

From: David Hill [REDACTED]
Sent: 05 March 2023 19:20
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Application Reference number: S62A/2023/0015

Site Address: Grange Paddock, Ickleton Road, Elmdon, Essex CB11 4GR
Objection to planning application by Cordelia and David Hill

We fully understand that the applicants, given that UDC are in designation in respect of the consideration of major planning applications in the district, have the right in respect of the above planning application to go to the Planning Inspectorate directly. Nevertheless we crave your understanding lest we have not fully understood the process to be undertaken in approaching the PI directly.

Our objections to the application are as follows:

- 1) The proposed development is on an elevated parcel of Grade 2 agricultural land which would be lost for ever.
- 2) The site is outside the village development limits, is located alarmingly close to the conservation area and visible from many parts of the surrounding countryside.
- 3) The application is a clear case of overdevelopment which would do nothing to enhance the area but rather would be a lasting, unsustainable blot on the landscape and would have a detrimental effect on the character and appearance of the village.

The Design/Access/Heritage/Landscape and Planning Statement prepared by Jon Durbin Associates seems to put considerable emphasis on the two appeals as per Appendices A Manuden and B Henham which were successful. We find this rather worrying in that it either arguably puts the cart before the horse or implies that the Inspectorate in this case has no choice. This can not be right. In any event it would be reasonable to assume that A was initiated in either 2017 or 2018 and B in 2019 or 2020 and time has moved on since then. Quite rightly the Government is now focussed on ESG and Climate Change considerations as a priority.

We would like to make a comment on the Applicants submission on Community Engagement. The applicants did make a presentation of their plans to any interested parties on 17th June 2022. One (there were others) of the concerns raised was the dangerous access to and exit from the location. For whatever reason the applicants seem to be under the impression that their amended plan regarding the access/exit to/from the location answers all the problems. It certainly does not. At no point have the applicants made any reference to the Village Design Statement (VDS) for Elmdon, Duddenhoe End and surrounding hamlets. This excellent wide ranging document was three years in the making and was adopted by UDC on 12th June 2019. Throughout the documents construction the authors consulted with the community. The applicants written submission contains a number of points which are factually erroneous.

In the event of a hearing David Hill, subject to his availability, would wish to speak at the hearing.