

From: B C White [REDACTED]
Sent: 20 November 2022 11:47
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2022/0012 Land east of Station Elsenham

I object to the above application for the following reasons. Firstly

My address is
Brian White

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

This address is just 1 mile from the proposed site and Elsenham railway level crossing

This application is an opportunist attempt to circumnavigate the refusals of planning consents of Uttlesford District Council and the Secretary of State. It was decided that the previous applications for 800 houses was unsustainable for very good reasons. The general locality has various road transport pinch points namely single track roads at Grove Hill Stansted, the Elsenham level crossing itself, a single track restricted height bridge towards North Hall Road (closed for the last 3 years). All the surrounding roads have been classified as unsuitable for heavy goods vehicles The only real 'escape route' is via a route to the Stansted airport terminal, Hall Road a two lane rural road in its own right

Whilst policy is that each planning application is decided on its own merits, this policy has resulted in other applications in close proximity being decided in isolation. This has resulted in a cumulative assault on the inadequacy of the surrounding inappropriate road structure. The full effect of allowed development has yet to be fully experienced as each development approaches completion. The only 'alleviation' for the general problem suggested by Essex Highways was to re-phase the traffic light signals at the single track bottleneck access to Stansted village! i.e. Grove Hill, Lower Street, and Chapel Hill. But to be fair that is the only improvement possible without major restructuring of the road network in the area. There are no plans proposed by anyone for such a radical solution to what is a geographical problem

Despite the Developer's claim that there are excellent transport links this is simply not the case. New residents and old are/will be forced to use car transport. There is very little in the way of local shops confined to 5 or 6 on Elsenham High Street meaning that all residents new and old will need to travel to the nearest town Bishops Stortford some 5-6 miles which itself is experiencing the effects of massive surrounding building development programmes.

It is hoped the Secretary of State has the ability to look at all recent approved and refused applications for this relatively small area and be able to take a balanced view on the cumulative effect that has come about and refuse this application.

Regards
Brian White