

From: [REDACTED]
Sent: 17 November 2022 13:10
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2022/0012 LAND EAST OF STATION ROAD, ELSENHAM
Importance: High

S62A/2022/0012 LAND EAST OF STATION ROAD, ELSENHAM

Sir,

The Secretary of State REFUSED a Planning Appeal on this site in 2016 for 800 houses.

THIS site is GRADE 1 AND GRADE 2 AGRICULTURE LAND. PRIME agricultural land, needed to farm and feed the ever-increasing UK population.

Since then, several hundred dwellings have already been built in the immediate 1 to 1.5mile radius.

In addition to those already built, we have,

350 houses are currently being built on this site (Land To The North West Of Henham Road Elsenham)

99 houses are awaiting a start date within one mile (Land To The West Of Isabel Drive Elsenham)

45 houses are awaiting a start date within 1.5miles in Mill Road, South of Vernons Close Henham)

130 houses have been applied for within half a mile (**S62A/22/0007**: Land to the south of Henham Road, Elsenham)

Total 624 + the several hundred already built.

IF THIS DEVELOPMENT IS ALLOWED, IT WILL EXCEED THE NUMBER REFUSED IN 2016, which did not have the foresight of ANY of the above developments.

This is just within Elsenham, which 13 years ago was a smallish village, with a small *convenience* shop, a small Post Office and a Doctor's Surgery.

Thirteen years ago, you could obtain a same day appointment with a doctor. Now, the lead time is much, much longer. There are 5 doctors (not all are full time) for OVER 19,000 patients.

Neighbouring villages and hamlets do not have any of these facilities and rely on Elsenham, or further afield towns.

The Secretary of State agreed with his Inspector's refusal with regards to **TRAFFIC implications, as well as the development being UNSUSTAINABLE.**

The additional 800 cars that the 800 dwellings/2016 Appeal would swamp the local roads and bring traffic volumes to a dangerously high level. The roads are **already swamped** with traffic, all day.

Only today, four miles from my house (north of Elsenham) to Stansted Mounfitchet took 25minutes. It's FOUR MILES and half of that journey is on a 60mph road. That was 7.35am, Thursday.

The onward journey to Bishop's Stortford for school, took another 30minutes. It was 3.5miles further, on a main road, the B1383.

On average, that 7.5mile outward journey takes 30 to 40mins. The round journey averages over an hour, every day. At least one or two days a week it is much longer.

The roads cannot cope. The roads in Stansted Mountfitchet carry traffic from THAXTED, NEWPORT and SAFFRON WALDEN.

Elsenham has through traffic from Thaxted (no station and no senior school in Thaxted) and all the hamlets in between.

Any development in those areas directly impact the bottle neck at GROVE HILL, LOWER STREET AND CHAPEL HILL in Stansted Mountfitchet.

It is not UNCOMMON for the journey through these three roads to take up to 20mins or longer. And it is not restricted to peak times.

Elsenham and the surrounding area is FULL.

By 7.45am of a morning, traffic is queuing from Bishop's Stortford (Homebase), all the way back along the B1383 to Stansted Mountfitchet and beyond. Two miles of solid traffic EVERY WEEKDAY. And remains so until after 8.45am.

It never used to be like this. NEVER.

THE ROADS ARE AT CAPACITY. The transport assessments DO NOT and NEVER HAVE represented the actual volume of traffic. Assessments during Lockdown, or during school holidays, do NOT reflect the daily experience of local residents. We have been repeatedly let down by Essex Highways.

Elsenham does not have "excellent transport facilities", despite the Developer trying to convince you.

Buses are limited and trains are twice an hour to London and are insanely full during peak periods. Remember, Elsenham is semi-rural. Residents need a car to access nearly all types of activities, including travel Primary school, Senior school, work, food shopping and leisurely recreation.

Elsenham Primary school is FULL.

Henham & Ugley Primary School is FULL.

ALL Senior schools in Bishop's Stortford are FULL.

The new Avanti Senior School in Bishop's Stortford is already oversubscribed, within 6months of opening.

The one senior school in Saffron Walden is hideously oversubscribed and cannot guarantee siblings places.

The one senior school in Newport is FULL.

So, the schools are full, the trains are full, a small convenience shop, Post Office and Doctor's Surgery, are also FULL. And the roads are beyond capacity. Where is everyone going to go? We cannot travel by helicopter as you would never get the clearance from Stansted Airport as Elsenham is with the 5km radius. You cannot even fly a drone!

Please REFUSE this development and any others within the area.

Thank-you.

Elisabeth Hill

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