

From: Margaret Shaw [REDACTED]
Sent: 06 January 2024 15:57
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Application Reference number S62A/2023/0026

[REDACTED]
Dear Sir,
RE Application Reference number S62A/2023/0026
Proposed development of land west of Robin Hood Elsenham
Outline application for the erection of 40 dwellings with all matters reserved except for access

This application contravenes the current UDC Plan guidelines

GEN 1 c The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired

and

GEN 2 b

It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;

& Gen 2 h

It minimises the environmental impact on neighbouring properties by appropriate mitigating measures.

The proposed revised access should not be allowed as it would cause harm to the existing hedgerow that borders the site.

The turning point proposed to become the access is used extensively by Network rail staff.

The site access would be too close to Footpath 13/29 which is one of the few remaining rural PRoW in the village.

I note that Network Rail has not been included in your list of statutory consultees despite the site running alongside their land, and despite their stated desire to close the level crossing at Fullers End, which would mean rerouting pedestrians through this site.

This is sacrificing one of the last remaining rural areas in the village and it is a travesty that outline permission was even granted especially as Network Rail were not consulted.

M.A. Shaw