

Planning Inspectorate Reference: S62A/22/0007

Uttlesford District Council Reference: UTT/22/2147/PINS

**Residential development comprising 130 dwellings,
Land South Of Henham Road Elsenham**

Address to Planning Inspectorate Hearing, 10 May 2023

Good morning, Sir. I am Dr Graham Mott, I have lived in Elsenham for 36 years and I am the Chairman of Elsenham Parish Council. I speak on behalf of the Parish Council in the absence abroad of our planning Consultant, Alison Hutchinson. I am joined by our transport consultant, Simon Watts. I will make hard copy of this address available to you and to the applicants.

Mrs Hutchinson's Report dated September 2022 is before you, Sir, and I should like to summarise briefly the Parish Council's objections.

The Table of planning approvals at 2.16 of the Report is now out of date, in that the S106 has been signed for 130 dwellings west of Hall Road and detailed approval granted for 99 dwellings west of Isabel Drive. Moreover, an application by Bloor Homes for a further 200 dwellings to the east of Elsenham Station was approved in April 2023. Thus the total of approvals in Elsenham since 2012 is now 1,335, representing an increase of 136% over the households recorded in the 2011 census of 980.

The harm to the heritage assets is described in Section 4. The area around Elsenham Cross constitutes the historic core of the village and there are few other listed buildings. It is acknowledged by all parties that there would be harm which needs to be weighed against any public benefits, in accordance with Paragraph 202 of the NPPF.

In Section 5, Mrs Hutchinson points out that the field which is the subject of the application is the last greenfield site on the edge of the village.

It is acknowledged in Section 7 that the layout provided is purely illustrative, but only 100 individual dwellings can be identified. The application, Sir, is for 130 dwellings, no more, no less, and therefore the applicants must show how that number can be accommodated, and this they have failed to do.

A request is made without prejudice in Section 8. for a contribution to a new Community Hall in Elsenham (not an extension) should the application be granted, to be included with contributions already agreed to be paid by other schemes in the village. These now include the development by Bloor Homes for 200 dwellings recently granted outline approval. I shall be pleased to give further details of the Community Hall scheme if required.

It is concluded in Section 9 that the planning balance clearly indicates that approval should be withheld. It is worth adding that Uttlesford's five-year housing land supply is now 4.89 years, not far short of the magic five.

To summarise, Sir, there are particular objections to this proposal which do not apply elsewhere in the village. There will be a significant impact on the cluster of heritage assets

around Elsenham Cross. The site is in Stansted Airport's Countryside Protection Zone, and it is the last area of green space which remains undeveloped. The cumulative impact must be considered, and that's what lies behind Essex Highways' strong recommendation for refusal. Mr Watts will now summarise the Parish Council's objections on transport grounds.

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Chairman, Elsenham Parish Council
10 May 2023