



President:
Lord Lieutenant of Essex
Chairman:
David Knight
Vice Chairman:
Tricia Moxey

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Threshelfords Park
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The Planning Inspectorate,
Major Casework Team,
Room 3J Kite Wing,
Temple Quay House,
2 The Square, Bristol,
BS1 6PN

Dear Sirs

Section 62A Planning Application, S62A/2023/0015, GRANGE PADDOCK, Ickleton Road, Elmdon

We are writing in connection with the above planning application and would be grateful if our comments could be taken into account when considering its determination. CPRE Essex is affiliated to the national CPRE organisation but is an independent charity whose purpose relates solely to the protection and enhancement of the countryside in Essex.

We have been asked by local members to consider this proposal and provide our comments.

Our primary concern is the fact that the location is entirely unsustainable and unsuited to what is a substantial housing development. It will be appreciated that the presumption in favour of development is on the basis that that development is sustainably located. Elmdon is one of the most remote villages in the Uttlesford District. It has no bus service; no primary school; no shopping; and no healthcare facilities. All local facilities and services are only accessible by car.

It is also clear that the development has the potential to give rise to considerable environmental harm. The setting of significant heritage features including the Grade II* church and the Scheduled Ancient Monument will be adversely affected but perhaps most significantly it appears that the proposed new access will pass directly through a priority habitat area.

The form of development is entirely out of context with the character of the village, suburban in layout and design and would look entirely out of place in its agrarian landscape.

Whilst undoubtedly contrary to the objectives of national policy we would like to highlight the following policies within the Uttlesford Local Plan with which the proposal conflicts:

The Campaign to Protect Rural Essex, CPREssex, is the county branch of the Campaign to Protect Rural England. CPREssex, registered charity no.1094178, is a company limited by guarantee, registered in England, no.4536412, which exists to promote the beauty, tranquillity and diversity of rural Essex by encouraging the sustainable use of land and other natural resources in town and country.

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Policy S7 – the site is beyond the settlement boundary and therefore considered to be in the countryside. It is inappropriate development within a rural area and neither protects nor enhances the character of the area.

Policy GEN 2 – The design falls short in just about every respect.

Policy GEN 7 – it is clear that there would be adverse effects on local wildlife.

Policy ENV 5 – Development would involve the loss of Best and Most Versatile Land.

Policy ENV 2 – Advice has already been provided by Place Services in relation to the historic environment but it is clear that there would be harm to the setting of several heritage assets.

Since the starting point for the determination of any planning application is stated, in section 38(6) of the 2004 Act, to be the Development Plan, in this case the Uttlesford Local Plan, such significant policy breaches can only indicate a refusal.

Yours faithfully,

Richard Haynes (Trustee)

For and on behalf of

CPRE Essex

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