

From: [REDACTED]

Sent: 05 March 2023 15:26

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: Application Reference: S62A/2023/0015 - Proposed Development: Grange Paddock

Importance: High

Sunday, 5th March 2023

Inquiries and Major Casework Team

The Planning Inspectorate

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To whom it may concern

Application Reference: S62A/2023/0015

Proposed Development: Grange Paddock, Ickleton Road, Elmdon, Essex

I am writing to register my opposition to the proposed development of Grange Paddocks, Ickleton Road, Elmdon, Essex.

I am opposing this development for the following reasons:

- The proposed development site is a grade 2 listed greenfield site outside the village development limits.
- The village is unsustainable, having insufficient amenities (shop, pub, school, bus service) to support a further 18 dwellings.
- A development on the scale proposed would add additional traffic pressures of at least 36 additional vehicles as the footpath shown on the site map as Path (um) does not exist and therefore could not provide pedestrian access to the village centre.
- The proposed access, off Ickleton Road opposite Hollow Way is narrow and unsafe.
- There are badger setts which are protected under the Protection of Badgers Act 1992, making it an offence to kill or take a badger, to cruelly ill-treat a badger, or to interfere with a badger sett, including disturbing a badger while it is occupying a sett.
- Proposed street lighting for such a development would be intrusive in a village that is free of street lighting.
- While the proposed site section drawings would indicate that the proposed housing would not be visible to pedestrian traffic along

Ickleton Road, the proposed housing would be visible from the first floor of all dwellings opposite the development on Ickleton Road.

- The information provide in the application and accompanying documentation is misleading, inaccurate, wrong and omits key information. Following are examples of this:
 - Elmdon is not served by 5 bus routes. Elmdon has only one bus service and this service is a school bus service that only operates during school term. Accessing the next nearest bus service in Chrishall would require a 40-minute walk along narrow and potentially dangerous country lanes
 - There is no reference to the Elmdon “Village Design Statement” adopted by Uttlesford District Council on 13/6/2019 ... the guidelines contained in this statement have been completely ignored
 - Elmdon does not have child-care services or a bakery
 - The consultation with local residents was conducted on very short notice.

Finally, I am of the view that planners from the Planning Inspectorate need to visit the proposed site so as to properly assess the impact of such a large development in a small unsustainable village.

Yours sincerely,

Allan Moktar