

From: Graham Howorth [REDACTED]
Sent: 04 January 2024 19:34
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Comment on planning application S62A/2023/0028

Dear Sir/Madam,

S62A/2023/0028.

(Land off Chelmsford Road, Hartford End, Chelmsford, Essex) (Proposal: Construction of up to 50 dwellings (Use Class C3) and associated access and bus stops with all matters reserved apart from access).

My name and address is :

Graham Howorth
[REDACTED]

I wish to comment on and object to this proposal on the following grounds

1. The proposed area of development is too large and therefore disproportionate in size in relation to the remainder of Hartford End and its modest number of existing dwellings (which I believe number no more than some 35 currently). The proposal would forever alter the character of this small hamlet attached to a rural brewery and certainly double its current population which has not previously been considered, debated or planned for as far as I'm aware. By contrast, the recent development of the Brewery site a few years ago was sensibly limited in size. The proposal was also effectively join up the existing Brewery development with the handful of older houses such as Hill House and Brewers House thus making the whole area from the River Chelmer to Camsix Lane "linear" which it currently is not.
2. It would represent a further unjustified loss of high quality agricultural land in a rural parish with concomitant adverse impacts on wildlife habitat. Again, the previous Brewery development was, by contrast, upon a brownfield site.
3. There would appear an increased risk of flooding and pollution of the downhill area if this large area is developed and built upon/covered due to the loss of natural land drainage. Although this is a technical matter, there is local concern around this from long standing residents.

4. It would add further to the traffic on the local stretch of the B1417. This has been increasing steadily each year. In particular there are two issues that are acutely apparent to existing residents:-

Both the hill upon which the existing brewery site and the proposed development would be located, and the adjacent relatively narrow bridge over the River Chelmer, already represent a hazardous stretch of road. More cars and delivery vehicles exiting and entering from a new entrance onto the hill will add to the potential for accidents especially as buses and particularly farm vehicles regularly use this awkward area.

At the northern end of the route, the congestion at the crossroads in Felsted (Chelmsford Road with Station Road) is reaching a crisis point and is now becoming a log jam at peak times. New residents from the proposed development (a further 50 households) would certainly be driving to Felsted as the nearest shops and facilities are located there, thus further adding to the already unsustainable congestion.

5. At the time of the previous Brewery Development, local residents were given verbal assurances by the present land owner (who was also responsible for the Brewery Development) that in order to preserve the character of the area that there would be no further development on the land in question.

Yours Faithfully,

Graham Howorth

