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Sent: 21 September 2022 15:07
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/22/0007

We should like to object to the Proposed development by Countryside Partnerships Plc concerning :
Land South of Henham Road Elsenham.

Countryside partnership tells us that they are delivering" much needed homes on a sustainable site in a sustainable location " which connects into existing community, "ensuring a better quality of life for everyone"

They are certainly not talking about the "everyone" that resides in village of Elsenham.

A further 130 houses on this site would have a severe cumulative impact on our road network .Around Elsenham, Henham and Stansted there is a network of rural roads that are woefully inadequate at the moment and can no longer cope with existing traffic movements.

This has increased substantially with new developments over recent years and will soar further with the completion of two developments active at this time, in close proximity to new proposal. One for 130 properties and second for 300 houses generating such a huge impact on Hall Road, Henham Road, High Street, out of village towards Stansted on to Grove Hill, Lower Street and Chapel Hill which are already constantly gridlocked.

These are highly unsuitable routes and massive damage caused to our footpaths, verges, manhole covers etc by volume of heavy vehicles using these roads, barely room for vehicles to pass safely along Hall Road and certainly not suitable for categories of vehicles using it or increased volume that is expected.

The close proximity of these live builds should raise alarm bells with Planning, due to the serious projected traffic figures, the chaos this new build would bring and most importantly safety issues involved in accessing or exiting the main road from the proposed entrance to the site, so the developers view that 'safe and convenient access can be achieved' is just nonsense!!

Services and infrastructure are already seriously affected by numerous new developments. The village is already over-developed and has more than doubled in size since 2012 and the density of development on this new site is totally unacceptable.

The proposed new development to the south has quite a steep undulating slope down to the brook at the bottom of the field and the brook flows directly through to Stansted and has been prone to

flooding in times of high rainfall. There are many ponds surrounding this area containing many species of natural wild life and amphibians and I am sure with onset of more fresh water soakaways, surface water etc discharged on to this land from concrete and paved areas, this can only result in flood risk to an already wet zone...

The proposed site is also full of migratory winter birds, flocks of Fieldfare and Waxwings, that use the field as their gathering place to begin their search of hedgerows and surrounding area for berries. Canadian geese gather for their journey to warmer climates and an abundance of Gold Finches who provide an invaluable service to the natural world by feeding on the seeds of the thistle, groundsel and many other harmful seeds. These fields are so important to them and their natural habitat, to which they return every year, will be destroyed by the urbanisation of this site.

Once again developers are encroaching on Green belt land and why are we constantly supposed to accept the destruction of our wild life habitats?

This field has always been used as arable or pastoral land and is the largest green space in the village, now one of very few left.

Its location at the historic centre of the village, means the proposed development would fail to preserve the special interest of the many heritage Grade 2 listed buildings. There would be several adverse impacts to the historic **Farmstead** of Elsenham Place which is a substantial house of its time.

The existing field in question makes a positive contribution to the significant asset site through its representation of open agricultural land. Elsenham Place farmstead, Dovecote and Barns share group assets with many surrounding historical listed buildings and this represents the small rural hamlet which was originally located here.

The entire site of Cottages 1/2, at the moment, contribute to the overall significance through providing an **Open** backdrop to the Listed building and through the historic, functional connection between the site and the listed building.

There are many Heritage grade 2 listed sites within close proximity and harmful urbanising will effect on these historic assets.

Furthermore, factors such as noise, air pollution, general disturbance and light spill must be deemed to have further harmful effects on this historic heart of the village.

Development on this plot should not be permitted as in no way does it enhance any particular aspect of the surrounding existing Listed buildings and furthermore, it is an attack on our precious diminishing countryside in Elsenham.

The infrastructure and amenities of our village are already stretched beyond breaking point and a once green belt area of pastoral land and a pleasant walk over fields is now to become another concrete, paved mass with 'green space' allocation sadly lacking.

Thankyou

Ann and Douglas Hudgell

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