

From: Robert Talks [REDACTED]
Sent: 23 September 2022 06:54
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Objection S62A/22/007

Good morning,

I would like to register my strong objection regarding S62A/22/007.

Our local council have not had a Local Plan in place, thus developers have had free reign to put forward applications such as this. Far too many have been granted without the proper consideration being given as per my below points.

Elsenham has already had substantial development over the past few years.

Poor Condition of Local Roads

As a result of this substantial development, roads are often jammed, and road surfaces are in terrible condition. I have contacted Essex Highways and Cllr Ray Gooding (Chair of the Uttlesford Highways Panel) on numerous occasions regarding the condition of our local roads, and nothing has been done to rectify this (proof can be provided upon request). It is quite obvious that the local authority is already unable to cope with the additional demand placed on it. More properties is inevitably going to place further burden on the local authority. In places, the roads are so dangerous, with missing drain covers for in excess of 12 months, the chances of a serious incident or accident are very likely. I do not think it would be responsible for the Planning Inspectorate to pass this planning on account of the fact our local roads are in such appalling state. Should these properties be built and an incident occur, any affected parties may look to take action against the Planning Inspectorate for not taking into account what I have mentioned above. This is a very serious situation which has not been given the attention it needs for some time now.

Infrastructure Unable to Cope

In addition to my points of fact above, the already heavily used and abused infrastructure we have in the village is already barely able to cope. There are daily traffic jams in Grove Hill, Stansted Mountfitchet, one of the main routes in and out of Elsenham. Before developers started building housing estates in Elsenham, this was never a problem. A development such as the one in this planning application would be better suited to a large and better connected area such as Dunmow. Based on the above points, access to and from Elsenham would be totally inadequate by road as the already concerning traffic problems would become even worse. The impact on traffic in Stansted Mountfitchet Village is of serious concern.

Here is an image I took on the approach to Stansted Mountfitchet Village on Grove Hill from Elsenham (all of these vehicles and the ones out of site behind me came from Elsenham). The traffic jam extended all of the way outside of Stansted Mountfitchet and beyond. It took around 20 minutes to pass this area. Before the development we had in this area, it would have taken 30 seconds. Motorists regularly break the law and speed now as a result as they are sick and tired of waiting. Also, there have been occasions where emergency vehicles are unable to get through this area when on an emergency because of the traffic. If you look at the trailer of the lorry, you can see blue. This was the reflection of the emergency lights for an ambulance. It was unable to get up the road and past the lorry due to the traffic and the narrowness of the road in places and it was on an emergency. Someone could have lost

their life as a result of this ambulance not being able to get to its emergency. Traffic levels such as this were unheard of 4-5 years ago in Elsenham and Stansted. This is as a direct result of too many new homes being build in Elsenham.



Over Development of a Small Village

Elsenham has a small village shop which is barely able to cope with the numbers of residents already living here. The village also has one village pub which again at times is already far too busy.

Elsenham is a village, not a town and this constant overdevelopment will see Elsenham developed into an entity more like a town. Both myself and the majority of residents living in this parish moved here to live in a village and we would like it to be kept that way.

The proposed site is surrounded by old, historic properties such as The Old Vicarage, a grade II listed building (List entry no [1112334](#)). It is not suitable to have a new housing development situated opposite an early C19 regency house which was built in Richard I's reign. It would not be in keeping with the area and the history of the village. A development in this area would be in conflict with the nature of the surrounding open countryside and historic landscape.

In addition to this, the area proposed to be the site of these new properties is important to the heritage of the village. It has been used for years as a grazing area for local cows and sheep. See my **attached photo**. It is surrounded by very old trees and a listed building (Elsenham Place).





It would be a detriment to the area to build on this field. I have taken both my niece and nephew regularly to see these cows and sheep when they are in the field as have many other villagers. It is important for childrens' development to see farm animals and appreciate the countryside. This field is and has always been very accessible for villagers to get to. It would be awful to lose it when the village clearly cannot cope with more residents and vehicles.

ELSENHAM IS A VILLAGE AND WE WISH FOR IT TO STAY THAT WAY.

Yours faithfully,
Robert Talks

