

**From:** Jane Guy [REDACTED]  
**Sent:** 08 March 2023 16:45  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** S62A/2323/0015 GRANGE PADDOCK ICKLETON ROAD ELMDON SAFFRON WALDEN ESSEX CB11 4GR

FOR THE ATTENTION OF INQUIRIES AND MAJOR CASEWORK TEAM - THE PLANNING INSPECTORATE.

**SECTION 62A PLANNING APPLICATION REF S62A/2323/0015 GRANGE PADDOCK ICKLETON ROAD ELMDON SAFFRON WALDEN ESSEX CB11 4GR**

We are residents of Wenden Lofts, a constituent part of Elmdon, Duddenhoe End and Wenden Lofts Parish Council.

We would like to place on record our objections to this planning application on the following grounds:

- The applicants have ignored the Village Design Statement (VDS) prepared by the Parish Council and adopted by Uttlesford District Council in 2019. In fact, the proposed development is inconsistent to the recommendations made within that document. The VDS exercise included all residents of the three hamlets/villages (Elmdon, Duddenhoe End and Wenden Lofts) that comprise the area. The VDS was written following a period of consultation that makes the applicants' consultation look like a tatty postcard in a 'phone box.
- There is no doubt that a level of development is desirable in the parish to meet the needs of a growing population and to enable the next generation to jump on an affordable ladder. This development looks unlikely to achieve this goal, a small-scale development of an infill nature seems to tick our district council's boxes and there has been approved development of this type in both Elmdon and Duddenhoe End. This proposed development is on a greenfield site and there are other potential small scraps of land suitable for in-fill type development, if deemed desirable.
- Elmdon, the largest of the three constituent communities, is classified as an 'unsustainable village' – there are no services, no school, no doctors, no shop nor, at present, a pub. We all must travel, by car, for these conveniences. There are no usable 'bus services unless you want the uncertainty of travelling on the on the school 'bus Monday to Friday at a difficult hour and in term-time only. The application has assumed services that are not there.
- The site access, as shown on the plans and an intrinsic part of this outline application, is very problematic. Ickleton Road has a great deal

of on-street parking, and currently has a pot hole of 'infernal' proportions, making it a treacherous route. The proposed access point appears to be on the narrowest part of Ickleton Road, a shared space used by motorists, pedestrians, cyclists and horse riders.

- There are so many wholly inaccurate statements and claims in the application, enough of which we have listed above.

A decision to approve this development will have a knock-on effect and encourage speculative proposals for both unsuitable and excessive development in this deeply rural part of north west Essex. We request that this application be refused.

Yours sincerely

Jane and Trevor Guy

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8 March 2023