

Comments for Planning Application UTT/22/2760/PINS

Application Summary

Application Number: UTT/22/2760/PINS

Address: Land East Of Station Road Elsenham

Proposal: Consultation on S62A/2022/0012 Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works.

Case Officer: Femi Nwanze

Customer Details

Name: Mr john balmain

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to record my objection to the additional 200 houses on the previous planning application on the following grounds

General

This is systematic of the continuing creep of development in a rural area. The Secretary of state made it very clear when the large development of 1000 homes was rejected a few years ago that overdevelopment of this area is not acceptable and unsustainable. Since then development has continued to creep and the secretary of state's concerns have been surpassed as applications granted are nearing the 1000 homes that was objectionable.

Change of use of agricultural land

With the focus on climate change and food security the continued developer's preference to build on agricultural land is unacceptable. The Cost-of-living crisis and conflict in Europe shows us that as a country we must be more food secure and developing on agricultural land must be a matter of last resort as we know from good planning guidance.

Developers ignoring planning obligations

Recent developments in the area have not fulfilled their 106 obligations, the community centre has not been built at Isabel drive and the proposed landscaping has been reduced to an extent that it is unrecognisable from the application. Developers are taking liberties and extending the number

of houses in an application is an example of their disregard for the planning process and the community. With all the development around Elsenham there has been no contribution to local amenities, School, Doctor surgery, shopping, or recreation.

Transport

Whilst we do have a train station nearby, the train is all stops Service from Cambridge to London that runs twice an hour at peak time.

Largescale development is occurring along this line from Cambridge which will overcrowd this service. Transport providers have no appetite for increasing the service and network rail are not investing in longer platforms for larger trains.

The Bus service is infrequent and does not coordinate with the train service so it cannot be used as a sustainable form of transport

Flooding

The Flood risk analysis is flawed and entirely inaccurate. The application states that There are no records of flooding within the site or nearby proximity. This is not correct and local knowledge and experience shows that this area regularly floods as despite the Flood risk analysis statement this site sits below the incline that separates Henham from Elsenham and The soil in this area is impervious and has a high run off see below

Siting the attenuation in this area with impermeable soil will render it ineffective as it will be overcome with surface water and will exacerbate the flooding along station and old mead road which as we all know regularly floods.

Site access

The logic of placing this developments site access on a bend in the rural road is flawed and to increase the frequency of use of this dangerous junction would be a staggering decision.

Location and overlooking

This site is not discrete it will detrimentally affect the view, the site is located on a prominent incline that dominates the view as it is approached from new road. The development become the dominate view on this approach to the village.

Conclusion

This application for an additional 200 homes should be rejected because

- Development in Elsenham has been disproportional
- There should be no further development on agricultural land
- Access to and from the site is dangerous
- The development will increase the considerable flooding of this area
- The Development is obtrusive
- This Development and all the others have not contributed to the community
- The Development be detrimental to the already overstretched transport system