

UTT/25/1343/PINS – FORMER FRIENDS SCHOOL FIELD, MOUNT PLEASANT ROAD, SAFFRON WALDEN

The Senior Planning Officer presented a S62A application for the erection of 75 dwellings with associated infrastructure and landscaping. Provision of playing fields and associated clubhouse. She said that the revised application reduces the number of dwellings from 91 to 75 compared to the previous application on this site, and the number of trees provided had increased from 101 to 146.

She said that as this was a PINS application, UDC were acting as a consultee and could submit observations to PINS.

In response to questions from Members, Officers made the following comments:

- A condition to ensure climate change proposals within the applicants Design and Access Statement (at 13.9.2 of the officer report) could be suggested to the Inspector in order to ensure their implementation, but noted there might not be policy to support all the measures that had been included.
- There was affordable housing within the scheme, but there was no more detail available of the Housing Association who had expressed an interest in purchasing the affordable homes. It was noted the HA was not material to the decision.
- The harm to the Heritage Asset mentioned by the Inspector in the 2024 refusal referred to the conservation area in respect of layout and urban features that would replace playing fields.
- A planning condition would be suggested to deal with the request for a stage 2 Geotechnical ground investigation in 13.10.5.
- There was a small play area within the plans.
- The proposed pitches met the necessary requirements in terms of dimension.
- There was a public right of way on the southeast of the site by the Woodland.
- The flood authority had withdrawn their objection further to additional information and a flood risk assessment provided by the applicant.
- There was no parking standard for sports facilities it was a judgement made on each site.

Members discussed:

- The car parking allocations and whether visitor spaces were included in the Clubhouse quota.
- The shared parking for both the sports facilities and visitor parking and whether that was adequate.
- The likely overflow parking in the surrounding roads.
- No provision for coaches to park.
- The affordable housing which should be integrated within the site according to current policy.
- Loss of sports provision.
- No provision of bungalows.

██████████ proposed objection and a submission to PINS on that basis, with the following comments discussed in the meeting, in summary: -

- Heritage harm in terms of harm to the Saffron Walden conservation area.
- Concerns with a lack of parking provision in terms of visitor parking and lack of coach parking for the sports facilities.
- Loss of outdoor sports provision, contrary to 104 of the NPPF.
- Affordable homes clustering.
- Housing mix being out of line with established needs. .

A condition to make sure that climate change proposals were carried out.

- A condition regarding a Stage 2 Geotechnical ground investigation.
- No bungalows.

This was seconded by [REDACTED]

RESOLVED that the Strategic Director of Planning be authorised to advise the Planning Inspectorate that the comments as outlined in the motion above be submitted.