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Sent: 15 November 2022 16:36
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Section 62A Planning Application: S62A/2022/0012 - Land East of Station Road, Elsenham

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A few years ago the planning inspector and subsequently the Secretary of State refused planning permission for the land east of Station Road, referenced above. Why? They correctly concluded that the proposal for housing in that location was not sustainable. There was very little local employment and even fewer job vacancies, consequently the housing proposed would have become a commuter community. The Secretary of State and the Inspector were in total agreement that the significant increase in road traffic was far more than the local road network could support. What has changed in the interim?? Nothing positive. The road network remains the same....narrow, country lanes struggling to cope with all the vehicle movements at present. In fact, with the more recent development in and around Elsenham and Henham, the roads have become even worse than before which is saying something!! Anyone who has experienced trying to get out of Elsenham via Stansted or Ugley will attest to that and any suggestion of leaving via the airport is ridiculous because no one will drive the extra miles and incur time and cost penalties.

If this latest proposed development is allowed, the total of new houses built in the area will exceed the number dwellings that the Secretary of State considered unsustainable.

So, this latest proposal should be thrown out, as it is totally illogical to allow it, given the history and that no effort has been made to rectify the road infrastructure shortcomings. If it wasn't good enough before, it sure isn't any good now. This is just cynical opportunism from the developers.

Clive Branch,

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