

Land south of Henham Road, Elsenham

Statement of Community Involvement

Prepared on behalf of
Countryside Partnerships

July 2022

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1. Introduction

This Statement of Community Involvement (SCI) sets out the comprehensive programme of community consultation undertaken by Countryside Partnerships (hereafter referred to as 'the Applicant') to prepare for the submission of an outline planning application for the development of up to 130 new homes on Land south of Henham Road, Elsenham.

This document demonstrates that the applicant has actively informed and involved the local community in the plans for the site in accordance with Uttlesford District Council's Statement of Community Involvement and national planning guidance. It also gives an overview of all consultation activity undertaken.

The Applicant adopted a proactive approach to ensure that the local community were informed of the proposals and were able to provide feedback. The Applicant remains committed to maintaining this positive dialogue following the submission of an application and after the eventual determination.

This report has been prepared by MPC on behalf of Countryside Partnerships. MPC specialise in community consultation within the built environment and have worked with the Applicant to consult the community through the application process.



2. Requirements of the consultation

Community involvement is at the forefront of national planning policy and is noted in the revised version of the National Planning Policy Framework (NPPF hereafter), updated in July 2021. The NPPF states that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.” It further explains that “good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

The Localism Act (November 2011) enshrines in law the need for consultation. The act requires developers to consult local communities on planning applications, allowing people to comment when there is genuine scope to make changes to proposals.

2.1 Uttlesford Council’s Statement of Community Involvement

Uttlesford District Council updated its Statement of Community Involvement in March 2021. The SCI outlines how the Council will involve a wide range of stakeholders in the planning process. It sets out the authority’s key principles when engaging on planning applications. These are as follows:

- **Integrity:** Engaging the community and stakeholders in the early formative stages of plan-making, providing sufficient context and information to enable consultees to give ‘intelligent consideration’ of the consultation along with adequate time for response, as well as giving and demonstrating conscientious consideration of responses before decision are made.
- **Visibility:** making a real effort to make those who have a right to participate aware of what is going on to facilitate recognition and enhancement of a sense of identity with the local area, creating a local sense of pride and greater sense of ‘community’.
- **Accessibility:** Using appropriate methods and channels to reach out to and cater for those whose voices are seldom heard, being inclusive, fair and representative in the plan-making process.
- **Transparency:** Making all submissions public and disclosing all data unless there is a specific reason to make them exempt.
- **Disclosure:** The Council will disclose all relevant material and content and in return residents should disclose the full range of local opinion.



- Fairness: The Council will make objective assessments and interpretations of consultation responses and make decisions representative of the spread of local opinion.
- Publication: Providing the right for participants to receive feedback on the final output and on eventual outcome of the process.
- Empowering communities through supporting localism, supporting neighbourhood plan-making and other community-related planning activities.
- Ensuring consultation is worthwhile and achieves value for money by balancing cost, time constraints and available Council resources.
- Encouraging pre-application advice, by advising applicants to discuss future development proposals prior to submitting a planning application.
- Encouraging meaningful consultation by the applicant with the community before applications for major development are submitted.
- Continued engagement with community and stakeholders after a decision has been made on a planning application including S106 issues.



3. We have responded to this by...

Involving site neighbours and local residents: In April 2022, the Applicant distributed a newsletter to 871 residential addresses near to the site. This provided details of the proposals, as well as a link to the dedicated project website, a feedback form, and contact details in the event that residents wished to get in touch with the project team to ask questions about the site. A copy of the newsletter can be found at **Appendix A**. The distribution area for the newsletter can be found at **Appendix B**.

Engaging with local representatives: In April 2022, the Applicant contacted the two ward councillors for the site. The Applicant provided them with a link to the website, as well as a copy of the newsletter prior to distribution to the local community. The Applicant offered to meet with the ward councillors, but this offer was not taken up.

The Applicant also contacted Elsenham Parish Council, informing them of the scheme and providing them with a link to the website and a copy of the newsletter. A meeting was also offered to the Parish Council, though this was not taken up.

Encouraging feedback: The newsletter sent to local residents encouraged people to get in touch and provide feedback on the proposals. A feedback form and freepost envelope were included for those who wanted to submit their feedback via post. A link to the website and online feedback form was also provided for those who wished to provide it digitally. Contact details were also provided on the newsletter and the website in the event that local residents wished to get in touch.

Consulting online with the local community: At the beginning of April 2022, the Applicant launched a dedicated project website, providing details on the proposals and a copy of the feedback form for visitors to complete. This was advertised via the community newsletter. A copy of the website can be found at **Appendix C**.



4. Consultation

4.1 Community newsletter

The Applicant wanted to ensure that those living in the vicinity of the site were made aware of the proposals and given the opportunity to provide feedback or ask questions. As a result, a community newsletter was produced. This four-page document provided key information about the scheme, including the benefits it will bring to the community and a copy of the site plan.

