

**From:** [REDACTED]

**Sent:** 01 July 2025 16:23

**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>

**Subject:** S62A/2025/0107 - Planning application for the former Friends School Field, Mount Pleasant Road, Saffron Walden, CB11 3EB

To who it may concern,

In response to the above planning application, we would like to make a representation against the planned development and proposed Woodland footpath on the former Friends School field.

The proposed new housing estate has various aspects which we feel do not take into account the present situation or the future issues that are caused by this development.

These include but are not wholly limited to the following areas of concern:

- Access to the site is via the busy Mount Pleasant Road which is already the main cut through route from Thaxted Road to Debden Road for commuters, school traffic and local business access. This also includes pick up and drop off for three schools varying in age from nursery to primary school. This road struggles to cope now without the increased volume of vehicles that would surely total in the region of an extra hundred.
- Entrance into the new housing estate gives limited line of sight for people coming out or attempting to go in.
- The sporting facilities that have been available in the past are to be built on and the number of actual pitches that could be used at any one point has been reduced dramatically. This is seen by the fact that the cricket outfield overlaps three quarters of both football pitches and therefore restricts any possibility that these sports can be played at the same time. This should be a requirement due to the fact both sports fixtures overlap each other at the beginning and end of each season. The upkeep and preparation of the cricket field would be limited as the touchlines of both football pitches interfere with the cricket strips.
- Proposed woodland footpath goes full length of reserved/protected nature area for no reason as no need for residents of Greenways to be able to get to Mount Pleasant Road via this path, or new residents on the old Friends School site to get into Greenways. Pathway goes into the end of a cul-de-sac, which is at the end of a no through road, Winstanley Road, with limited parking and with no other reason to come out there (e.g. no shop). The no through road has a bend with a limited sight line and parking on one side at all times making it a one track road. This sight line was a major factor in reducing and calming the volume of traffic when the initial planning application for Greenways was submitted some years ago. The only reason that the pathway would be used is to be able to return to vehicles parked here as an overflow to the allocated parking near the sports clubhouse.
- The informal pedestrian route/woodland footpath would cause disruption of natural processes and negative impact on local wildlife in the reserved and protected nature area that supports a diverse and unique eco system. The wildlife that would be affected includes bats, birds of prey (red kites and buzzards), deer, hedgehogs, other birds (including robins, tits, blackbirds, pigeons, chaffs, swifts, etc.). We would therefore strongly request this footpath be removed from the planning application.

Thank you for your consideration in this matter.

Mr A & Mrs K Kidd