appears to be exceeding the speed limit. This is a considerable hazard to the very large numbers of children on route to the nearby three schools to which the roads provide access. This congestion and road safety problem will be very much increased with yet more traffic accessing and leaving the houses /flats outlined in the first part of the development, let alone the traffic from the second part of the proposal.

Please could you acknowledge the receipt of this e mail, as I would like to attend any public hearings by the planning inspector if appropriate regarding this issue.

Ralph Howard  
[REDACTED]