Residents were also provided with a cut-away feedback form and accompanying freepost envelope, inviting them to provide their thoughts on the scheme. This was distributed to 871 residential addresses in Elsenham, including those nearest to the site, on 7th April 2022. In total, 25 completed feedback forms were returned via Freepost, the contents of which can be found at **Appendix D**.

4.2 Engagement with locally elected representatives

The Applicant committed to ensuring that locally elected representatives were made aware of the proposals. The two ward councillors for Elsenham and Henham were initially contacted in April 2022 via email. Information on the proposals was provided, along with a link to the dedicated project website and a copy of the community newsletter. The two ward members were offered the opportunity to meet with the Applicant to discuss the proposals in greater detail but no meeting took place.

The Applicant also contacted Elsenham Parish Council to inform them of the proposals. Contact was initially made via email in April 2022. As with the ward members, parish councillors were issued with some information on the scheme, as well as a copy of the newsletter and a link to the website. A meeting was suggested but the Parish Council did not agree to one.

4.3 Website

The Applicant also ensured that residents were able to view the proposals online by creating a dedicated project website – [REDACTED] This included details of the proposals and some background on Countryside Partnerships. The site also included imagery of other developments delivered by the Applicant in the region to provide some context on the kind of development they can expect in Elsenham.



The Applicant appreciates that many residents will have questions about the proposals, and as such an FAQ section was included on the website. This provided context on affordable housing, Section 106 contributions, and how the application process will work given that the Applicant will be submitting directly to the Secretary of State.

In order to ensure that residents were able to provide feedback on the proposals, the website included a feedback form, identical to that provided in the newsletter. Contact details for the project team were also provided in the event that any visitors to the website had questions.

At the time of submission the website has received **343 site visits** (residents who visited the site) and **216 unique visitors** (residents who visited the site once). The Applicant has also received **31 completed feedback forms** via the website, the contents of which can be found at **Appendix D**.



5. Conclusion

The Applicant has undertaken a robust programme of public consultation with the local community. This includes engagement with local residents and key stakeholders including the two ward members and Elsenham Parish Council. This is in line with Uttlesford District Council's Statement of Community Involvement.

The newsletter sent to the 871 residential addresses nearest to the site helped to ensure that those most affected by the proposals were updated and provided with relevant information. This resulted in 25 completed feedback forms from local residents. It also ensured that these stakeholders were able to get in touch with the project team to discuss any questions or queries they had, as well as providing feedback on the scheme.

The project website also served to ensure that residents were provided with sufficient details on the proposals. Whilst the Applicant did not receive any queries from stakeholders through the website, the substantial number of site visitors and feedback submitted through the website shows that many members of the local community have engaged with the plans.

All feedback received during the consultation programme has been greatly appreciated. The Applicant remains committed to continuing the consultation with residents and stakeholders following the submission of a planning application.



Appendix A: Newsletter



Land south of Henham Road, Elsenham

Dear Resident,

Countryside is consulting with the local community on their proposed planning application for up to 130 new homes on land south of Henham Road, Elsenham.

Countryside is looking to submit an outline planning application for the site in the coming months. This will establish the principle of development on the site, with the details as to the exact design and layout to be brought forward in the future as part of a reserved matters application.

This newsletter provides some details on the proposals and offers you the chance to provide your feedback. This will be taken on board wherever possible.

For further information and to register for updates, please visit [\[redacted\]](#)



Countryside Partnerships, Land south of Henham Road, Elsenham
Statement of Community Involvement



The proposals

Countryside is looking to deliver a development of up to 130 new homes in Elsenham. 40% of the homes will be designated affordable housing, helping to meet local need and ensuring that local people can stay local.

These homes will be delivered in a range of tenures, helping to meet the diverse local housing need. In addition to providing much-needed housing, the scheme will also deliver public open space and significant biodiversity net gain.

The proposals have evolved through an iterative design process informed by landscape, heritage, environmental and technical work, an understanding of the development's relationship with Elsenham and an assessment of planning and design policy. This has resulted in a illustrative layout that seeks to minimise landscape impacts whilst maximising social, economic and most importantly heritage in the area.



