

From: Natasha Ttoffali [REDACTED]
Sent: 20 November 2022 16:40
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Ref : S62A/2022/0012

Dear Planning Inspectorate

I am writing this as NatashaTtoffali of [REDACTED].

I am a disgruntled resident who is, quite frankly, fed-up with this constant barrage of planning applications and consequent appeals by opportunistic developers in our area. Although the planning team have allowed and created naturally sustainable developments in both Elsenham and Henham over recent years, developers seem to be 'chancing their arm' and appealing (time and time again) to plans which have been rightfully refused for valid reasons.

A Secretary of State considered a proposal for 800 dwellings on land included in the current application was not sustainable in 2016 and refused planning permission. There is no logic here, how is it possible that 800 dwellings are not sustainable, but, that piecemeal developments already allowed, or applied for, of potentially over 1000 dwellings is? Piecemeal development has been allowed and considered to be sustainable. If this development is allowed, the total will exceed the number which the Secretary of State considered unsustainable.

We, local people, daily experience a totally different situation on the roads around Elsenham and Stansted than that modelled in the Transport Assessments. The roads around the current development in Elsenham (adjacent to the old cricket green) has been in a constant state of temporary lights for more than 6 months and this is only the beginning. Further along, the situation at Grove Hill, Lower street and Chapel Hill is already completely unacceptable with extensive queues and delays. The rural roads through Ugley and Ugley Green suffer from poor highway alignment, have no footpaths or street lighting and cannot satisfactorily accommodate further growth.

The range of facilities in Elsenham is limited and insufficient to meet the daily needs of the proposed development and beyond walking distance for most residents. Residents of Elsenham and Henham tend to travel to Bishops Stortford and Saffron Walden to shop and for other amenities because they do not exist more locally. This is not a sustainable solution going forward, especially as we are all trying to reduce our reliance on motor vehicles to meet the emissions targets set out at COP27 etc. The Developer states that Elsenham has excellent public transport facilities. The buses are limited and residents need to use a car for most activities.

The proposed site is Grade 1 and Grade 2 agriculture land. We are currently facing a food and energy crisis and we, as a nation, cannot afford to import our grains - wheat, barley etc from overseas and we should be doing all that we can nationally to support our local farmers and the population of this country to grow and buy locally sourced food staples so it is totally unacceptable to lose such high grade productive agriculture land.

These are just some of the main issues confronting our local area and we cannot allow opportunistic developers to lodge these ridiculously unsustainable building plans and then to appeal multiple times once it has all been refused. Common sense must prevail and the planning inspectorate must refuse this planning application and any consequent appeals that will inevitably ensue.

Yours faithfully, Natasha

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