

From: Tony Watson [REDACTED]
Sent: Friday, September 6, 2024 3:30 PM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: application reference number S62A/2024/0057 Outline Application for 91 houses at Mount Pleasant Road Saffron Walden

[REDACTED]

Dear Sir,

I Object to the proposed re-development of playing fields formerly part of the Friends' School Saffron Walden

1. The original use of this area was for agricultural, it was purchased by the Governors of the School as part of the development of the school in 1879. The whole of the area in this application of playing field has been used not only by the school, but also by local sports clubs up until the school closed in 2017. No use has been allowed by the developer since their purchase. The whole site has since has been surrounded by residential development in the last 60 years. It thus provides a green lung for the housing surrounding the site.
2. There are only two large green spaces within the area of Saffron Walden. The Common (a protected site) forms the centre area in the town, but is not used for sport. The Friends' School playing field provided the only other large green area with the development of the town to the South and East. This whole green site should be re-developed for community sport and recreation use.
3. Mount Pleasant Road is only one of three roads providing access from the east to the west giving access to London or Cambridge. The other two roads, Church Street and Audley Road are with the centre of the town. Mount Pleasant Road has become in effect a southern by-pass. Access to the Leisure centre for covid injections causes the road to be blocked by traffic awaiting to get into the leisure centre. The number of cars and delivery vehicles needing access to the proposed 91 houses and to the limited sport facilities via Mount Pleasant Road(MPR) will cause frequent grid lock to the existing busy road. There appears to be limited access from the site to MPR which will cause congestion at this access.
4. When the car park for the school sports hall (Now demolished) was extended three very large holding tanks had to be constructed adjacent to MPR to hold back water from the small car park. Disposal of surface rain water over a large area is likely to cause flooding adjacent to MPR and also to the South of the site.
5. I have had knowledge of this site as a former pupil, old scholar and Governor. It should be retained as an open site for the benefit of future residents of the Town.

Tony Watson
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