Up to 130 high quality new homes



40% affordable housing to meet local need



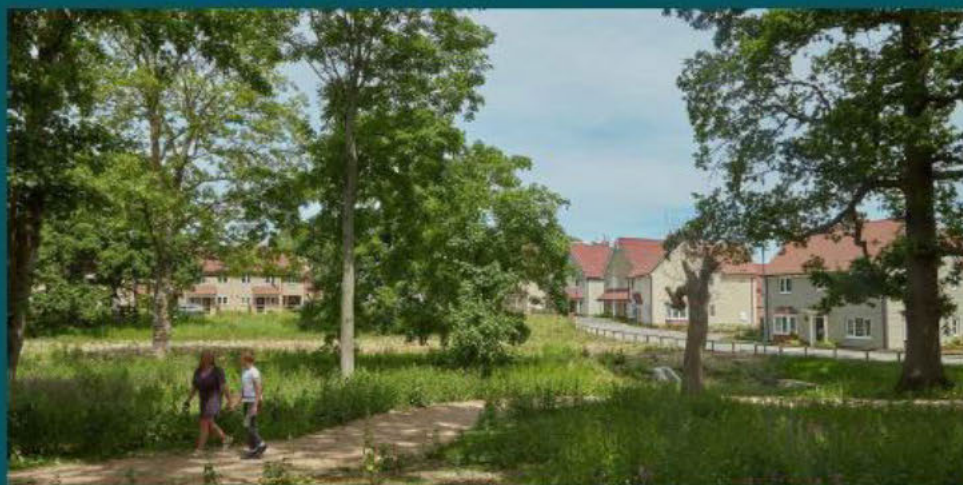
Protecting and enhancing the existing landscape and heritage assets on and neighbouring the site



Extensive public open space provision



Delivering significant biodiversity net gain



Any questions?

You can get in touch by calling our dedicated Freephone number: 0800 148 8911

You can contact us via email: feedback@countryside-elsenham.co.uk

Alternatively, you can visit our website for more information: [REDACTED]

You can also write to us at: Freepost, MPC CONSULTATION (no stamp required)

Countryside Partnerships, Land south of Henham Road, Elsenham
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Who is Countryside?

Countryside is the UK's leading mixed-tenure developer specialising in building communities. In March 2021, Countryside retained their '5 Star Housebuilder Award' from the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey. This award means that 90% of homeowners would recommend Countryside to their friends and family.

Countryside have also been awarded both the 'Gold Award' and 'Outstanding Achievement' award from In-House for customer satisfaction throughout 2020.

What is the timeline for the proposals?

Countryside is planning to submit an outline application for the site in the coming weeks. This will set out the high-level details of the scheme, including the overall number of units, means of access, and a provisional site layout.

The Government recently issued Uttlesford District Council with a Section 62A notice, meaning that planning applications can now be submitted directly to the Secretary of State. Countryside intends to submit their application for Elsenham to the Secretary of State.

Have your say

We are keen to hear what local residents think of the proposals. You can complete this form and return it to us using the enclosed Freepost envelope. Alternatively, you can complete the feedback form online at [\[REDACTED\]](#)

1. What type of housing would you like to see provided on site? (Please tick all that apply)
 - Family homes
 - Starter homes for first time buyers
 - Retirement homes for downsizers
 - Other (please specify) _____

2. There is a need for more affordable housing locally

_____ _____ _____ _____ _____
 Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

3. How important to you is the issue of sustainability and environmentally friendly design in new developments?

_____ _____ _____
 Very important Somewhat important Not very important

4. What would you like to see new developments deliver in Elsenham? (Please tick all that apply)
 - Highways improvements
 - Funding for local education and healthcare facilities
 - More affordable housing
 - Other (please specify) _____

5. Do you have any further comments?

Name _____

Address _____

Email _____ Telephone _____

This information is being collected on behalf of Countryside Properties and will be shared with them and the project team, securely stored and destroyed at the end of the planning process.

For further information about how we use your data and your rights under General Data Protection Regulations please call: 0800 148 8911



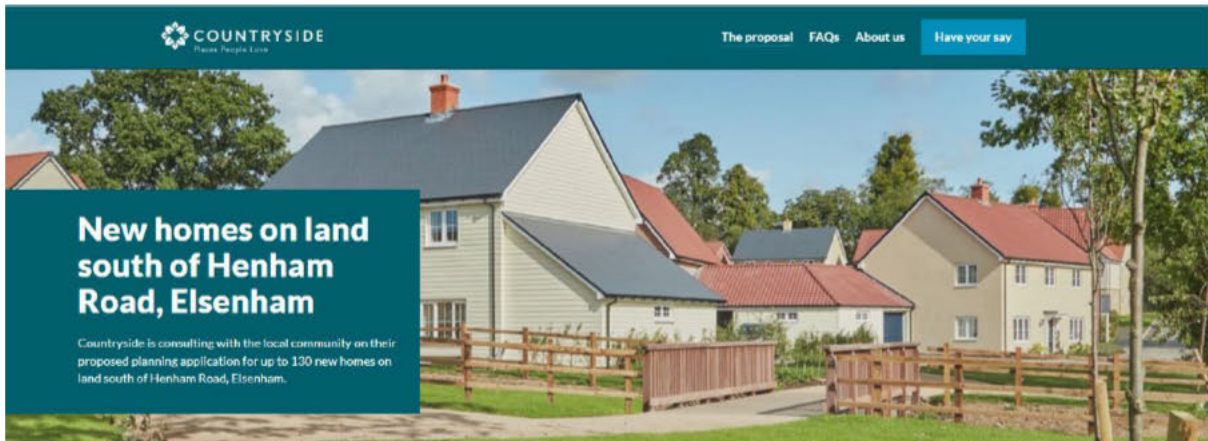
Appendix B: Newsletter distribution area



Countryside Partnerships, Land south of Henham Road, Elsenham
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Appendix C: Website



The proposal

Countryside is in the process of preparing to submit an outline planning application for their site in Elsenham. This will look to establish the principle of development on the site, with the details as to the exact design and layout to be brought forward in the future as part of a reserved matters application.

