

**From:** [REDACTED]  
**Sent:** 04 July 2025 09:16  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** Ref. S62A/2025/0107

Dear sir or madam,

I am writing to object to certain aspects of the previously refused planning application (No.S62A/2025/0107) for the development on the former Friends School sports field, Mount Pleasant Road, Saffron Walden.

1. The current design of the development will significantly impact my property, [REDACTED] by overlooking my garden and cause a loss of privacy. The proposed windows and balconies of two second floor maisonettes ([REDACTED]) face my garden from higher ground, allowing the residents to look directly into my property. This will significantly reduce our privacy and enjoyment of our garden. I believe this is a breach of local planning policy regarding overlooking and privacy.

I suggest that the developer considers mitigating the impact on my property by rotating the maisonette block 180 degrees and changes both the upper floor maisonettes to two bed units, so only small bedroom windows face our property.

This suggestion would have other benefits:

The maisonette entrances would be more convenient to reach parking area.

Currently, the entrances are on a slight bend in the road and very near a junction. Delivery and other vehicles parked by them would be hazard.

Rotating the building would put the entrances adjacent to the side road and further from the junction. This would reduce the safety risks of on road parking by the entrances and makes off road parking in the designated area more convenient.

2. The clubhouse is an overdevelopment of the sports field when compared with its previous use.

The ten-metre square clubroom is unnecessarily large and not needed for any of the proposed sports activities.

Club meetings, such as AGMs, could be held in the community hall next to the entrance to the proposed site.

The current design has the potential to be used for parties, entertainment, and other events, causing excessive noise and disturbance. It would fundamentally change the use of the grounds away from only sports activities in daylight hours.

The presence of a power supply on the field makes it possible for the sports field itself being used for events at any time of day.

The proposed sports field, with a smaller clubhouse, should have restrictions imposed to limit the use to the playing of cricket and football during limited hours, such as 8am to 7pm.

I hope the points made will be taken into account when the appeal is considered.

Yours sincerely,

B P Bishop