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Sent: 21 November 2022 13:14
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Objection to Planning Application S62A/2022/0012 Land east of station road Elsenham

Planning Application S62A/2022/0012 Land east of station road Elsenham

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I would like to record my objection to the additional 200 houses on the previous planning application on the following grounds

General

This is a continuing creep of development in a rural area as part of a series of uncoordinated schemes. The Secretary of State has previously stated when a large development of 1000 homes was rejected a few years ago, that overdevelopment of this area is not acceptable and unsustainable. Since then development has continued to creep and the secretary of state's concerns have been surpassed through a series of applications that have put the total number of new homes well over 1000. Alongside this overdevelopment, there has not been a single improvement to infrastructure. Roads are overpopulated and resources are stretched with there not being enough amenities for residents.

Change of use of agricultural land

With the focus on climate change and food security the continued developer's preference to build on agricultural land is unacceptable. The Cost-of-living crisis and conflict in Europe shows us that as a country we must be more food secure and developing on agricultural land must be a matter of last resort as we know from good planning guidance.

Developers ignoring planning obligations

Recent developments in the area have not fulfilled their 106 obligations, the community centre has not been built at Isabel drive and the proposed landscaping has been reduced to an extent that it is unrecognisable from the application. Developers are taking liberties and extending the number of houses in an application is an example of their disregard for the planning process and the community. With all the development around Elsenham there has been **no** contribution to local amenities, School, Doctor surgery, shopping, or recreation.

Transport

Whilst we do have a train station nearby, the train is an all stops Service from Cambridge to London that runs twice an hour at peak time.

Largescale development is occurring along this line from Cambridge which will overcrowd this service. Transport providers have no appetite for increasing the service and network rail are not investing in longer platforms for larger trains.

The Bus service is infrequent and does not coordinate with the train service so it cannot be used as a sustainable form of transport

Local roads, specifically roads through to Stansted are narrow and unsuitable for the amount of extra cars on the road.

Flooding

The Flood risk analysis is flawed and entirely inaccurate. The application states that ***There are no records of flooding within the site or nearby proximity***. This is not correct and local knowledge and experience shows that this area regularly floods as despite the Flood risk analysis statement this site sits below the incline that separates Henham from Elsenham and The soil in this area is impervious and has a high run off see below

Siting the attenuation in this area with impermeable soil will render it ineffective as it will be overcome with surface water and will exacerbate the flooding along station and old mead road which as we all know regularly floods.



Site access

The logic of placing this developments site access on a bend in the rural road is flawed and to increase the frequency of use of this dangerous junction would be a staggering decision.

Location and overlooking

This site is not discrete it will detrimentally affect the view, the site is located on a prominent incline that dominates the view as it is approached from new road. The development become the dominate view on this approach to the village.

Conclusion

This application for an additional 200 homes should be rejected because

- Development in Elsenham has been disproportional
- There should be no further development on agricultural land
- Access to and from the site is dangerous
- The development will increase the considerable flooding of this area
- The Development is obtrusive
- This Development and all the others have not contributed to the community
- The Development be detrimental to the already overstretched transport system

Yours Faithfully

Calum Balmain