

Our Ref: AEH/1278.01
Your Ref: S62A/22/0007
15 March 2023



BY EMAIL

Helen Skinner
Inquiries and Major Casework Team
The Planning Inspectorate
3J Kite Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Dear Helen

Town and Country Planning Act 1990 (Section 62A Applications)

Residential development comprising 130 dwellings, together with a new vehicular access from Henham Road, public open space, landscaping and associated highways, drainage and other infrastructure works (all matters reserved for subsequent approval apart from the primary means of access, on land to the south of Henham Road, Elsenham)

I refer to the Applicants' Transport Addendum Report dated February 2023 and enclose Elsenham Parish Council's document Response to Applicants Transport Addendum Report.

Elsenham Parish Council's response to the Applicants' Transport Addendum Report continues to highlight the ongoing problems of congestion that is experienced in Stansted Mountfitchet, particularly along the single file sections at Grove Hill and along Chapel Hill. It is a fact that this is a constant problem for existing residents of Elsenham and the surrounding area but is consistently underplayed in the Transport Assessments that accompany planning applications and appeals.

The Parish Council's response shows that applicants (and appellants) use modelling that show consistently different results and forecasts and tends to ignore driver behaviour or the fact that some vehicles take longer to go through these sections of road than the model allows for, factors which happen regularly. Modelling appears to consistently apply standard averages from multiple simulations. Unfortunately, those do not seem to apply in Stansted Mountfitchet.

However, it appears that decision makers rely heavily on these models and assessments and individual site visits and surveys may not show the actual problems that are experienced but they are a factor of daily life for residents in Elsenham, Henham and Stansted Mountfitchet and one which they are being made to experience more regularly as more development is permitted. Residents also find it difficult to understand how applicants can be allowed to use different ways of modelling which are done in such a way to demonstrate that the impact of that development to be acceptable. The residents of

Elsenham, Henham and Stansted Mountfitchet can vouch for the fact that they experience significantly different results compared to those put forward in the models that the various Transport Assessments have modelled to support the various applications over the last 3 years.

The Applicants' Transport Addendum Report, seeks to suggest that the application will not provide unacceptable results and seek to suggest that taking into account the unconsented schemes disproportionately impacts the results. The Parish Council is used to such excuses that other schemes will be the cause of problems and never the one that is being considered. Unfortunately that is not what appears to happen on the ground. Residents experience the adverse impact of each development but it is also accepted that the next one also makes matters even worse.

The Highway Authority has already implemented what it considered to be necessary works to Grove Hill. However, the residents have seen no improvement as a result of the works undertaken by the Highway Authority. There is still extensive queueing and it is still exacerbated by large and/or slow vehicles trying to get through. It is clear that this current revised model presented by the Applicants will not improve this situation but will actually exacerbate it.

As a consequence, it is considered that the submitted Transport Addendum Report fails to demonstrate that the highway impacts of the proposed development can be made acceptable and Elsenham Parish Council maintain that the proposal is contrary to Policy GEN1 of the Local Plan and also the NPPF.

I would be grateful if you would bring these additional comments to the attention of the Inspector.

Many thanks

Kind Regards

ALISON HUTCHINSON

Partner

Email: [REDACTED]
[REDACTED]