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16th November 2022

The Planning Inspectorate.

Dear Planning Inspectorate,

RE: Land East of Station, Elsenham. Application Ref. S62A/2022/0012

We strongly object to the above proposed site for the following reasons:

- A Secretary of State (2016) at the time, considered a proposal for 800 dwellings on the land which is included in the current application. This application was refused. Henham Parish Council strongly opposed this development.
- Why, is Bloor allowed to present this application, albeit slightly changed with fewer homes? Bloor are already building, 350 homes on a site extremely close to this new site. Is this building by stealth, when the totals are added, (200 + 350 = 550) we creep towards 800 altogether, when the site has been in principle refused??
- This site at the time was considered unsustainable.
- A large number of the local people daily experience a totally different situation on the roads around Elsenham and Stansted, than that modelled in the Transport assessments. In Stansted, which one needs to pass through on the way to the main road (B1053), Grove Hill, Lower Street and Chapel Hill have extremely frequent traffic jams with chaos. There are extensive queues and delays. We too, have tried to travel during this road chaos, and waited and waited.
- The rural roads through Ugley and Ugley Green have poor highway alignment. There are no footpaths, nor street lighting and cannot accommodate further population growth and with it an increase in road traffic.
- Elsenham has a limited range of facilities and certainly totally insufficient to meet the needs of the population of the proposed development and would be beyond the walking distance for many of the residents.

Residents of Henham and Elsenham mostly drive to Bishop's Stortford and Saffron Walden, local towns.

- There are local public transport facilities, however buses are limited, there are trains, however most residents use their cars in order to move to different locations.
- This site is Grade 1 and Grade 2 agriculture land. The UK needs all the land where food can be produced. Why then should high grade productive agricultural land be use for house development?
- There seems to be very little liaison between East Hertfordshire and North West Essex on the availability of land for development. Bishop's Stortford has had a huge amount of development during the last twenty years. Very soon the developments will run into each other. This would be similar to all the suburbs of London. This was and should remain a rural area.

I sincerely hope that you will take note of our objections and register my comments.

Yours sincerely,

Mr John G Smith and Mrs. Barbara B Smith

[Redacted signature]

To Section 62a@planninginspectorate.gov.uk

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