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Kier Living
Eastern

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

12 May 2017

To whom it may concern

Network Rail Essex and Others Level Crossing Reduction Order – Parndon Mill Level Crossing

Please take this letter as our formal objection to Network Rail's proposal to divert Footpath EX-185-73 (Harlow) via the route shown on 'Sheet 07, E04 – Parndon Mill Level Crossing'.

The land at Ram Gorse is currently owned by Harlow Rugby Club, however Kier Living Ltd (formerly Twigden Homes) have an option to purchase this land, which we will be exercising in June 2017. Kier Living Ltd has planning permission to construct 125 dwellings on this land (reference HW/PL/14/00361) which is linked to a planning application for the construction of new Rugby Club facilities on land at Latton Farm. Kier Living Ltd will be commencing development at Ram Gorse in Summer 2017 following the completion of the new rugby club at Latton Farm. We project a three year build with sales running 6 months beyond practical completion.

We object to the application to divert the footpath along the edge of the site for the following reasons:

- Footpath EX-185-73 does not take into account the approved planning application at Ram Gorse. The planning application (reference HW/PL/14/00361) is a detailed application and shows properties, car parking, roads, open space and landscaping along this boundary. In particular, the garage and driveway for plot 1 and plot 37 appear to be impacted by the route of the proposed footpath diversion. These units will commence construction in July 2017. There may also be an impact on the location of individual houses, and their associated amenity areas.
- The area will comprise a live construction site during the three year build period. Due to health and safety, the entire site will be boarded and access into the site will be carefully controlled. It will therefore not be possible for a footpath to run along the edge of the site whilst the development is being constructed, due to the risk of pedestrians coming into conflict with the build.

Registered Company Name
Kier Living Limited
Registered Office: Tempsford Hall, Sandy,
Bedfordshire, SG19 2BD
Registered in England No. 775505



- The proposed route of the footpath does not take into account the physical constraints of the site. For example, the site slopes significantly on its northern boundary. The route of the footpath would also run through and/or adjacent to a group of trees protected by a Tree Preservation Order.

We look forward to confirmation of receipt of this objection, and if you have any queries on this matter please do not hesitate to contact the undersigned.

