

31st August 2022
The Planning Inspectorate
Major Casework Team
Room 3J Kite Wing
Temple Quay House
2 The Square
Bristol BS1 6PN

Dear Sir

Section 62A Planning Application: S62A/22/0007 Land to the South of Henham Road, Elsenham, Essex

We attach a paper of objection in connection with the above planning application which has been submitted directly to the Inspectorate because the site falls within the purview of Uttlesford District Council which is currently under special measures as regards the determination of such applications.

We would ask that the matters and information set out in the attached paper are taken into consideration before determining the application.

Yours Faithfully



C.R.J.Bush and D B Bush

Background

The Village of Elsenham had a history of slow incremental growth over the years with typically a few tens of new dwellings being added at a time..

In 1960 there were around 260 dwellings recorded on the Register of Electors for the Parish of Elsenham.. By 1970 this figure had risen to 408 Principal additions were Alsa Gardens in 1969 with 35 dwellings, Broom Farm Circa 1964 with 32 dwellings , Elm Close with 35 dwellings and Ridley Gardens with 23 dwellings.

From this it can be seen over this period that there was small incremental growth over these ten years in quantities that could be assimilated into village life.

By 1980 the figure had risen to circa 690.

By 2007 The Number of dwellings in Elsenham Parish was 996, this year being significant because Uttlesford District Council, wrestling with their replacement District Plan came up with a number of options for dispersing housing provision around the district, then bizarrely outside of Officer's recommendations centred much of their proposed provision on Elsenham. This led to the then labour Government proposing an "Eco Town" of some 5,000 houses for the village. This latter proposed was rejected by the Government Department for Communities and Local Government: on many grounds one of which was insufficient infrastructure especially road infrastructure.

Uttlesford's Local Plan is still not completed and this has led to an open house for developers such that every vacant piece of ground is being put forward for development.

Analysing the figures above;

1960 to 1970 an average of circa 15 new dwellings per year

1970 to 1980 an average of circa 28 new dwellings per year

Since 2007

799 New Dwellings have been approved and built (some 350 still in construction)

269 Dwellings have been approved not yet under construction

220 Dwellings within 150 yards of the Elsenham Parish Boundary refused at appeal

250 Dwellings proposed not yet determined

130 Dwellings the subject of this application

Returning to the subject of infrastructure there has been not one single road improvement during any of the periods set out above. The road system through the village depends upon B roads or unclassified roads and winding lanes. One access is single way working controlled by traffic lights also with a 7.5 ton restriction. Another has a width restriction and dangerous blind corners.

Hall Road which abuts the site is the designated HGV route into and out of Elsenham. One of the sites already approved for housing, 130 dwellings, shortly to commence construction will discharge onto this road in the vicinity of the Old Vicarage. Additionally traffic from the 350 dwelling site currently under construction will use Henham Road and Hall Road for access.

The Village used to have two inns now it has only one

The Village used to have a Village Store now closed converted to a private house

The Village used to have three garages now only one repair shop (not a petrol station)

The Village used to have a hardware store that is now closed

The Village used to have a green-grocers

The Village used to have a butchers

The Village used to have Elsenham Quality Foods makers of fine preserves and a source of local employment.

The Village Doctors Surgery has not been extended since 1989

The Site West of Henham Road

This is the last green lung left in the village centre after all of the development reviewed above. It is precious to the villagers and the general opinion is that if this falls to developers it would be the final death knell of village life.

The meadow is regularly in beneficial use for grazing of cattle and sheep. The site forms a central setting for many listed buildings and other buildings of historic importance to the village

In Essence therefore, the Village of Elsenham has taken a disproportionately large number of new dwellings relative to its historic size such that the character of the village has completely changed over the last 15 to 20 years.

This central site is precious to the character and well-being of the village, the residents and the listed and ancient heritage that still remains in its centre. It is the heart of the village and contains many listed buildings. There are still many hundreds of dwellings that have been approved in Elsenham Parish but not yet built out. There is therefore no shortage of supply which would justify the loss of this important asset.

This village core must be preserved and this application must be rejected.

PHOTOGRAPH ALBUM

(All Photographs Courtesy of Elsenham Village History Society)



The Site is surrounded by a number of listed and historic buildings the settings of which will be absolutely destroyed by the proposed development.