The scheme will consist of 130 much-needed new homes on the land south of Henham Road, Elsenham. These will be delivered in a range of house types and tenures, and 40% of the homes will be designated affordable housing. This will meet local need and help to ensure that local people can stay local.

In addition to delivering new homes to Elsenham, the scheme will also deliver a number of community benefits. The site will provide a large amount of public open space, opening up hitherto private land for both new and existing residents to enjoy. It will also deliver significant biodiversity net gain, helping to ensure that the site is brought forward in an environmentally friendly and sustainable manner.

As well as onsite benefits, the proposals will also provide substantial funding towards local services and infrastructure, including healthcare, education, and highways.



The site is located on land south of Henham Road, Elsenham.

Our proposals include:



Up to 130 high quality new homes



40% affordable housing to meet local need



Protecting and enhancing the existing landscape and hedgerow boundaries



Extensive public open space provision



Delivering significant biodiversity net gain

Countryside Partnerships, Land south of Henham Road, Elsenham
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FAQs

- What is the definition of affordable housing?

Affordable housing is an umbrella term that covers different types of homes. It includes homes built for rent, with the rate set at least 20% below local market rates. It also includes starter homes, discounted market homes, and shared ownership homes.

- How will the site's impact on local services be addressed?

If planning permission is granted for the development, Countryside will be required to make a Section 106 contribution Uttlesford District Council. This will be a financial contribution that addresses the impact of the scheme on education and healthcare facilities, as well as local highways. The Council will then allocate this funding to mitigate the impact of the development.

- How will Countryside deal with flooding risk?

Countryside have designed the development to account for extreme weather, meaning that the site would be able to cope with a 1-in-100-year storm event.

- How will I be notified?

Countryside has distributed a newsletter to those residents most immediately impacted by the proposals, providing information on the proposals, a feedback form, and contact details. This website will also be updated as the application progresses to ensure that residents are kept up to date.

Once the application is submitted and validated, there will be a 21-day consultation period where interested parties can submit representations. These should be sent electronically via email to section62a@planninginspectorate.gov.uk quoting the relevant reference number. This reference number will be made available on this website.

About us

Founded in 1958, Countryside Properties is a leading UK home builder who has established a reputation for delivering high-quality housing developments around London and the Home Counties. In March 2022, Countryside retained their '5 Star Housebuilder Award' from the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey. This award means that 90% of homeowners would recommend Countryside to their friends and family.

To discover more, please visit our website -

MPC specialises in community engagement within the built environment sector and is working with Countryside Properties to deliver the consultation programme for Elsenham. MPC wants to ensure that all residents are given the opportunity to engage with the plans and provide their feedback to ensure that this is a development that works for both new and existing residents.



Hanbury Place, Chelmsford

[The proposal](#) [FAQs](#) [About us](#)[Have your say](#)

the plans and provide their feedback to ensure that this is a development that works for both new and existing residents.

Have your say

We would like to know your thoughts on our proposals for new homes on land south of Henham Road, Elsenham.

Please take moment to complete the survey below. It will only take a few minutes.

[Start the survey](#)

If you have any further queries, please get in touch using the details below:

Phone: [0800 148 8911](tel:08001488911)

Email: feedback@countryside-elsenham.co.uk

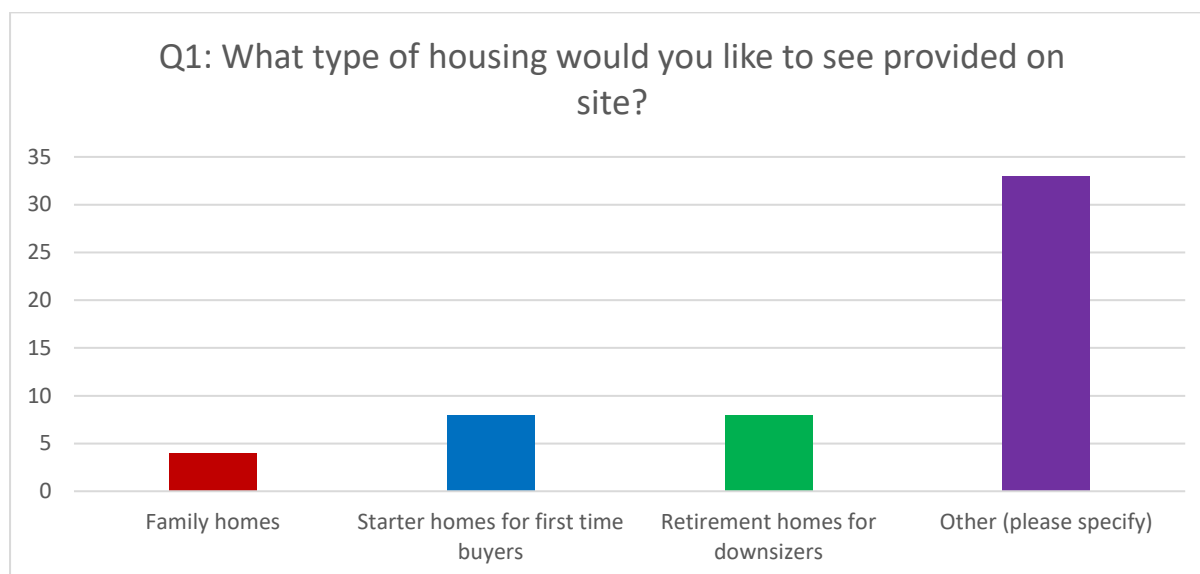
For more information: [0800 148 8911](tel:08001488911) | feedback@countryside-elsenham.co.uk

