

The Planning Inspectorate,  
3<sup>rd</sup> Floor, Temple Quay House, 2 The Square  
Temple Quay, Bristol, BS1 6PN

20<sup>th</sup> of December 2023

**Application Reference: S62A/2023/0026; Land West of Robin Hood Road; Elsenham; Outline application for the erection of up to 40 dwellings with all matters reserved for access**

Dear Sirs

We are writing to voice our opposition to the above planning application; As local residents we are horrified that such a tranquil site with its habitat for plants and animals will be concreted over and lost forever. This application will obviously totally change the character of the whole area.

We would like to make the following points:

1. **Ecology.** As outlined in the design and access statement 1 of 2, the developers proposal includes 'ecological enhancement of the site' through the creation of a new attenuation pond. This is counter productive as the creation of an attenuation pond and forming sustainable urban drainage systems (SUDs) requires the removal of huge amounts of earth, plants, vegetation, and natural habitats of creatures.
2. **Loss of existing Trees and habitats** The design and access statement states that additional areas of public realm will be opened up; specifically it states 'The creation of new areas of public open space creating attractive open environments'. To achieve this outcome, the development schedule states, 'The removal of some negligible existing trees towards the northern boundaries as required'. We are concerned that the developer is proposing to remove mature existing trees to replant immature trees in another area.
3. **Use of the land by residents** At present the site is used daily as a right of way by the local community, residents are concerned with how their leisure walks will now be affected given that the proposal is to install 40 dwellings. The design and access statement (pg. 1 of 5) covers 'surfaces, landscape and materials and street furniture', given that residents use this pathway the developer must provide further clarity regarding the proposal of furniture and greater detail in who can use it. The developer is proposing that the removal of natural vegetation and placing furniture (unknown quantities) as a 'benefit'
4. **Road width** The transport statement (redacted) clause 4.4 refers to 'off site improvements'. This clause mentions that the existing Robin Hood Road will be extended to 5.5 metres width, with the provision of a 2 metre wide footway on the western side of the Robin Hood Road. At present the residents of Robin Hood Road who do not have driveways park their vehicles adjacent to the curb throughout the entire length of this road. The proposal to slightly increase the road width does not take this into account. In addition to this, the disturbance to form this pathway and widen the width of the road is of concern given the proximity to houses. How are residents cars going to be protected where necessary or potentially temporarily relocated for the duration of the off-site improvement works.
5. **Noise disturbance.** The noise assessment undertaken by Resound acoustics on behalf of Rosconn Strategic Land covers the proposal of 40 no. dwellings, but doesn't specifically provide any acoustic mitigation to the existing properties in the immediate vicinity. This includes heavy good vehicles; it is unlikely that all delivery drivers will follow the traffic management plan (TMP). The potential increase in noise disturbance will have a detrimental negative impact on the local environment.

It is evident that this land is crucial to the heritage of the community and the local authority, this is evidenced in that various developers have tried to build upon this land since 1977 and all attempts thus far have been rejected.

The development will have negative consequences on the local environment: traffic and transport, nature including animals, and those who use the land as a right of way.

The question is whether the proposals meet Planning and Design criteria and is of sufficient quality to meet the hurdle for approval- does this scheme enhance the environment? No of course it doesn't.

On the basis of the above, I trust that our concerns will be taken into consideration prior to a decision being reached on the planning application for Land West of Robin Hood Road, Elsenham.

Kind regards

Karen and Billy Bonfield