

**From:** [REDACTED]

**On Behalf Of** [REDACTED]

**Sent:** Wednesday, October 2, 2024 11:06 AM

**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>

**Subject:** S62A/2024/0058. Land adjacent to Ugley village hall, Bishops Stortford CM226HR.

Dear Sir/ Madam,

My name is Neil Roddis. [REDACTED].

I'm a resident that will be affected by this development.

I wish to formally object to this proposal for the following reasons:

I believe this unnecessary stand alone development is in direct contradiction of the Uttlesford Councils local plan, where new developments are sited next to larger villages so access to settlement features are available without the reliance on motor vehicles to access.

This proposal is situated on a rural site which cannot be regarded as a rural exemption site as there is no demonstratable need for the development of this site and as such does not feature in the local plan. Previous proposals relating to this piece of land have been rejected for that very reason.

As a stand alone rural site, we rely on country lanes and B roads to access shops and schools. This infrastructure is already suffering increased traffic due to new developments at nearby Elsenham. This proposal is likely to add a further 32 extra vehicles (2 per home) to this situation, and the developers have made no suggestions as to how they would help elevate this growing problem.

Ugley is an historic hamlet, complemented by grade 1 & 2 listed buildings. Having attended the public consultation regarding this application, I raised the point that the proposed housing style was of modern design and in no way sat comfortably with the existing listed housing surrounding the site seriously affecting the character of the area.

Ugley has no street lighting or mains sewage. We therefore maintain a low carbon footprint. This proposal would increase both domestic, environmental and vehicular pollution, which is again in contradiction to local wishes and the council pledge to reduce both.

Uttlesford Council have considered many reports in formulating its local plan. None of those reports showed a need for remote developments, infact steered towards extending larger villages with their easy access to amenities without the need for greater use of motor vehicles.

Submitted for your consideration.

Regards

NR