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22 November 2022

Dear Sir/Madam,

Re: S62A/2022/0012 Land east of Station, Elsenham, Objection

I write to register my objection to the proposed residential scheme reference S62A/2022/0012 Land east of Station, Elsenham.

In light of the current geopolitical circumstances, and a drive for sustainable and self-sufficient food production, the loss of Grade 1 agricultural land is unacceptable.

The impacts on traffic and the rural road network are unacceptable, particularly when considering the cumulative impacts with other development in this area.

The impacts on nearby biodiversity assets are unacceptable. The proposed alternative greenspace suggested in the biodiversity net gain analysis is insufficient for a development of this scale to offset potential recreational impacts on nearby receptors, including irreplaceable ancient woodland habitats. It appears that many of the studies used to guide the biodiversity assessment were undertaken on land adjacent proposed development site (for example the bird survey).

In 2016 the Secretary of State considered that a proposal for 800 dwellings on land included in the current application was unsustainable, and refused planning permission. The Secretary of State also agreed with his Inspector on traffic issues. The Inspector considered that 800 dwellings would bring significant volumes of additional traffic to a village at a significant distance from employment and services. This current proposal contributes to piecemeal development in this area with a cumulative

total of close to 1000 dwellings. Consequently, this proposal would not align with the opinion the Secretary of State as it would be unsustainable, cause unmitigated traffic impacts and lead to the deterioration of other receptors, such as biodiversity assets. The application should be rejected.

Yours sincerely,

William O'Connor