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Appendix D: Feedback received



Answers for “Other (please specify)” included:

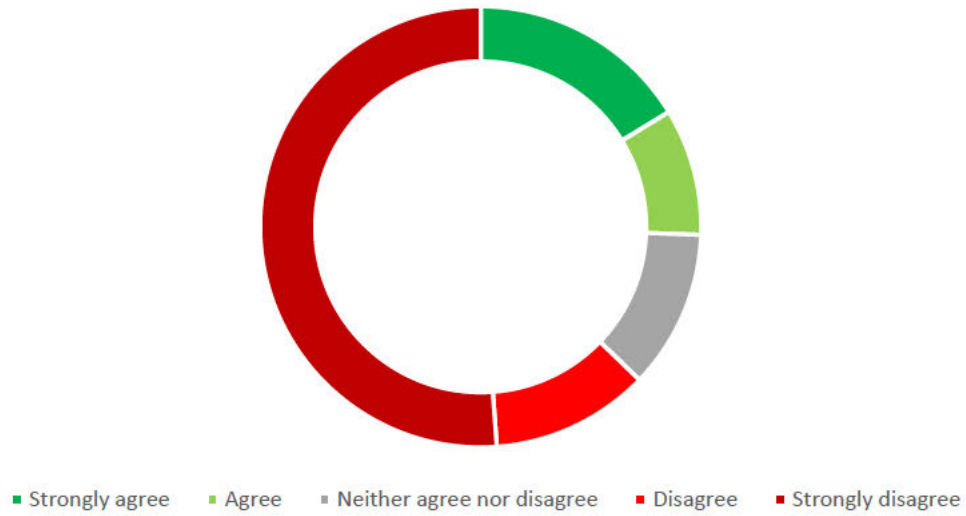
- No housing - leave the field for cows and sheep
- Woodland and no more houses
- Too many houses
- None
- None
- None
- Bungalows with gardens
- None
- None
- None
- None
- None
- None
- Not until utilities, roads, services etc are improved
- Rented accommodation
- None
- No houses at all
- No more houses



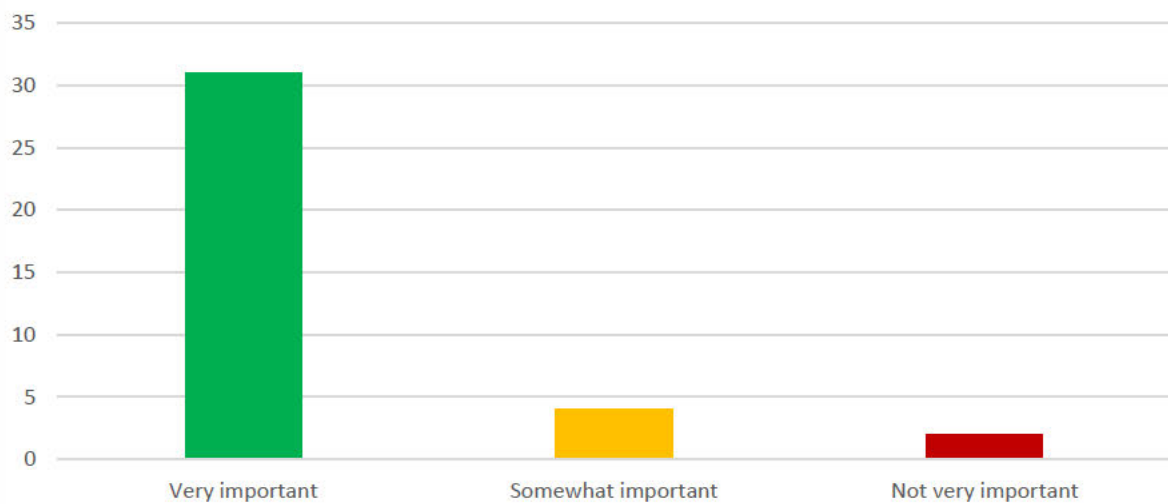
- I would object to any homes being built there. They are not “needed” and will use prime agricultural land. The road network in all directions will be unable to cope, in particular heading north and west. There are already builds for at least 449 homes starting with at least 45 more approved. You are not meeting a need here. There is plenty of housing and countryside thanks
- NONE!!
- No more homes
- None the village is over run and the roads can not cope. There are not enough facilities in this village to accommodate more housing.
- None
- None
- None
- None - leave the village alone; None, we have enough in this VILLAGE
- WE DON'T WANT ANYMORE HOUSES IN ELSENHAM!
- No more housing is needed in Elsenham. It has seen a tripling in size in the last 8 years all through new builds
- None
- We do not need any more houses in Elsenham! Especially more executive homes. What we need is not a town without facilities which Elsenham has now become, but a village environment! What the country needs is good agricultural land being used to produce food as this field is now doing for food security
- None!
- No new houses until highways have been sufficiently upgraded to cope with the existing an any new housing. Infrastructure.....schools, doctors, dentists, shops needs increasing to cater for both existing and future developments.

