

Angela Foster

083/130

From: Harry Jones <HJones@davidlock.com>
Sent: 11 May 2017 09:42
To: TRANSPORTANDWORKSACT
Cc: Steve Biart; Phil Copsey; chris.selway@bnpparibas.com
Subject: NETWORK RAIL ESSEX AND OTHERS LEVEL CROSSING REDUCTION ORDER
Attachments: NR Essex and Others Level Crossing Reduction Order Response on behalf of FEL 11 05 17.pdf

Dear Sir or Madam,

Please see attached a letter submitted on behalf of our client Fairfield Elsenham Ltd in relation to the Network Rail Essex and Others Level Crossing Reduction Order.

A hard copy has been sent by post to follow.

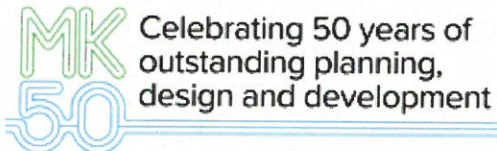
Yours faithfully

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Secretary of State for transport
c/o Transport and Works Orders Unit
General Counsel's Office
Department for Transport
Zone 1/18
Great Minster House
33 Horseferry Road
London
SW1P 4DR

BY EMAIL: transportandworksact@dft.gsi.gov.uk and post

11 May 2017
FFP012/PDC

Dear Sir or Madam,

NETWORK RAIL ESSEX AND OTHERS LEVEL CROSSING REDUCTION ORDER

Fairfield Elsenham Ltd has been served notice under the above proposed Order in relation to its land interests in and around Elsenham in Essex. Fairfield Elsenham Ltd has long-term interests over the land outlined red in the enclosed plan (FFP012-003 Rev G). David Lock Associates is responding on behalf of Fairfield Elsenham Ltd at this stage of the Order. Fairfield Elsenham Ltd or alternative advisors may respond to subsequent stages.

Fairfield (Elsenham) Ltd objects to the proposals for the closure of the Elsenham Emergency Hut Crossing and associated works including the compulsory purchase of land:

1. The mitigation proposed is inadequate. The current 4 crossing points in the 2 km of railway line north of Elsenham level crossing will be reduced to 2 crossing points. This would have a significant severance and injurious affection effect on land served by the local footpath network. Fairfield (Elsenham) Ltd consider that an additional footbridge crossing should be considered to maintain current levels of connectivity and avoid significant diminution in value of their related land holdings.
2. The reliance on the North Hall Road bridge for recreational walkers is not a suitable alternative. The bridge (known locally as the Toot Toot Bridge) is of a single vehicle width limited visibility on the approaches. Any benefits to safety from the closure of foot crossing of the railway line would be outweighed by the risks to safety of directing pedestrians along this route. Further the design of the bridge does not allow for any enhancements to improve the environment for pedestrians.
3. The diversion of footpath EX/25/15 on to land controlled by Fairfield (Elsenham) Ltd is objected to. This land forms an integral part of land being actively promoted for residential and related development and will have a direct material effect on proposals for the future redevelopment of the land thereby causing injurious affection and related diminution in value. The diversion offers little benefits to users of the footpath network in terms of taking pedestrians away from 125 m of public highway Old Mead Road. This road is lightly trafficked in this area and already serves existing employment and residential uses. Therefore, regardless of the

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proposed diversion there will remain a pedestrian function for this part of the road. This diversion should be abandoned.

4. The reliance on the footbridge crossing at Elsenham Station ignores the fact that the footbridge lands on the up platform, not within any land adopted as public highway. It is therefore questioned whether this offers a suitable alternative.

Please keep me informed of all future stages of this process.

