

From: David Marsh [REDACTED]
Sent: Sunday, September 29, 2024 12:40 PM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2024/0058. land adjacent Village hall Ugley, east of Cambridge Road.

Dear Sir/ Madam

We wish to make the following representation and objections with comments to ref S62A/2024/2058.

The developer states there are minimal negatives associated with their proposal; this is incorrect as follows :-

(1) Pound Lane. This is a narrow rural road with many acute bends, no street lighting and no appreciable pavements, hence no pedestrian facilities.

Indeed Essex County council recently increased the traffic restrictions on Pound lane to a 2 metre width restriction(how will the developers

Lorries gain access to the site with this restriction?) The T junction with the B1383 is already overwhelmed at key traffic times. There are also

no parking facilities on Pound Lane.

The developer has ignored our sensible and safety request made at their presentation to residents on 26th February to make the site's main

access and egress via the Cambridge road B1383 rather than on the very dangerous 90 degree bend currently planned.

(2) Biodiversity . The site and adjacent woodland is one which currently contains throughout the year a very varied mixture of wildlife from mammals to bird life,

including sightings of rare birds.

The plans are very vague concerning the removal and retention of trees, some of which are very aged oak trees. Despite their proposals to care for

the biodiversity, the introduction of traffic , street lights and new sewerage systems and overall noise levels will endanger many species.

(3) Rural Area. The site is in a very rural area lacking in many basic services and facilities.

(a) The nearest schools are 30 minutes walk away along dark, unlit narrow roadside routes.

(b) The two local stations are 30 minute walks away, along dark, unlit routes, Neither have satisfactory car parking facilities.

(c) The two doctors surgeries are again 30 minutes walk away along the same dark, unlit narrow roadside routes, with very limited parking facilities.

(d) The local bus service is very infrequent and is not suitable for either commuters or schoolchildren.

(4) Environment. This is a very rural area.

The environment will be negatively affected by the increase in traffic, pollution and new street lighting as well as the construction work.

No existing main sewerage system exists thus requiring disruption from a cess pit format of new installations.

The town of Stansted Mountfitchet has already encompassed many new housing estates with more planned for development which should be taken into consideration

when reviewing this application. Stansted is able to provide all the local facilities eg schools, doctors, that this proposed development is unable to provide.

I trust that you will seriously consider all the above negatives to this development which the developer has paid scant awareness towards.

Thank you for your considerations on the above points

David Marsh

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