**ELSENHAM PLACE List Entry Number: 1112337 Grade: II
C16-C17 timber-framed and plastered house. Listing NGR: TL5406726441**



BARNS TO WEST OF ELSENHAM PLACE FRONTING ROAD Grade: II Listing NGR: TL5401626405 An L-shaped range of C17 and C18 timber-framed and weather-boarded barns, with some plaster on the west side. Roofs tiled. A large C17 barn extends to the east and west with a half hipped roof and C18 barns extends to the south at the west end. List Entry Number: 1171188

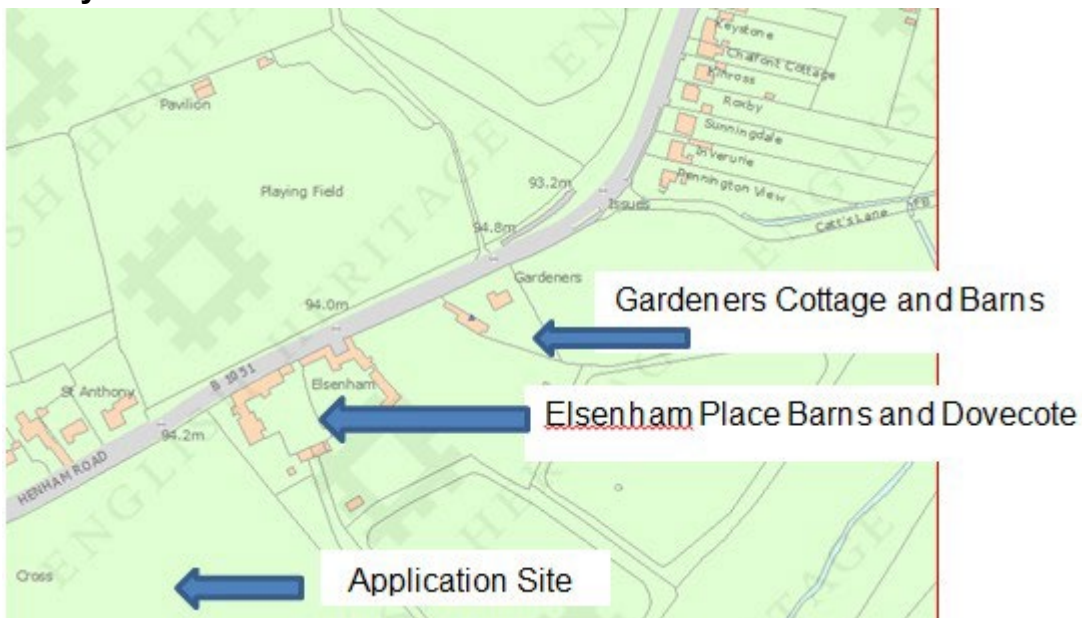


DOVECOTE TO SOUTH WEST OF ELSENHAM PLACE List Entry Number: 1112338 Grade: II

Also within the close vicinity



GARDENERS COTTAGE List Entry Number: 1171192 Grade II
C16-C17 timber-framed and plastered house with some weather-boarding. Two storeys.



RANGE OF THATCHED, TIMBER FRAMED OUTBUILDINGS, AND BARN TO WEST OF GARDENERS COTTAGE List Entry Number: 1112339 Grade II
Range of C17-C18 timber-framed and weather-boarded outbuildings and barn with thatched roofs.



**THE CROWN INN List Entry Number: 1305698 Grade II GV
C18 timber-framed and plastered building. Two storeys Listing NGR:
TL5382226342**



**Elsenham Cross No.5 Sophie's Cottage List Entry Number: 1112368
Grade II GV Small timber-framed and plastered house with late C18 or early
C19 external features Listing NGR: TL5382826306**



VILLAGE HALL COTTAGE Now Known as Camelia Cottage List Entry Number: 1305746 Grade: II Early C18 timber-framed and plastered house. One storey and attics.



ELSENHAM THE CROSS TINKERS COTTAGE List Entry Number: 1305747 Grade: II Small C17-C18 timber-framed and plastered building



1 and 2 The Cross List Entry Number: 1322511 Grade II Early C18 timber-framed and plastered cottages on a T shaped plan. Listing NGR: TL5384226325



THE STORES AND HOUSE Name: THE STORES AND HOUSE List Entry Number: 1322535 Grade: II Late C18 or early C19 timber-framed and plastered building. Two storeys. (Formerly Village Stores)



**CHURCH OF ST MARY THE VIRGIN List Entry Number: 1112335 Grade: I
Much of this church is of the C12 Parish Church Listing NGR: TL5422825924
Related to the setting of the Application Site This View will be destroyed**



**Elsenham Hall Road The Old Vicarage List Entry Number: 1112334 Grade II
TL 5326 48/1111 Early C19 stuccoed Regency house. Two storeys.
Listing NGR: TL5388326184**



Photo Courtesy of *Elsenham Village History Society Archive*

THE LODGE HENHAM ROAD List Entry Number: 1391101 Grade: II 17th century or earlier, timber framed and plastered two storey house.