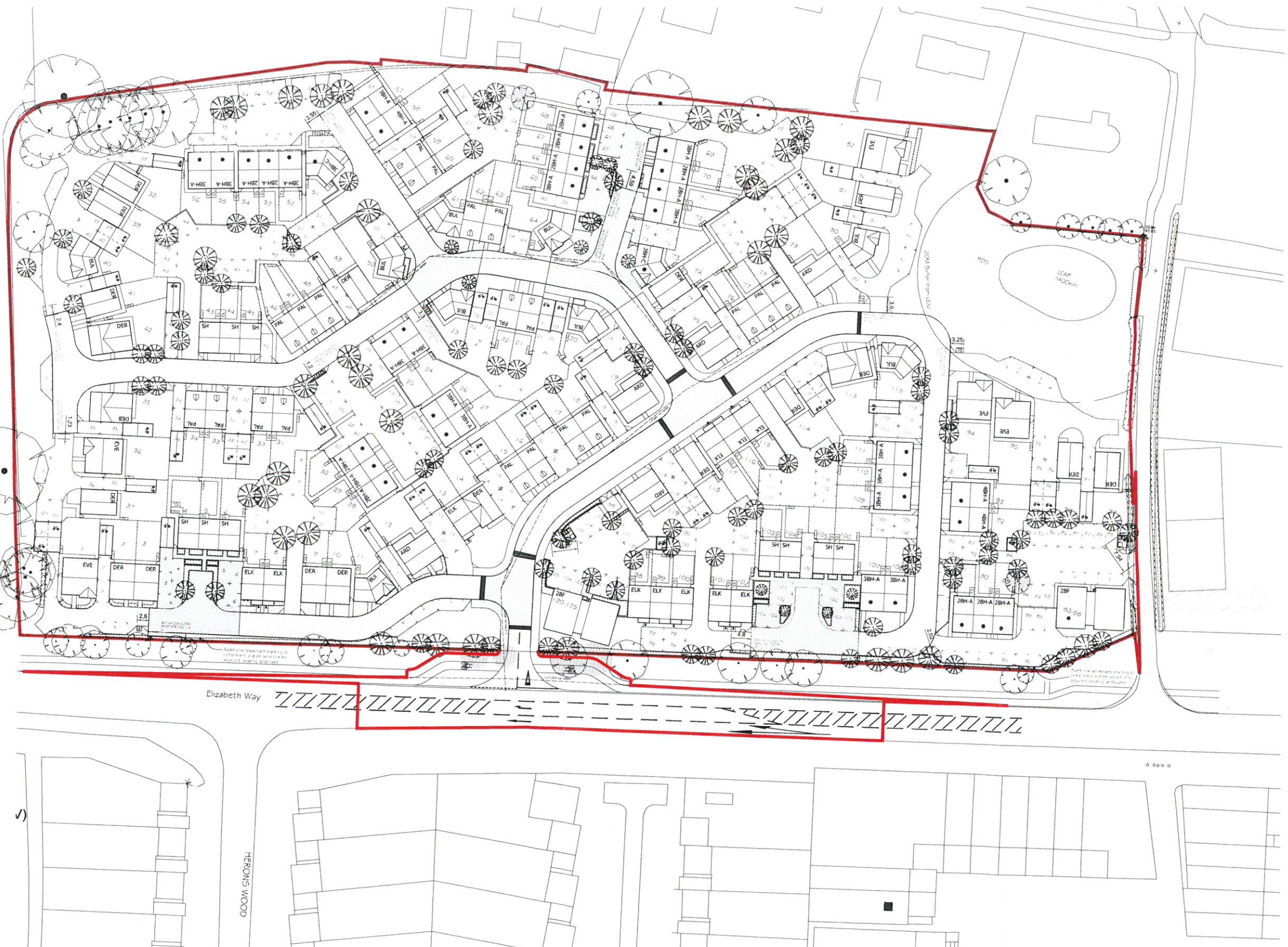
Yours sincerely,

A handwritten signature in black ink, appearing to read "Hollie Howe".

Hollie Howe MRTPI
Planning Manager

Ref	Name	Type	Size (sqft)	Unit Total (sqft)	No. Beds	No.
ARD	Ardleigh	Detached	1274	6370	4 Bed	5
EVE	Eversden	Detached	1490	7450	4 Bed	5
SHL	Shelley	Semi/Terrace	688	6880	2 Bed	10
ELK	Elkington	Semi/EOT	792	8712	3 Bed	11
BUL	Bullington	Detached/EOT	947	8523	3 Bed	9
DER	Dersingham	Detached/Semi	971	15538	3 Bed	16
PAL	Palmerston	Semi/Terrace	1117	20106	3 Bed	18
PAL SP	Palmerston Special	Semi	1360	2720	3 Bed	2
DEB	Debden	Detached	1371	4113	4 Bed	3
2BF		Flm	673	4038	2 Bed	6
TOTAL PRIVATE				84,448		85
2BH-A		Terrace	798	10374	2 Bed	13
3BH-A		Semi/Terrace	906	14496	3 Bed	16
3BH-C		Detached	934	1868	3 Bed	2
4BH-A		Semi	1041	3123	4 Bed	3
2BF		Flm	673	4038	2 Bed	6
TOTAL AFFORDABLE				33,899		40
TOTAL PLOTS				118,347		125

0m 10 20 30m
scale 1:500



- 1.8m closeboard fence
- 1.8m high facing brick wall
- 1.95m high facing brick wall
- Allocated parking
- Visitor parking
- Affordable housing
- Bin Storage Point
- Bin Collection Point
- Cycle Locker
- Cycle Storage Location
- Contrasting Surface
- Public Open Space
- Indicative Tree Planting
- Indicative Soft Landscaping
- Raised Planters
- Tree to be removed
- Climber
- Service Easements

Site Layout 1:500 A1

Rev A: Layout amended following receipt of Highway comments. Private access paths, cycle and bin storage added. MDP. 26.2.14
Rev B: Roofscape to Debden, vis. splays, cycle stores size increased, refuse storage and collection adjusted. Red line and vis splays adjusted. MDP. 20.03.14
Rev C: Layout amended following planning comments. MP/RC. 12.05.14
Rev D: Minor changes following consultant comments. MDP. 23.05.14
Rev E: Numbers reduced to 125, widespread layout adjustments. MDP. 3.07.14
Rev F: Client comments incorporated and additional information added. MDP. 17.07.14
Rev G: Schedule corrected. Cycle store rotated. MDP. 28.07.14
Rev H: Access to 83-88 widened. MDP. 08.10.14

Rev H: Paved areas to fronts of 4-6 & 103-106 re-considered. Additional planting indicated to Elizabeth Way frontage. MDP. 11.09.14
Rev I: Revision note updated to reflect earlier changes to parking to front of 4-6. MDP. 03.10.14
Rev J: Drive access to plots 83-88 widened. MDP. 08.10.14

Tel: 01604 500040 Web: www.rdc.co.uk

	INITIALS	DATE
CHECKED BY:	TO	27.01.14
APPROVED BY:	MP	28.01.14

Ram Gorse, Harlow

Dwg No: LLC933_110

