

Application Reference number S62A/2023/0026
Proposed Development at Land West of Robin Hood Road Elsenham
Outline Application for the erection of up to 40 dwellings with all matters reserved except for access

Dear Sir/Madam

I wish to comment and object to the above application.

The history of this site or an approximation of the above application is that the original application UTT/19/0437 for outline approval was refused by Uttlesford District Council but approved on appeal to the Planning Inspectorate Appeal Reference APP/C1570/W/19/3242550 dated 4/9/2020.

This application relied upon access being achieved from Rush Lane Elsenham. This access has proved to be undeliverable to date; an application for detailed consent following approval of the outline on appeal is before Uttlesford District Council its status is currently undetermined.

This new application (reference in the heading above) does not seek access from Rush Lane but from a turning head in the narrow extension of Robin Hood Road Elsenham leading down to a closed railway level crossing.

When considering the appeal referred to above the Government Inspector himself referred to this section of Robin Hood Road as being narrow with no footway on either side. (See Figures 1 and 2) It is clearly not an acceptable means of access to a site proposed for 40 dwellings as the Inspectorate will surely conclude during the essential site visit.



Figure 1 The View From The Turning Head Along Robin Hood Road

Looking towards junction with Rush Lane

Courtesy Google Earth



Figure 2 Robin Hood Road Adjacent To The Application Site

Courtesy of Google Earth

This shows the length of Robin Hood Road from its junction with Rush Lane down to the turning head/proposed access

The road at its lower end is frequently wet with water running from the springs that issue within the application site.

The Inspector when commenting upon the appeal referred to above discounted issues such as the development being outside development limits; in the countryside; in the Countryside protection zone; and matters such as noise from the adjacent main London to Cambridge railway line.

However The Inspector did make much of the matter of the absence of a Five Year Land Supply. Since the previous Inspector considered the appeal however the situation has changed and Uttlesford District Council, in its 5 Year Land Supply Statement and Housing Trajectory document in April 2023, stated that it now has

housing land provision of 5.14 years which is above the minimum threshold of 5 years set out in the NPPF.

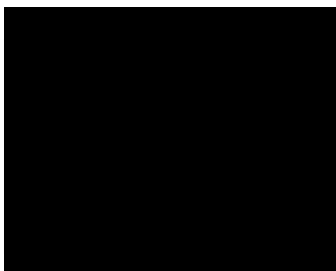
Therefore the strategic justification for approving this application no longer exists. Uttlesford District Council now has a Draft Local Plan which is out for Consultation (Stage Regulation 18).

In so far as local housing needs are concerned, development is already underway in the village of Elsenham for 130 dwellings adjacent to Hall Road; 350 dwellings under construction off of Henham Road Elsenham with another 200 having outline consent by Bloor Homes off of Old Mead Road (which will be an extension of the Bloor 350 site) on the village boundary; 99 dwellings under construction off of Stansted Road Elsenham and Isabel Drive Elsenham; 50 dwellings approved in outline on Bedwell Road on the village boundary and 130 dwellings approved in outline in the centre of Elsenham on pasture land off of Henham Road Elsenham. Clearly there is no shortage of housing land in Elsenham.

All of these current approvals/construction works come without any improvements to local infrastructure or services and they come on the back of some 450 plus dwellings built and occupied over the past few years in Elsenham again without any enhancement of infrastructure or services. As a consequence essential infrastructure and services are already struggling.

For all of these reasons and the changed circumstances there are adequate grounds for refusing this application and we urge the Inspector to do just that.

Yours Faithfully



C R J Bush

