

From: Howard Hatt [REDACTED]  
Sent: 16 November 2022 12:49  
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>  
Subject: Section62A/2022/0012 Land East of Station,Elsenham.

Dear Sir,

The long term residents of Henham and Elsenham are in despair by yet another predatory development proposal of 200 houses. This will be abutting a site where 350 houses have already been approved by the planning inspectorate. This site was also approved by the inspectorate with totally flawed evidence.

Back in 2016 the Secretary of State ruling at the time agreed with the planning inspector that an 800 home development on the same area of land would be unsustainable. We are now in a position where a significant amount of houses already approved or at the application stage have increased the number to in excess of 1000. How then can this number, therefore, be considered sustainable.

The developer considers the Elsenham has excellent public transport links to the surrounding area which is absolute bunkham. The bus service is very infrequent and the trains are full before they reach Elsenham station at peak periods. This results in increased congestion on the roads which are all rural and not suitable for heavy traffic flow. This especially applies at Grove Hill and Chapel Hill in Stansted and the former is a nightmare at peak periods as it is controlled by lights as it is only one way traffic. The lights are at the bottom of the hill so there is always a queue waiting to get down it. The hill also has a 7.5ton limit so HGV's are advised not to use it. Recently, however, there has been an increase in HGV's using it hence when stationary at the lights there is barely enough room to get past them when going up.

Some drivers use Ugley village as an alternative route but this road has blind bends and is unfit for larger vehicles due to width restrictions. There are no street lights or footpaths either.

Elsenham has very limited facilities with only one small grocery store, one pub and one doctors surgery so is it any wonder why residents use cars to get to Bishops Stortford to do the weekly shop. Employment is minimal so residents again use the car to their place of work adding more traffic problems.

The whole area is rural which the long term residents prefer it to remain and not an urban sprawl which it will become if these developments are allowed to continue. Many have been approved by the planning inspectorate are on prime agricultural land which is unacceptable and certainly not sustainable and could be put to better use for growing crops.

With regard to education, there are only two primary schools one in Henham and one in Elsenham, both are at full to capacity. There is one secondary school in Stansted and alternatives are all in Bishops Stortford or Saffron Walden. The school run, therefore, adds to the traffic problems still further.

It is hoped that the planning inspectorate will reject this proposal as it is neither justified or needed, except to satisfy the greed of the developer involved.

Mr H.J. Hatt  
Henham.