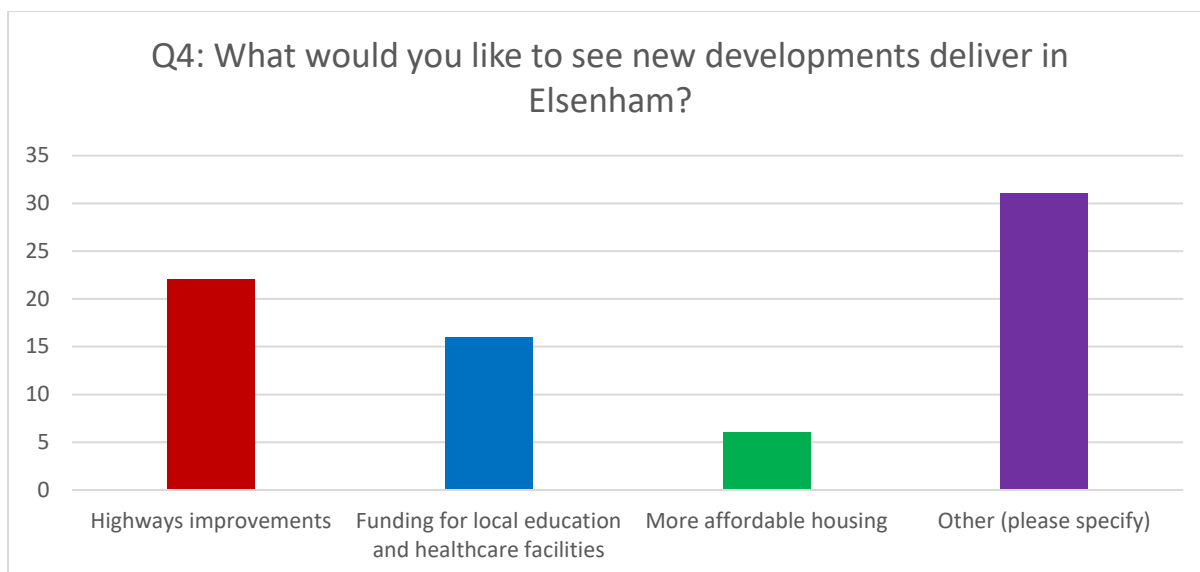


Q2: There is a need for more affordable housing locally



Q3: How important to you is the issue of sustainability and environmentally friendly design in new developments?





Answers for “Other (please specify)” included:

- Preferably a halt to further development
- Smaller developments, preferably none
- More woodland and nature
- We don't want your development
- I am not against developments but neither the developer nor the local authority do anything about road capacity. Grove Hill is already unusable at peak times. Developers don't seem to care - build em, sell em, and leave!
- Less developments
- More shops/pubs/coffee shops
- None of the above
- Improved infrastructure
- Facilities other than a field play area
- We also need more local shops
- Speed restrictions, roads improved
- Do not want any new developments in Elsenham
- Play area and sports facilities
- No further developments in this village at all
- No more new developments
- Do not want more developments
- NOTHING!! Elsenham is full. We don't want and can't handle any more new housing.
- No more housing please



