

# **JOINT PARISH COUNCILS STEERING GROUP (JPCSG)**

## **Parish Councils of Stansted, Elsenham, Henham and Ugley**

UTT/17/3573/OP 350 dwellings. Land to the North West of Henham Road, Elsenham

As residents may be aware Fairfield have applied to build 350 houses on land in the parishes of Henham and Elsenham with the main access route through Stansted Mountfitchet. The application is now out for consultation. Residents have until September 23<sup>rd</sup> to respond.

Fairfield's attempts to build on land between Henham and Elsenham started in 2007 when they sought to build 3200 homes in the Local Plan. The JPCSG strongly opposed any development in this wholly unsuitable location and, over the next 10 years, fought off planning application after planning application, attending numerous UDC planning meetings, Government Inspectors' hearings, Local Plan examinations and Secretary of State rulings. All these hearings were critical of the developments suggested, and they were all rejected.

In 2017, in a last effort, Fairfield submitted the present plan for 350 houses. It is this application that is now under consideration.

How did we win all these decisions? We employed consultants who gave us advice on the way to fight the developments. Residents donated money, over £250K, to a fighting fund, and then those same residents responded to the consultations and objected to Fairfield's plans to ruin the area.

So here we are again, asking you to respond to the current consultation by 23<sup>rd</sup> September. We need one last effort to get rid of this proposal for good. We list below the reasons we believe the development should be refused. Please use these and any reasons you may have to oppose the development. You can respond either online via UDC website quoting UTT/17/3573/OP at <http://publicaccess.uttlesford.gov.uk/online-applications/>, send an email to [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk) or write to UDC Planning at Council Offices, London Road, Saffron Walden, Essex CB11 4ER. Please ensure you put your name and address on any correspondence.

PTO.

**PLEASE, PLEASE, PLEASE FIND A FEW MOMENTS TO RESPOND, IT IS VITAL**

**Points for residents to consider**

- The new material resolves none of the original objections.
- Since the original submission of the application a new Emerging Local Plan (LP) has changed the policy context by allocating sites which will provide for housing needs without reliance on ad-hoc, speculative proposals such as those of the application.
- The LP strengthens objections concerning countryside protection, transportation inadequacies and harm caused by worsening air quality.
- The site is in an unsustainable location as concluded in the 2016 appeal decision by the Secretary of State.
- Traffic from the site will contribute to worsening congestion in Stansted Mountfitchet, and alternative unsuitable routes are used by some residents e.g. through Ugley Green.
- The harm to air quality in Stansted Mountfitchet has been shown to be even worse than when assessed in 2018, and UDC's Environmental Health Officer has now recommended that planning permission be refused.

Thank you in advance for your continued support to call on Uttlesford District Council to refuse this application.

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