

**From:** Development Support <developmentssupport@uttlesford.gov.uk>  
**Sent:** 08 November 2022 13:04  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** FW: [External] Housing being built in Elsenham/ M11 junctions by the bridge

S62A/22/0007 & S62A/2022/0012

**From:** Rachel Geller [REDACTED]  
**Sent:** 07 November 2022 15:17  
**To:** Development Support <[developmentssupport@uttlesford.gov.uk](mailto:developmentssupport@uttlesford.gov.uk)>  
**Subject:** Re: [External] Housing being built in Elsenham/ M11 junctions by the bridge

Hello Wendy,

S62A/22/0007 Land South of Henham Road, Elsenham, Essex  
S62A/2022/0012 Land east of Station Road, Elsenham

I cannot see an obvious planning notice by the housing developers signs/ for sale signs on Stansted road, nor find a reference number online on the Uttlesford district council website. Perhaps planning has been granted. This is the most pertinent one for the location where it would be wise to add a junction to the M11.



Thanks,

Rachel Geller

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**From:** Rachel Geller [REDACTED]  
**Sent:** 20 October 2022 13:41  
**To:** Planning <[planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)>  
**Subject:** [External] Housing being built in Elsenham/ M11 junctions by the bridge

Hello,

I do not have the planning application numbers - but can resend with it if supplied and necessary.

I live in Elsenham, I can accept that this is a desirable area for development due to the train station/ south east.

My biggest concern is the already difficult road infrastructure to and from Elsenham, to the motorway and nearest supermarket which is already an issue before masses of houses are added to the area. There is a bridge by the M11 here by Stansted Road or Bedwell Road, or several points by areas due to be built on by the M11 where junctions could be put in. This would ease access for large vehicles going to building sites if put in before building.

To enter Elsenham from the Bishops Stortford and M11 junction direction, Grove Hill passes by the back of the Norman castle (which I imagine can not be widened due to the historic site) and the road is very difficult to navigate on a hill with parked cars (which people need as they live on the hill) if you know the area you can know where to leave a gap - if not people need to reverse up or down the hill and if cars are behind this can be an issue. Then cars need to pass through historic Stansted Mountfitchet which is cramped and busy - likely up Chapel Hill which is about as difficult as Grove Hill with parked cars on a Hill (again needed for residents and to access the facilities in Stansted Mountfitchet) - or up Church Road leading to the M11 and A120 which is entered on a steep narrow road over the railway bridge has traffic calming measures deliberately to stop and start cars by the housing there. It is already over stretched and it would be better to have a junction on the M11 in Elsenham - or put in a supermarket as the nearest is in Bishops Stortford.

The village shop (Tesco's metro) is as busy as it can get - I live near there and parking can be tricky, school start and end times it is near impossible. Putting a supermarket in on one of the areas to be built on would relieve pressure on the roads. This would no doubt be a successful business - especially if e.g. affordable Aldi.

The other main way in and out to the A120 and M11 goes by Stansted airport passing by the terminal - this adds on more time. This can be clear, but now the airport is back in action there are very long queues in summer to the terminal. It is unwise to add extra local traffic to the airport access, and difficult for residents to come and go from Elsenham. Adding to this will make this situation worse, especially in Summer.

The "new" estate off Stansted Road has been done very well. My other concern is the tendency for development to cram in as many houses as possible without providing sufficient open spaces and parking - it would be great if houses could be built that are a nice place to live that the people building them could be proud of.

I accept the other applications, but am concerned having heard the field opposite The Crown pub off Henham Road, by Stansted brook and Daisy Mays Farm will be built on. This will detract from the village character significantly in the area as this is one of the key focal points of the village. Fields next to streams are important wildlife habitats - and a significant

loss is occurring with all the other building in the area. Could 5 houses not be put on the edge of this field and e.g. a community orchard not be put on the grassland next to the field - or one of the open spaces possibly required in planning? There are so many other houses going on to the area.

Also on a separate note - I believe when The Square music venue was taken out of Harlow in Essex by Circle Housing (now Clarion Housing) this was removal of a community facility and "meeting hall" that was never replaced, and a clear planning breach (of which I heard the fine is just £250). There isn't enough for young and older people to do outside of London and Cambridge. Music venues enable people to socialise without the focus solely being on drinking as it is with pubs, and are an important cultural resource of which the UK does well with. The population is growing in the area. Elsenham has the usual issues with kids hanging around smoking etc and in the west Essex region there are not enough social facilities comparable to what The Square in Harlow used to provide (it served a wider area than Harlow) - there have been no efforts to replace this in the Harlow area and encouraging a business to set up another could benefit the area.

There are also crime issues in Elsenham I would say above average for this area (having lived in Sawbridgeworth and Stansted Mountfitchet) e.g. I do not order packages to where I live as the never arrive, say they are delivered and are mysteriously stolen. Please be aware of this in your planning and do what you can to keep people out of trouble with how things are set up.

Kind regards,

Rachel Geller