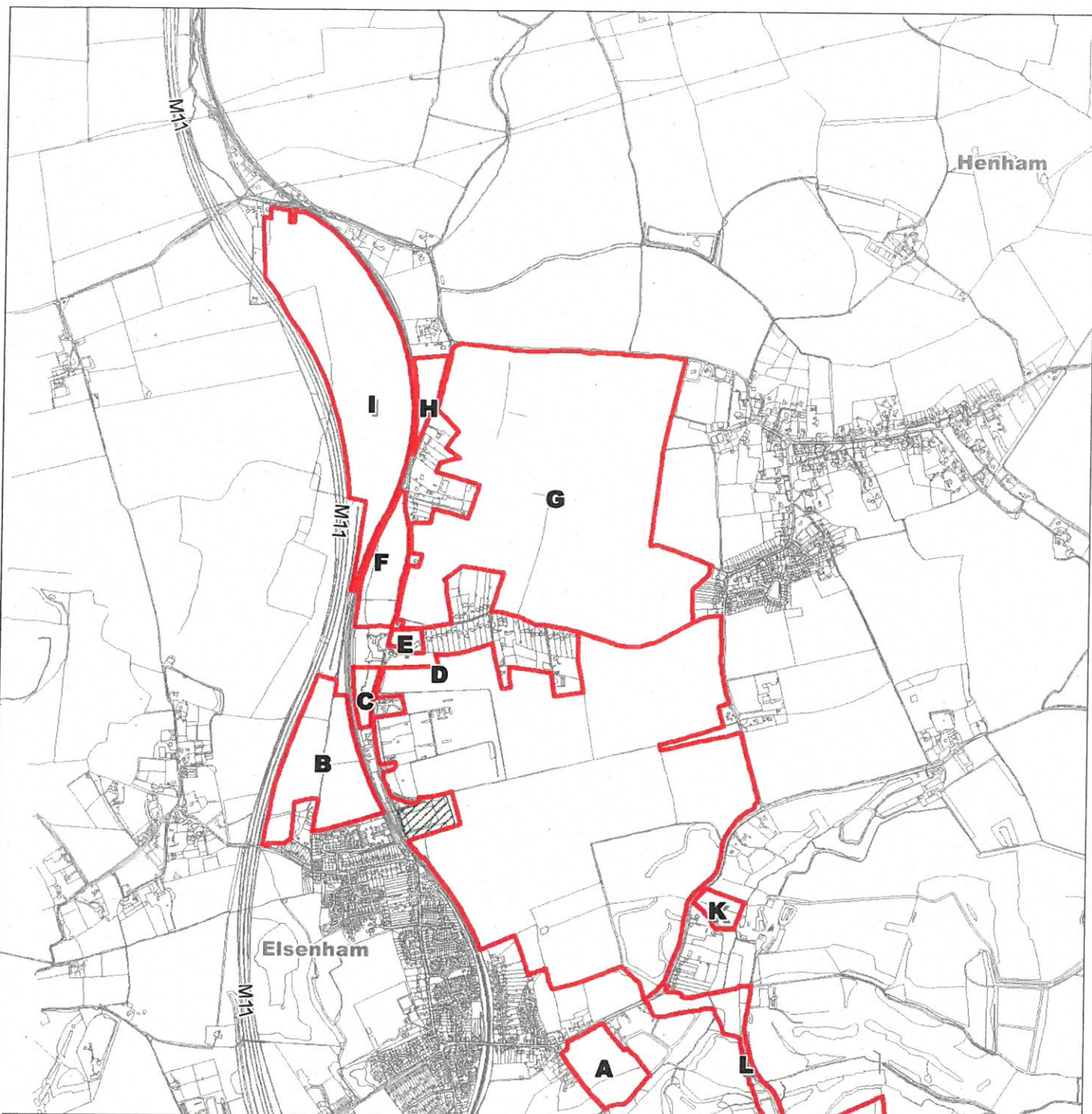
Yours faithfully

PHIL COPSEY
Partner


email: pcopsey@davidlock.com

cc Steve Biart Fairfield (Elsenham) Limited
Chris Selway BNP Paribas Real Estate

encl. Land Control and Site Description Plan – FFP012-003-RevG



- Land in Control of The Fairfield Partnership**
- Parcel A - land at Elsenham Cross
 - Parcel B - land north of Bedwell Road
 - Parcel C - land west of Old Mead Road
 - Parcel D - land east of Elsenham station
 - Parcel E - land at junction of Old Mead Road/ Old Mead Lane
 - Parcel F - land north of Old Mead
 - Parcel G - land north of Old Mead Lane
 - Parcel H - land south of Rosemead
 - Parcel I - land west of railway line
 - Parcel J - land north of Gaunt's End
 - Parcel K - land south of Henham Road
 - Parcel L - land west of Golf Course

 Warehouse and Station Car Park Land

22/05/2015 FFP012-003 Rev G

NTS

Elsenham

mrp/mrp/pc

Land Control and
Site Description

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THE FAIRFIELD PARTNERSHIP

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