



## **S62A/22/0007 – 130 DWELLINGS ON HENHAM ROAD, ELSENHAM**

### **OBJECTIONS BY STANSTED MOUNTFITCHET PARISH COUNCIL**

Stansted Mountfitchet Parish Council objects to this development on the following grounds:

- 1 The increase in traffic along the Elsenham Road which leads to the serious pinch point on Grove Hill, Lower Street, Chapel Hill and Church Road which are already under severe pressure even before this and other proposed developments in Elsenham are built out. Queuing is already a significant concern particularly in peak periods on Elsenham Road, Lower Street and Silver Street. This can only worsen with this and other developments within Elsenham

The seriousness of the position on Grove Hill and other central roads in Stansted Mountfitchet is already recognised by Essex County Highways which is pursuing a scheme to prevent all large vehicles from using the roads listed above (apart from access). Whilst implementation of a scheme would represent a major gain, the automatic enforcement process which is critical to its success is dependent on legislation yet to be passed by Parliament. Until this is achieved, any planning application must be considered on the existing conditions.

- 2 The proposed development is not sustainable.

Whether viewed in terms of public transport or access to facilities, this application fails to meet the essential requirement laid down by the NPPF, namely to ensure appropriate opportunities to promote sustainable transport modes and safe and suitable access for all users (paragraph 110) as well as requiring development to give priority to pedestrian and cycle movements and (so far as is possible) to facilitate high quality public transport (paragraph 112).

Public transport is limited particularly off-peak (one train per hour and an infrequent bus service).

The footpath between Elsenham and Stansted Mountfitchet is narrow and is situated in close proximity to a fast busy road which is off putting to pedestrians particularly for mothers with young children.

Cycle routes are non-existent

Given the very limited facilities in Elsenham, most people will use Stansted Mountfitchet or Bishop's Stortford. Poor public transport, pedestrian and cycle links point to one conclusion – use your car! This is the very opposite of the principle of the sustainability.

3 Air Quality

Grove Hill is a narrow stretch of road restricted to a single traffic lane with houses close to the road and a narrow footpath. The way traffic moves especially given the high volume of large vehicles creates conditions which mean that air quality measurements are close to levels which breach acceptable limits. This can only be made worse by additional traffic and more queuing.

4 Flooding

The majority of the application site is located in flood zone 1 but a small area of the site borders the Stansted Brook at the Southern boundary is located in flood zone 2 (medium probability of flooding). Stansted Mountfitchet Parish Council is very sensitive to any additional risk of raising the water flow on Stansted Brook given the history of severe flooding on Lower Street (recognised as the number one risk in Uttlesford by the District Council). Particular care needs to be taken to eliminate the risk.

**On these grounds, Stansted Mountfitchet Parish Council requests the Inspector to refuse this application.**