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21 September 2022

To whom it may concern,

RE: Response to Section 62A Planning Application (S62A/22/0007) for a 130-unit residential development on Land to the South of Henham Road, Elsenham, Essex

I am writing to urge you to reject permission for the Section 62A Planning Application (S62A/22/0007), for a 130-unit residential development on Land to the South of Henham Road, Elsenham, Essex.

Elsenham's residence has grown substantially over the years. The 2011 census showed a total of 980 dwellings in Elsenham, and a total of 2,272 residents¹. The annual population increase between 2011 - 2020 was 4.1%². Since then, a number of planning applications have been submitted and approved; not least 350 residential dwellings on the Land to The North West Of Henham Road, Elsenham (UTT/21/2799/DFO). During this time there has been no concomitant improvement in the infrastructure or facilities in the village.

Elsenham was not built to support such a large number of residential dwellings. The amenities are limited - consisting of a shop, a hairdresser, a school, a pub and a doctors' surgery - which means travel to / through the surrounding villages is essential. The main road to access / exit Elsenham is through Stansted Mountfitchet - another village which does not have the infrastructure to support the rapid growth in the area. Due to the narrow roads and allocated residential parking, there is substantial traffic at any time of day. This is most notable on Chapel Hill and Lower Street, a single lane hilled road with traffic lights. Bishops Stortford, the nearest town, also suffers from consistent traffic. It is unclear how the roads will support those developments already approved, let alone any further developments.

Whilst the planning application has provisions to encourage non-car modes of transport, they do not address the key issue - the services in Elsenham are not adequate to support a substantially growing community, so people will need to travel further than walking / cycling will allow. Even current public transport services are unlikely to meet the higher demand. The objective of these provisions is contradicted by the number of parking spaces allocated for each dwelling.

¹ <http://www.ukcensusdata.com/elsenhams-and-henham-e05004266#sthash.8FrgQsi5.dpbs>

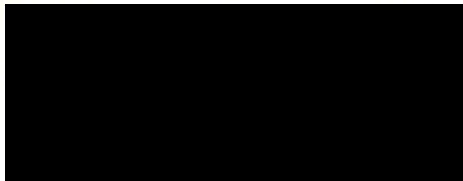
² https://www.citypopulation.de/en/uk/eastofengland/essex/E35000007_elsenhams/

In addition, Elsenham is a village that was built in the Iron Age and has kept its historical assets; within 1km of the proposed development site there are 32 listed buildings. The new approved and proposed developments do not respect this heritage and they are not in keeping with the historical or natural value of the village. Whilst this issue has been addressed in the planning application, and provisions have been made, once again they fall far short of achieving the objective to keep the heritage value.

Elsenham residents have been asked on several occasions what they would like to see in a new development. The only consistent feedback is that residents do not want to see a new development, and that the village will not be able to support such an increase in population.

The Land to the South of Henham Road, Elsenham, Essex has already been the subject of various previous planning applications and planning appeals, all of which were refused or dismissed because of failure to meet key planning policies. The planning application does not address the needs of the village, or the local community, and I urge you to reject this application as well.

Your Faithfully,

A large black rectangular redaction box covering the signature area.

Emily Cabon
Resident of Elsenham

A small black rectangular redaction box covering contact information.