

From: Lee Harris [REDACTED]
Sent: 21 September 2022 18:01
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/22/0007 land south of Henham Road Elsenham

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21st September 2022

Ref: UTT/22/2174/PINS

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Land South of Henham Road Elsenham

Dear Planning Inspectorate

Please accept this letter as my objection to the proposed development of 130 houses on the land south of Henham Road, Elsenham. There are many reasons contributing to our household's very strong objection.

Setting

- The village is changing rapidly with several large developments already developed or planned. This has placed significant strain on the local infrastructure which was established decades ago reflecting the needs at that time. The extent of houses planned and not yet developed will lead to incredible strain on the infrastructure within the village and lead to a lower quality of life and greater risks for current and new residents.
- The site itself is part of the heart of the village setting and a very historical site, development of this site would significant harm the village setting, removing further countryside from the area leading to a fundamental shift in the composition of the village
- The site, for many years has been home for cows and sheep. Given the loss of green space to other approved developments this site has grown in significance and prominence in the village. The site marks the start of countryside from the residential area along the main road and provides a high level of positive wellbeing to all locals who walk or travel past the proposed site
- The site is directly opposite the front aspect of my property which is a Grade II listed – the proposed site is totally out of keeping with the immediate neighbouring properties, many of which have historical significance
- Let's be clear, the development would completely change the scene and view from our property, The Lodge, and significantly degrade the enjoyment and value of our property. Looking out to open field compared to 130 houses and related infrastructure is such a material change that it would have material impact both financially and from a wellbeing perspective.
- The proposal would result in a view, from the Lodge and neighbouring properties, across an entire housing estate. This is entirely unacceptable
- There is in place a covenant within a conveyance established in 1945. This restricts the proposed site to pastoral use – the proposal appears to disregard this restriction entirely. The Lodge is named in this conveyance and benefits from the restrictions granted.

Access and Infrastructure

- The village has well documented access issues: One main access south towards Stansted Airport but access west and north is severely limited with single lane access to west and narrow roads

(closed for previous 2-3 years) to the north. Increasing traffic enters Elsenham from the villages to the East which magnifies the issues of growth within Elsenham itself.

- Infrastructure is insufficient in regards: Roads (access, quality, lighting), Medical (doctors surgery is the same size as before the village expansion began), schooling, parking (specifically in respect of school traffic and retail parking provision), recreation – facilities are not adequate for the size of the village, street lighting, speed calming measures are non-existent, community facilities are insufficient for the size of the village, retail facilities are inadequate given the growth in housing

Road & traffic related issues

- Turning onto Joining Henham Road from my property is increasingly becoming more dangerous due to the extent of traffic, school related parking and natural shape of the road. An additional junction is going to make the situation even worse.
- There is insufficient provision for school traffic with numerous vehicles parked along Henham Road, resulting in single lane access in and out of the village and creating a blind bend. If the proposed site is developed, it will create mayhem on this stretch of road and lead to significant risk for residents and road users
- Henham Road is becoming increasingly dangerous. Speed levels are increasing, and traffic density is also rising. Significant housing is being developed north of Henham road with planned 350+ houses. The junction north of Henham Road is close to the to the proposed site to the south. The extent of traffic joining Henham Road from the north will add to the danger in this area. The junction to the north is not yet operational and hence impact is unknown but will clearly lead to added congestion and road related risks across the village area and would be compounded by the proposed site to the south.
- The proposed site entrance to Henham Road is dangerous given the position of the neighbouring properties and the restriction of views along Henham Road to the east from this location. Cars entering the village from the east are travelling at 40mph only a short distance from the proposed junction.
- Vehicle speeds on this road are frequently above the speed limit

Kind regards

Lee Harris

Sent from my iPad