- Better roads, grove hill can not cope with anymore traffic so how do you intend for people to get out of this village! More facilities, bigger shop, pub, flood lighting for the local football pitches. A pre school, bakers etc. The village is already too big we do not need or want anymore housing
- An infrastructure to meet the increased scale of housing. Adequate sport and leisure facilities for an increased population, an improved road network to handle the increase in traffic, sufficient community buildings to meet the needs of the enlarged population, more/larger shops and places to eat/drink, a doctors surgery of the size needed for the growing population
- More in protecting the countryside
- Elsenham does not need further development. There are more than enough housing estates springing up in the area without a further one which is not in keeping with the local area and frankly, an eyesore
- I wouldn't like to see them at all - this will destroy the village life and the infrastructure cannot handle 130 new houses
- WE DON'T WANT ANYMORE HOUSES IN ELSENHAM! ENOUGH IS ENOUGH! THIS IS A SMALL VILLAGE AND IT CANNOT COPE WITH THE AMOUNT OF NEW HOUSES BEING BUILT
- Infrastructure funding and investment in advance not promises
- A secure sewage system, a secure water and electricity supply, both are a problem at present and the road system in and out of the village has severe congestion at peak times. This development will make it almost impossible to travel to Thaxted at peak times
- No further developments! This is the last piece of greenery in Elsenham that is now being developed. Developers have taken away all the green spaces where children play and run and the village is no longer a village
- supermarkets, shops needed
- Amenities such as shops, restaurants and pubs

Do you have any further comments?

- I am very sad to see another development on agricultural land! You must know we have lost much over the last 5 years in the area with several more developments planned close by, disruption and infrastructure have been an issue and a large increase in population has put a strain on roads.



- We do not need anymore houses. It is getting overdeveloped as it is. What is happening to our countryside and open spaces. The traffic is horrendous, schools overflowing as are the doctors etc.
- There are 3 developments going on this year. More disruption. When is it going to stop?
- There has been major housing development in Elsenham in recent years. All to the profit of developers, not one has made any improvements to the village. Road access is a disgrace. The other main issue is the lack of policing, developers should fund local policing.
- The 350+90 already approved in the village should suffice for new housing. Please do not give jargon-filled notices such as 'biodiversity net gain' - they are fabricated and meaningless.
- Bog off.
- Elsenham countryside has enough fields ruined by new homes. Enough is enough.
- We do not need anymore houses in Elsenham. Over 1000 houses in last 10 years have been built/planned. Cannot support anymore houses.
- Elsenham is awash with new housing. Only sector required is bungalows with medium/large gardens. However, you will ignore all views that don't support your maximising profit - by cramming in properties. If you don't achieve this, you will simply sell on the proposal/land to another developer who will carry this out.
- Totally unnecessary. Your idea of affordable is out of most youngsters' price range. Greedy!
- There is no more capacity for new homes around here. Transport routes in and out of village have become dangerous.
- We have had over 1000 homes built in the last few years. However, no improvements to roads, facilities, or infrastructure.
- In 1969, there were X amount of poor village routes out of Elsenham. X was degenerated due to excessive amounts of new homes.
- This is a tragedy for Elsenham.
- The roads cannot handle any more traffic - the access to and from the village is not capable.
- Elsenham is already overdeveloped. Leave the 1x green space left alone.
- My confidence in your ability to ensure the above happens is very low.
- How on Earth are the roads going to cope? Villages turning into towns. Speed restrictions not enforced.
- We will strongly oppose any plans you submit to build on this land - so many new developments are going up already. We do not need any more ruining green spaces.



- No further homes should be built in Elsenham. Unless better new roads are developed first. Getting out of Elsenham is a nightmare.
- The B1051 road into Elsenham from Stansted Mountfitchet is not fit for purpose now and will be even worse with the 500 homes being built. I'd advise building a new entry road from the High Ln - B1383 roundabout across the fields to join onto the B1051 East of the sharp corner next to D Honour & Sons Ltd. This would ease congestion through Stansted Mountfitchet and Grove Hill.
- The village is already overcrowded and can not stand the developments it already has.
- Please stop building on our countryside, you have already ruined what was once a beautiful village.
- Please withdraw this greedy, money spinning unnecessary plan before it meets costly objections.
- There is not enough local infrastructure to accommodate for this extra 130 homes given that almost 600 have been built in the last 5 years without any improvement of highways or more local shops. This should be taken into account: not just investment into the local area but actual plans to improve it (i.e. building of more shops and actively speaking with transport - i.e. trains - to seek improvement in that way).
- This village has been subjected to over development over the last 5 years. This is the Only visible field left in Elsenham. You should be renamed Destroying-Countryside-Elsenham.co.uk
- Why build in Elsenham!! We have already had hundreds of new builds ruining the area and taking away the countryside around us. We are struggling to cope with the extra people and extra traffic on the roads. Go and build somewhere else as you are NOT wanted here.
- This is crazy as there are so many houses being built in the village. No green fields left.
- We don't not want or need any further housing in Elsenham. Too many houses being built but nothing given back to the village. Affordable housing isn't for local people at all it doesn't help people stay in the village because unless you qualify for a council property you won't get one and the houses for sale will be over priced bring yet more Londoners to the village as most people won't be able to afford them.
- We are interested in the new homes being built to buy ,currently live in Elsenham and need to move on to a bigger home.
- Elsenham has taken massive housing development already and this adds to that list. In that time, the infrastructure of the village has hardly changed. The shops and pub remain as they were prior to the first of the new developments, the village Recreation Ground is the same as



it was, the doctor's surgery is bursting at the seams, the local road network is hopelessly inadequate for the development that has already happened and is still to come. Without improvement to the infrastructure, the quality of life in Elsenham will inevitably deteriorate. It will bring chaos and social disorder as many young people will have nothing to do. Please have consideration for those people already living here, before making plans to add even more.

