

From: Katherine Wilkinson - Strategic Development Engineer [REDACTED]
Sent: 28 November 2022 09:40
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: RE: S62A/2022/0012 Land East of Station Road, Elsenham Highway Response

Hi Mark
S62A/2022/0012 Land East of Station Road, Elsenham

This is an interim response to the above planning application.

The application includes an assessment of the impact of Stansted Mountfitchet using a Vissim model of central Stansted Mountfitchet, including the access to the east from Grove Hill. The Vissum Model has been sent to our term consultants for review as we do not have the expertise to review this type of model in house.

There are currently two applications on Henham Road that will impact on the junction at Grove Hill, both applicants have undertaken Vissim modelling but with different outcomes, it is important that we understand what the likely impact on this junction and Stansted Mountfitchet is as this junction is sensitive to traffic and the cumulative, residual impact needs to be clearly understood as it is whether the application is acceptable in highway terms depend on this.

In order to try and understand the situation I have liaised with the Local Planning Authority to obtain the traffic counts that were collected by their consultants to inform their local plan evidence base. We asking the our consultants and the two applicants to look at these traffic counts in relation to theirs to identify whether the base case varies significantly.

A without prejudice list of possible mitigation to be included within the S106 has been sent to the planning authority this morning for inclusion with other possible obligations for the site, I understand they will be forwarding it to you if they have not already.

I will be providing a more complete interim response later today but wanted you to be aware of our current position.

Kind regards

Katherine

**Katherine Wilkinson | Strategic Development Engineer
Strategic Development**



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