

From: ADRIAN JONES [REDACTED]
Sent: 03 November 2022 13:53
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Ref S62A/2022/0012 - Land East of Station Road - Elsenham

Dear Sir/Madam

I write in response to your letter dated 21st October 2022 and submit my representations as follows:

I object to the granting of outline planning permission on the following grounds - this is a brief summary and may be added to later:

- **Roads and traffic** - the existing road network is at capacity/unable to cope. The road through Ugley Green has a width restriction so unsuitable, the road through Stansted has Grove Hill and Lower Street to navigate which is an ongoing problem (in fact there is a council task force just formed over the problems), Hall Road has had two fatal accidents recently. This is without the additional houses that have approval in the village and the other applications that are in. Your plan used data from the 2011 census when in fact there are plans to double the size of the village. Great harm will be done by granting this without knowing the impact of the already approved developments. Furthermore - access and egress from the site via the "phase one" development onto the Henham Road will be impractical, adding many vehicles through that area onto a busy road - access via Old Mead Road is not possible due to the level crossing. It will be madness to approve this and add to the worsening congestion.
- Station Road is referred to as being in good condition. It most certainly isn't - it is badly lit, the surface is poor with many potholes, the pavement is uneven and dangerous especially near the station, there are worn away yellow line parking restrictions that are unenforced. The road also floods when it rains heavily (see local Facebook pages for pictures) as the sewers can't cope with run-off water from other developments (e.g. Orchard Crescent).
- The bus "service" is referred to as being good - it isn't - 6 buses one way and 8 the other is hardly "regular".
- **Countryside** - The proposed site is prime agricultural land and one of only two green spaces left in Elsenham. The topography and raised level of the land mean any development will be in plain sight across the village and not like others which are in lower lying areas. There is wildlife in abundance in the area and the habitat will be lost.
- **Noise Pollution** - The site will be subject to aircraft noise as it is on the east of Elsenham and closer to the Stansted Airport flight path. There is also a clay pigeon shooting club on Sundays that will affect the noise levels on the proposed site.
- **Density of dwellings** - The plans show much more dense housing than other developments in the area and is not in keeping or appropriate.

In summary it will be negligent to approve this application given the unknowns created by other approved schemes that haven't yet even been built (350 Bloor in Henham Road, 99 Dandara in Stansted Road, 130 Countrywide in Henham Road, 130 in Hall Road). There needs to be a moratorium on new approvals in Elsenham until the effects of others are known before allowing opportunistic developers to take advantage of the lack of a UDC local plan.

Yours faithfully

Adrian Jones