- Elsenham doesn't need more houses for the size of the village, it's being destroyed. Once a beautiful village has no countryside left. Traffic is appalling with the amount of houses being built.
- Shame on you.... This is the last part of green land in the village..... the roads barely fit 2 cars passing each size.....
- We don't want more housing. If there really is a climate emergency putting concrete over fields won't help. And the housing proposed in this area will make worse the flooding at the bottom of the hill with Run-off from the new houses.
- Elsenham is becoming saturated with housing developments, with no regard to how the road and amenity infrastructure will cope with the influx of new inhabitants as it stands. This area is one of the last green open spaces that gives a visible break to the sprawl of new homes and ANY development of this land will have ramifications to local wildlife and surface water run off, surely damaging a local farm at the bottom of the hill which services the local community. This will negatively impact access and have far reaching traffic implications to school access in the vicinity. I believe this development is not good for Elsenham or its current residents and that other sites are more suitable within a 3 mile radius for development.
- This is not an appropriate place for a housing estate. These houses will not be bought by locals but by city-dwellers at a vastly inflated price. There are no school places for a further 100+ children locally. There are no plans for amenities. There is no pavement.
- This development should never go ahead.
- I do not support this decision along with many other residents. This village should stay just that, a village. There isn't a need here for new homes and think it is a disgrace that new sites are being built everywhere at the moment. You say you want to protect the countryside and build to support people, but these will not do any of that.
- I wholeheartedly disagree with the idea of any development on this site, which is integral to the heart of the village of Elsenham. There have been several developments, and are more to



come already - we do not have sufficient infrastructure to accommodate more families and the road access is not appropriate. It's a no from me.

- This VILLAGE has doubled in size over the last few years with no thought for the road infrastructure, doctors, dentists, shops and school places needed for the amount of residents now living here. None of those amenities have doubled! We cannot take any more houses of any sort!
- This will really help the already bad flooding across the bottom of hall road... Daisy Mays will have more to deal with excess water doesn't soak into concrete and tarmac
- The stream at bottom of the hill that travels through the bridge & fields to fullers end, onto Stansted will be flooded!
- It is an absolute joke what you are planning to do with the field. You say there will be designated green spaces for villagers to enjoy. No one from other houses will go and sit in a housing estate on a tiny bit of green land, but the field as it is attracts locals and people from further away to come and enjoy them. How can it be progress building houses here. Also, in case you don't know as you are not local, the field helps to prevent flooding. That area, the bridge and the farm are constantly getting flooded as it is. Imagine if there wasn't the green space to absorb the water, it'll only get worse. If you want to see proof of this then look elsewhere in the village - namely orchard crescent. This used to be field, now housing. When we get bad rain it floods which then leads the road to the station to flood. This is not progress. Elsenham is over developed and is at bursting point. The roads and infrastructure can't cope as it is, let alone with anymore.
- Totally not needed we are just about to have 250 houses built across the road which will bear a massive impact on the village We don't need even more building.
- THIS IS A SMALL VILLAGE AND IT IS BEING RUINED BY NEW BUILD HOUSES. ENOUGH IS ENOUGH. PLEASE BUILD YOUR HOUSES SOMEWHERE ELSE. THAT SPACE COULD BE TURNED INTO A NATURE RESERVE FOR ANIMALS.
- I feel the developer should push back the houses from the road to maintain views of the church from the road plus much more play area is required. Hall Road which I assume will be the access point for many of the lorries etc should be maintained and cleaned as an absolute priority the road is already subject to large amount of trucks etc and the mud on the road can be very dangerous. The small river by the bottom of the site is also very prone to flooding and I suggest some further work could be done here to improve it.



- As per my first comment Elsenham has seen a deluge of new builds over the last 8 years. The infrastructure in the area is already past saturation point. The local services are already overcrowded and insufficient for current requirements.
- This is the last green space in the village - our village has been destroyed by developers - no more new builds please.
- This development is not needed. There are no jobs for these dwellers. If they travel to London the motorway is full at peak times as are the local roads. The train service is poorer now compared to 1983 when we moved here with lack of capacity at rush hour. It is not eco-friendly to make people travel huge distances to work and shopping. In bad winters this village been cut off many times as has the M11. With the current expansion of the village the supply problems are problematic.
- Appalled at the idea of this development. No consideration to the residents of Elsenham.
- road links to bishops stortford must be improved. drive to and from BS at rush hour and school time to experience the problems pls.
- For the affordable housing, please use the government preferred option of discounted market housing.

