

**From:** Clare Kay [REDACTED]  
**Sent:** 05 March 2023 00:30  
**To:** [REDACTED]  
**Cc:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** S62A/2023/0015

Re: Application S62A/2023/0015

Dear Sir/Madam,

I am contacting you to comment on the proposed development of 18 houses on the greenfield site to north of Ickleton Road in the small village of Elmdon, Essex.

#### GREENFIELD

- \* My first point is that the application is sited on greenfield, arable, grade 2 farmland.
- \* The development would urbanise the village and once a green field site is lost it is gone forever.
- \* Importantly, the site is outside the Village Development Limits so it shouldn't even be considered
- \* Planning doc. S7 describes three criteria for development on greenfield sites. This application does not meet any of these criteria.

#### UNSUSTAINABLE

- \* Elmdon is an unsustainable village – we have no shop, no pub, only the school bus service, no police, no school, no gas supply and unreliable water and sewage drainage. All we have is small village hall, the church and our glorious natural countryside. This is what we need to conserve for future generations.

#### BROWNFIELD NOT GREENFIELD

- \* I am not against all development but it should be directed to brownfield sites and limited infilling if we are to maintain the rural character of Elmdon which is acutely important in this day and age. Previously, the main development site in Elmdon has been the eleven houses of Elm Court on Ickleton Road. These houses, however, were constructed on the brownfield site of the former abattoir and butchers shop. Also this development does not have the negative impact on the village that Grange Paddock would have.

#### FLOOD RISK

- \* Whatever is said by the developers, the height of the fields of white chalk bedrock does cause problematic

flooding on Ickleton Road, particularly to the terraced houses in Manor Row. The flooding does NOT come

from rivers or lakes but, because of the height of the fields, it happens when we have torrential rainstorms.

The speed and amount of run off would be heavily increased by the housing development, the road and path.

There is a definitive flood risk even though the flood risk assessment and SUDS report claim that there

is not. The section of Ickleton Road below the proposed site is like a gushing river when there is heavy rain.

#### SITE PROMINENCE

\* The site is highly visible from the Icknield Way at the top of Hollow Road. The buildings would irrevocably

dominate the housing on the south side of Ickleton Road. They would be way too prominent in the landscape.

\* The development would also impede the line of view from the old flint village church.

#### ECOLOGY AND WILDLIFE

\* The woodland, at the entry road and path from Ickleton Road, would be decimated. We could potentially lose

about 29 established old trees including oaks. We would also lose some of the 200 year old hedgerow.

\* There is very important wildlife in the Townend Plantation. There are 2 or 3 badger sets and a lot of owls

that live in this small wood. The list goes on.... there are bats in the trees, kingfishers nest there at

spring time, great crested newts have been noted and red kites benefit from the open fields and woodland.

#### THE VILLAGE DESIGN STATEMENT

\* Although it's a few years since this was compiled a lot of it's content is still very relevant.

\* Page 5 shows a very clear photo of the proposed site which demonstrates the impact the houses would have.

\* The VDS recommends that we should 'conserve the rural character of the area'. On page 21 it says 'there is

limited support for building on green sites.....New buildings should not impact on the rural setting nor

on the views of surrounding farmland'.

\* The local environment should be protected. Prospective street lighting would ruin the night sky and be

adverse to the rural nature of the village. Because of the elevation, ordinary house lighting would also

have an adverse effect.

\* Page 24 states that 'future development of more than one dwelling should prioritise previously developed

sites and not be on new greenfield sites'.

After the previous proposal in 2022 the Elmdon Community Group circulated a detailed questionnaire to each household. Out of 69 who responded 62 were vociferously opposed to the development and 7 didn't mind one way or the other. This amounts to an opposition of 89.9% from the Elmdon households which responded.

In the phraseology of this application Smith and Pyle have cleverly worded their responses to give a positive feeling to an open meeting that they had for the original proposal for 18 houses on the 17th June 2022. They also said that they took on board all that the villagers had said. This could not be further from the truth - the reaction of the villagers was strongly and vociferously opposed. The applicants were left in no doubt whatsoever that the community were against the size of the development and its elevated position on arable farm land.

18 houses would cause at least an extra 36 cars driving on our very narrow country lanes. In the last twelve months there have been several car crashes at the Lodge Farm crossroads on Quickset Road. A few cars have also ended up in the ditch at the side of Ickleton Road.

Surrounding larger villages in the area have been decimated by excessive development. These include Great Chesterford, Little Chesterford, Newport, Hinxton, Littlebury and many others. There has been no infrastructure to support all this development - no more doctors, dental practices or schools and the area can't cope. We in Elmdon are striving to maintain the rural character of our village for future generations.

Please consider my opinions when you make your decision.

Yours truly

Clare Kay [REDACTED]

PS: Bearing in mind that I doubt that the inspectorate would be familiar with Elmdon, I think it is essential that one or two people should make a site visit to fully appreciate the layout of the scheme. Also, as we are an unsustainable community, we have no pub or café in Elmdon so you would be welcome to knock on my front door at [REDACTED] for a cup of tea or coffee. I mean that too!