

From: Laura Bullas [REDACTED]
Sent: 10 November 2022 16:12
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2022/0012

To whom it may concern

I write in relation to the above mentioned planning application for 200 houses on the land east of Station Road, Elsenham to lodge my objections which I will list below.

1. Overdevelopment of the village

Elsenham is currently very overdeveloped with almost 1000 houses being built in the past 6 years, more than any other village of this size in the area. This alongside the fact that the infrastructure of the area has not been improved (only 1 small convenience store - Tesco Express - meaning that everyone has to rely on cars to travel to the nearby village of Stansted Mountfitchet) means that the area is becoming overcrowded and dangerous.

The report attached by Bloor Homes with an assessment on personal injuries in the area is incorrect (I include a screenshot below).



4.9 PERSONAL INJURY ACCIDENT DATA

OVERVIEW

- 4.9.1. The most recently available 5-year accident data has been obtained from ECC (July 2017 to June 2022) for Elsenham, Stansted Mountfitchet and Hall Road leading to Stansted Airport and the A120 (the highway network assessment area).
- 4.9.2. This section provides a summary of the number of accidents by severity within the study area. The locations of the accidents are shown on the plan provided in **Appendix O**.

ELSENHAM

- 4.9.3. A summary of the number and severity of personal injury accidents recorded on the local highway network in Elsenham summarised in **Table 4-13**.

Table 4-13 – Personal Injury Accident Summary - Elsenham

Road	Slight	Serious	Fatal	Total
Station Road	0	1	0	1
Stansted Road (east of M11)	1	0	0	1
Henham Road	0	0	0	0
Hall Road (west of Elsenham Golf & Leisure)	3	0	0	3
Total	4	1	0	5

- 4.9.4. **Table 4-13** shows that there have been 4 slight, 1 serious and no fatal accidents recorded within the village.
- 4.9.5. There is only one location within Elsenham where there has been more than one accident recorded at the same location. The location is Hall Road west of Elsenham Golf & Leisure where there have been a cluster of three slight severity accidents in the past 5 years. Two out of the three accidents at this location were caused because of vehicles approaching in opposing direction.
- 4.9.6. No accidents have been recorded near the proposed primary access on Henham Road, or along the B1051 High Street.
- 4.9.7. The dispersed location of the accidents suggests that there are no significant highway safety concerns with the operation of the existing local junctions and road network and the slight accidents at Hall Road west of Elsenham Golf & Leisure are likely to be due to driver error rather than Stansted Mountfitchet.
- 4.9.8. A summary of the number and severity of personal injury accidents recorded on the local highway network in Stansted Mount summarised in **Table 4-14**.

Due to the increase in passenger numbers at Stansted Airport, an increase in HGVs due to the current Bloor Homes site situated on Henham Road, and an increase in numbers of people living in the area, there have been 2 fatal accidents and 1 life changing accident in the past 1 month. Essex

Highways are reviewing the incidents but the situation is unlikely to improve in the next couple of years whilst criminal investigations are ongoing, so approval of yet another new building site is very dangerous to our local people and the community as a whole.

This alongside the fact that the proposed access road to the new site is through a current site of 350 homes, with the access to this site being on a tight corner on Henham Road. Should 200 houses worth of residents be required to travel through this development, the excess strain 550 extra households (meaning at least 1000 more cars) will put on Henham Road, and thus Hall Road and Stansted Road, will be enormous. The pollution levels will therefore also rise and thus the impact on residents health will be large.

2. Environmental damage to the area

This field is next to the railway line and, due to the topography of the land, slopes down towards it. Therefore the bottom of this land (at the south) gets flooded most winters (unlike what the report Bloor Homes has produced says). Thankfully this water is absorbed into the field as it is just arable land, but if it was to be built upon, it would contribute largely to the very large flooding that is experienced on Station Road right by Elsenham Station. This is identified on the report screenshot below:



SURFACE WATER FLOODING

1. Surface water flood risk was modelled by the EA, identifying areas that may experience ponding during each of a 1 in 30 year, 1 in 100 year and 1 in 1,000 year return period event.
2. As shown in **Figure 4-2** below, the site is considered to be at a very low risk of surface water flooding.

