

From: [REDACTED]

Sent: 18 September 2022 20:54

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: Objection to proposed above development

I would like to object to the above development. I have lived opposite the school in Hailes Wood for the past 40 years and have watched housing developments increase dramatically in the last 5 to 10 years of which there must be ten or more. This proposed development is the last original green area surrounding the village and the oldest (several hundred years) and includes the memorial in the High St, Victorian village school, only pub, church and several houses from this era. Some of which are on the corner where the proposed junction is to be changed and may be registered as listed buildings. This development would completely change the character and landscaping of the local area.

I would like to make several points about the increased traffic in an already busy and congested area and the exit roads from the village most of which are totally unsuitable for large numbers of traffic.

1. There is a development to the North of Henham Road being built at the moment of 350 houses. It is the largest new development in the village and it is not yet known how this will impact local traffic and schooling in this area. Although the developers have put forward an assumption of their figures on increased traffic these have not and would not be known until after it is built.
2. There are only 2 roads suitable of taking the majority of traffic from the village. One to the airport and M11 Hall Road and one to Stansted which exits down Grove Hill into Lower St which is a very narrow steep road at the bottom of which are traffic lights. At peak times this is severely congested and difficult to engage. Lower St itself has traffic problems itself due to the steep Chapel Hill exit onto the main road to Bishops Stortford.
3. The other exits from the village are narrow country roads unsuitable for heavy traffic. One of which Old Mead Lane has been closed for 3 years awaiting repairs to a subsided bank.
4. Increased population and traffic seriously impacts the safety of children at the village school which is right next to this development. When was the last assessment done of increased traffic and conditions outside the school. There is a crossing (not pelican) which was manned by a lollipop man but the vacancy has not been filled. My estate Hailes Wood is directly opposite the school and is used by the majority of Mum's dropping children off at the school and is heavily congested at school times as well as Henham road opposite this proposed development where Mum's park also. This in itself will increase these difficulties on their exit onto Henham Rd.
5. The village school has no provision for drop off facilities on its own site due to visual difficulties when exiting the school. Traffic can not see cars coming from the east side due to a bend in the road where the proposed new junction will be. There are also large numbers of heavy lorries which use this junction due to the local gravel pit.
6. Elsenham Station is a small Victorian one with old fashioned gates manned by someone in the signal box due to visual difficulties on the crossing. It has a small car park but in general cars do not park near the station as through roads have lines prohibiting long parking in most areas apart from outside the surgery in Station Road. This is also the case in the High St.
7. The developers ideas on encouraging use of cycles may seem commendable but this a heavily congested and busy road and very few people or children use it for cycling as it is too dangerous. I also find proposed financial incentives of collaboration with Halfords difficult to believe. We have been promised things many times by developers which very rarely materialise. Also the small village shop has very little parking and is owned by Tesco. Have they got an agreement with them for a parking site outside the shop. How many people would cycle to get their shopping. Very few.

I would also like to point out this development would be on a severe slope down Hall Road which has a river at the bottom running through a valley. This has been known to flood. The development of 350 houses being built on the opposite side of Henham road is also built on a large slope. Villages in this area such as Newport have had flooding problems where new sloping developments are built. The water has to go somewhere concrete is not suitable.

In conclusion I would like to put forward these arguments against this development. Please leave some history and character in our village. It is important.

Diane Gibson

