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09th January 2024

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Re: Objection to S62A/2023/0028

We are writing to present our opposition to the construction of 50 dwellings, associated access and bus stops described in the application referenced above. We live in Hartford End and will therefore be directly and indirectly affected by this development.

Of relevance, previous planning applications for the same site (20/3323/OP, 20/3368/OP & 21/3088/OP) have been refused, and we request that this is taken into consideration as many of the arguments for refusal are still present. We request in the first instance, a Hearing due to the size of the development; the geographical location and its effect on the natural environment; and the effects on the local community.

Below are the reasons we object to the application:

Traffic

Hartford End is a small rural hamlet that runs along winding narrow country road (B147). There is 1 bus that services the area 4 times a day. There are no footpaths, and it is felt to be a dangerous road to walk or cycle along, especially in the dark. As public transport is not comprehensive enough, travel is essentially via private motor car and any new housing development will bring at least an additional motor vehicle or 2 per dwelling. A 50 dwelling development will greatly impact pedestrian road safety negatively, and also effectively discourage current cyclists and pedestrians in the future, should this go ahead.

The proposed access to the development is likely to significantly increase congestion and affect road safety, as its proposed location is close to Mill Lane, Littley Park Lane and entry to the Old Brewery. There is a bend in the road with poor line of sight and likely to impact safety and congestion, especially at busy times.

During peak and school hours, this road becomes extremely busy as it is the main access to Felsted school, this too likely to be worsened by this proposal.

Infrastructure & Local Amenities

The nearest convenience store to Hartford End is over 45min walk away in Felstead, and this proposal will certainly exacerbate the traffic issues highlighted above as a motor car is likely to be required for daily procurement of goods and services, for almost all that live here. Public transport would be inadequate in supporting travel for this purpose.

We are unaware if the 2 local GP services or local school will be able to support such an increase in the local population that would be as a result of this development and therefore is not in keeping with sustainable development guidance and regulations.

There are already significant dwelling developments on going within the surrounding area and the infrastructure is clearly not adequate to support this and the surrounding developments already in progress.

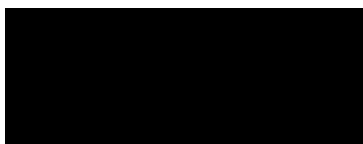
Environment

Flooding and surface water has been a significant issue in the area and the proposed development is likely to worsen this problem. This has a knock on effect in the water drainage in the whole of Hartford End, and has been noticed in Phase I of the development already.

The appeal to live in Hartford End for us and its current residents has been the surrounding green area and rural nature. This proposal will significantly change this for all residents of the hamlet, some affected more than others. We strongly believe that this development would negatively impact the character of the countryside in the area we live.

In summary, we are strongly opposed to the development of this land for the 50 dwellings and request refusal. If refusal at this juncture is not possible based on these objections alone, then can we request a Hearing so that our specific concerns can be heard alongside other members of our community that are also opposed to this development.

Yours Faithfully



Dr Niven Akotia

MB BS, FRCA, MSs, BSc(Hons)