

**From:** jonathan collard [REDACTED]  
**Sent:** 18 November 2022 16:08  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Re planning application S62A/2022/0012 Land east of Staion, Elsenham

Dear Planning Inspectorate

I am aware that planning permission is currently being considered for an additional 200 houses to be built on the site where 350 houses have already been approved at the above location.

This is extremely high quality agricultural land and should be used to feed the nation. Losing this land is not sustainable.

The Secretary of State considered a proposal for 800 houses on the land was not sustainable in 2016 and planning was refused.

The Secretary of State also agreed with their inspector on the traffic issues. It was agreed that 800 homes would bring significant volumes of additional traffic to a village that was a significant distance from employment and services.

If permission for 800 homes was rejected in 2016 surely this application should be refused. With this request for 200 homes, the 350 already under development and other approved ad-hoc developments this represents a total of around 1000 homes. This is a huge number of houses in such a poorly serviced area.

As a resident of Henham I think my fellow residents agree that small developments of perhaps 10 houses in many of the villages in the area are acceptable. We have seen several developments such as this in the village and believe this is sustainable.

The approval for the initial 350 houses will already have a huge impact on the villages of Elsenham and Henham and many villages beyond. If a further 200 houses are approved the traffic situation will be intolerable.

My family have lived in Henham for over 90 years and in all of these years there has never been any new roads or infrastructure for a wide area. The roads are rural quality, narrow and totally unsuitable for the initial construction traffic and the traffic from the development when complete.

Elsenham and Henham do not have excellent public transport links as suggested by the developer and residents need to use cars to travel to Bishops Stortford or Saffron Walden to shop. The route through Stansted via Grove Hill and Chapel Hill is already unacceptable with long traffic delays and queues. Both only support single file traffic. The road through Henham to Saffron Walden is very rural and of poor quality. Anyone wishing to cycle along these roads at peak times would be taking an extreme risk.

Sadly, we have recently experienced two fatal accidents along the road from Elsenham to Stansted airport along another poor-quality rural road.

The people of Elsenham , Henham and the surrounding villages encounter daily a very different experience when using the roads than modelled in the transport assessments.

Additional thought would also need to be given to the provision of social services, surgeries and schooling as these are currently extremely limited.

I think we would all welcome a visit to the area by the secretary of state or their representative to meet with our parish council to experience the delays and quality of the infrastructure before any decision is made.

What we have in the villages of Elsenham, Henham and nearby villages only supports village life, it supports nothing more and is certainly insufficient to support such large developments.

Thank you for giving me the opportunity to voice my grave concerns over this application.

Kind regards

Jonathan Collard

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