

From: [REDACTED]
Sent: 03 July 2025 15:49
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: S62A/2025/0107 Former Friends School Field, Mount Pleasant Road, Saffron Walden

To whom it may concern

Please see the following as an additional comment from Saffron Walden Town Council regarding application S62A/2025/0107 the former Friends School Playing Fields.

Should the application be approved, sufficient s106 contributions are required to mitigate the impact of the development and the loss of the existing sporting provision.

Whilst SWTC was provided a draft s106 / UU and SWTC provided comments, no further updates have been provided – contrary to the adopted Uttlesford Developer Contributions Policy.

Should the inspector be minded approving the application the following needs resolving:

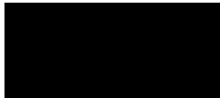
- a. Page 11 – £30k POS contribution
It is not specified who this will be paid to, it is assumed SWTC.
- b. Page 13 – £75k sports contribution
It is not specified who this will be paid to or what sport it is contributing toward.
It is assumed this is the 3g football pitch contribution, which is referred to within the planning documents. If this is the case a 3g pitch is costed between £965,000 - £1,205,000 and the financial sum offered represents less than 10% of the finances needed for a 3g pitch.
- c. Page 13 – £234k maintenance contribution
It is not specified who this will be paid to, it is assumed SWTC
- d. Page 14 - £100k walking and cycling
It is not specified who this will be paid to, it is assumed SWTC given it refers to the Neighbourhood Plan
- e. Page 24 – the owner shall elect to transfer the sports pitches etc to a management company or offer facilities to SWTC
In line with the adopted Uttlesford Developer Contributions policy, it should state the facilities will be offered to SWTC at first refusal
- f. Page 25 – if facilities are adopted by SWTC a monetary payment will be made
There is no trigger point specified confirming when the payment will be made
- g. Page 25 – the owner shall elect to transfer the POS to a management company or offer facilities to SWTC
In line with the adopted Developer Contributions policy, it should state the facilities will be offered to SWTC at first refusal
- h. Page 25 - if the POS is adopted by SWTC a monetary payment will be made
There is no trigger point specified confirming when the payment will be made
- i. Page 27 – sport pitch contribution

Says a monetary contribution will be made to the Council, but does not specify which one;
this should state Saffron Walden Town Council

Even with the above being rectified, this is insufficient to mitigate for the loss of the existing sporting provision. The proposals support the loss of football and cricket but have no consideration for other sports, despite an existing sporting deficit – as cited in our objections dated 1 July.

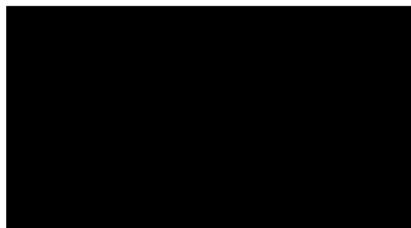
Many thanks and I would be grateful if you could please confirm receipt.

Kind Regards



Georgia Arnold
Deputy Town Clerk

Saffron Walden Town Council



[Redacted Instagram handle]



[Redacted Facebook handle]



[Redacted Twitter handle]



Saffron Walden
Town Council

