

**From:** peter franklin [REDACTED]  
**Sent:** 20 November 2022 23:06  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** S62A/2022/0012 Land East of Station, Elsenham

Dear Sirs,

Please refuse this application.

As you will see from the attached photographs the land proposed for these 200 homes is currently prime cultivated agricultural fields and is without doubt in the countryside.

Uttlesford has a policy which protects the countryside for its own sake and that most definitely applies in this case where a developer is seeking an "add on" to a previous development granted on appeal.

The Land in this application forms part of the area refused for 800 homes by the secretary of state in 2016 as unsustainable development. Since that decision 882 homes have been approved within the immediate area sharing the same inadequate infrastructure. In addition to these already approved there is currently with PINS a further application in the immediate area for a further 130 homes which is awaiting determination.

Of the approved homes approximately 619 have yet to be built and occupied.

The infrastructure of the area is already frequently at gridlock due to traffic density, poor road access and flooding. The already approved homes not yet built will bring the level of traffic chaos to an unacceptable level for all residents.

The lack of adequate local services ensures that all residents both existing and new require 2 private cars/vans to enable work commuting and separately timed school runs. The developers suggest a high use of Public Transport, walking and cycling as primary means of movement. As all existing local residents will testify this is a total "pipe dream" and does not reflect the absolute reality of life in this area.

Please see the issues with flooded roads illustrated in the attached picture, this is becoming a regular occurrence on roads surrounding the proposed development.

Residents are also concerned regarding the future of the excellent Elsenham surgery, see the attached information recently circulated to patients. There is clearly a risk of total or partial closure of the Elsenham surgery seriously reducing the essential local services. Without a fully functioning full time surgery and pharmacy in Elsenham the approximate 6,333 Patients of Elsenham surgery would have to travel to Stansted principally via the already frequently gridlocked single lane traffic light controlled Grove Hill in Stansted Mountfitchet.

This is potentially another 12,666 private car journeys on the already congested roads, without the addition of the 619 homes approved but not yet built!

Elsenham school is already at capacity without the families that will occupy the already approved additional homes.

It is time for common sense to prevail and this application to be refused.

Thank you for taking the time to consider my submission.

Yours Sincerely

Peter Franklin

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