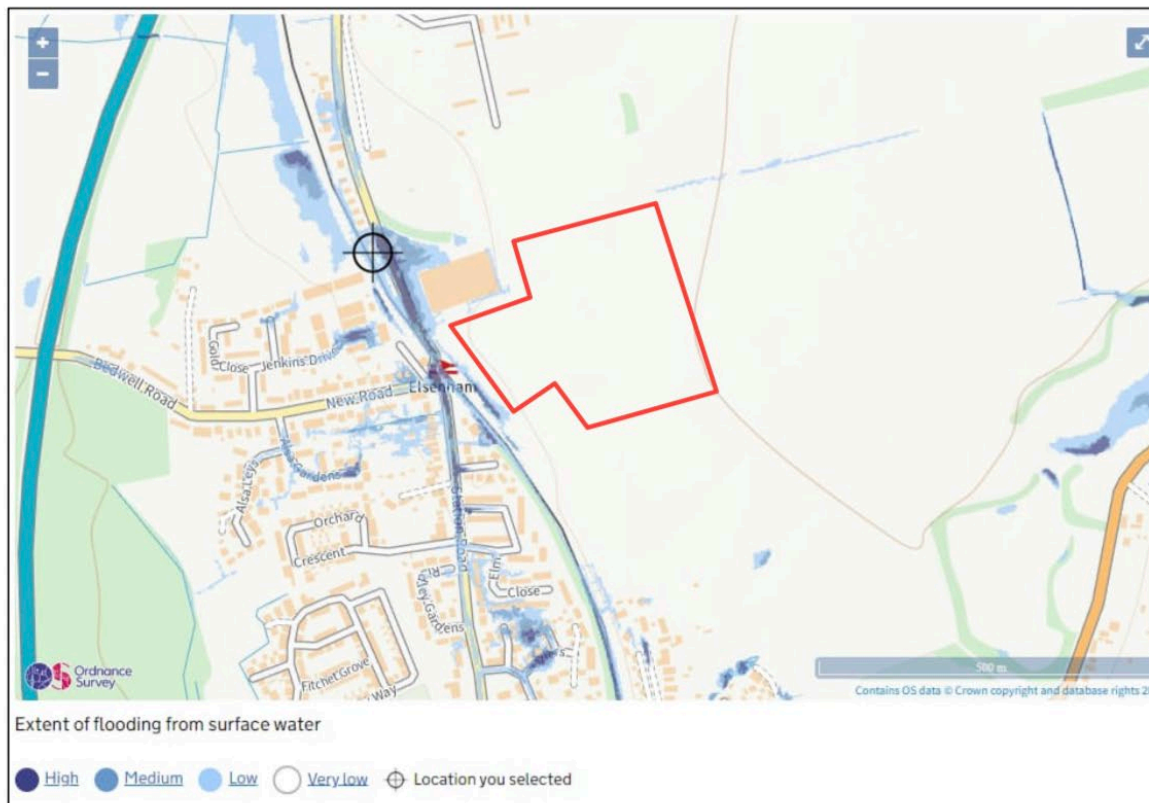


Figure 4-2 - Environment Agency Flood Map - Risk of Flooding from Surface Water

3. Essex County Council as the LLFA have indicated that the site does not fall within a Critical Drainage Area (CDA), which highlights areas most at risk of surface water flooding based on more detailed modelling.
4. According to the Uttlesford Strategic Flood Risk Assessment (2016), no critical drainage areas have been identified yet within Uttlesford by the LLFA.
5. Based on the available information the risk of surface water flooding is currently considered to be low for the proposed site.

Alongside the risk this creates to local residents for their houses being flooded, it also creates large delays on the railways with many trains being cancelled due to flooding on this area of track, so will impact not just residents of Elsenham but also residents of Cambridge (who use this railway line) and Bishops Stortford.

Also, a lot of fields and hedgerows have been removed throughout the building of these houses in Elsenham so wildlife has been severely impacted. This also impacts on the mental wellbeing of those residents who live in Elsenham, most of whom moved to this village after being advertised by developers as being a 'green area' and are seeing this very quickly disappear.

3. Bloor Homes

This 'phase 2' of their plan is part of, I believe, the wider plan that Fairfield developers attempted to seek approval for 10+ years ago for this large site for 1000 homes. It was rejected at that point due to the sheer size of the number of homes proposed and the impact it will have on the area. However, I believe Bloor Homes are now attempting to resubmit this request for 1000 homes but in piecemeal form, as they obtained approval for the current 350 homes after a long appeals process and are now seeking another 200 homes, making it up to 550 homes. There is nothing stopping them, once obtaining this approval, from then seeking further approval for more of this large field to eventually get to 1000 homes. I believe this needs to be drawn to your attention as this previous history was not made clear in Bloor Homes' application documents to you.

Kind regards
Laura Bullas