

From: [REDACTED]
Sent: 17 November 2022 21:06
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Reference S62A/2022/0012 - Land East of Station Road, Elsenham

I am writing in connection with planning application S62A/2022/0012 - Land East of Station Road, Elsenham.

Yet again, this is a mindless application that shows no common sense, thought, or knowledge of the area.

This is an application for a bolt on to an already approved development that will nearly double the approved application. The Secretary of State previously considered a proposal for 800 dwellings on land included in the current application. This was considered not sustainable in 2016 and refused planning permission. Nothing has changed in the intervening period apart from it being even less sustainable with other developments that have been started in the meantime. The Secretary of State agreed that the significant volumes of additional traffic to a village at a significant distance from employment and services was inappropriate.

If 800 dwellings are not sustainable, then piecemeal developments already allowed, or applied for, that would take total dwellings to over 1000 cannot be allowed. If this development is allowed the total will exceed the number that the Secretary of State considered unsustainable.

The transport assessment has not modelled local traffic appropriately. The situation on the roads around Elsenham and Stansted, in particular 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. They are full of potholes that are never repaired properly and cannot sustain current traffic, let alone further traffic.

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 Bishop Stortford and Saffron Walden to shop. There are insufficient shops in Elsenham for the additional dwellings.

The Developer states that Elsenham has excellent public transport facilities. The buses are very limited and residents need to use a car for most activities. There is at best two trains an hour in rush hour, and one per hour during the day and weekends. Peak hour trains are already full and overcrowded and cannot take any further passengers.

If public transport facilities cannot cope with an additional development and the roads cannot cope with additional cars, how can people get anywhere for shopping, work, schools or any other activities.

The proposed site is Grade 1 and Grade 2 agriculture land. It is inappropriate to lose such high grade productive agriculture land.

The local schools in Elsenham, or a drive away in Henham do not have capacity to take the additional children this development would bring to the villages.

I urge you to reject this application as it is totally inappropriate for Elsenham to take additional houses which would be a further mindless step to destroy such a lovely village.

Yours sincerely

Neil Richardson

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