

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 provide my observations and comments and offer a very robust objection to the referred application as detailed above.

My understanding of the original application UTT/19/0437 submitted to Uttlesford District Council was for outline approval and was refused. This was then approved on appeal to the Planning Inspectorate, the original was outline planning with access. This access was originally from Rush Lane opposite number 8. It was subsequently decided that access opposite number 8 was not suitable for vehicles, Refuse Cart, turning in and out etc. The main problem being Rush Lane is what it says a Lane with Houses on one side and a single footpath, certainly not suitable for a large number of vehicles. Originally this was access track to the house at the bottom of the lane.

So access was the main issue at this first outline application, so another entrance was suggested further along the lane. The issue with this became obvious when the Housing Association who own most of the houses, situated on the right and the hedgerow on the left, allegedly, refused passage into the field.

So this new application has applied to approach access from Robin Hood Road, the lower part of which is even narrower and more lane like than Rush Lane, there are houses on one side of this very narrow road, no lighting, no footpath and not really wide enough for the Refuse cart, which accesses in reverse to service this part of the road. This is at the end of Robin Hood Road where there is a foot crossing gate at the railway lines, no vehicular access.

The turning head is used regularly by service staff of the Railway company and parking for visitors to homes in this part of the road.

I understand the Government Inspector referred to this section of Robin Hood Road as being narrow with no footway on either side. It is clearly not an acceptable means of access to a site proposed for 42 dwellings.

The field in question is riddled with Springs that run continuously and find there way in most cases at Stansted Brook which runs alongside the Railway line, some of the springs venture onto Robin Hood Road at this lower point and the road is always saturated even though at the crossing area there are three drains they are not enough to remove the water. In the winter months when we have freezing

temperatures the lower part of this road becomes covered in ice and vehicles regularly become stranded

I fear that the building of more houses in this area will have a devastating effect on the existing homes, most of which are set lower than the road, and should the springs be displaced/ rerouted by footings etc then flooding of the properties will undoubtedly occur.

Submitted with a request that this particular proposed site be personally visited prior to any approval by the entire deciding body, I feel confident it will then be refused permission.

Yours Faithfully

Mr Allan Hathaway

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