

From: [REDACTED]
Sent: 05 March 2023 16:53
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2023/0015 GRANGE PADDOCK ICKLETON ROAD ELMDON ESSEX
CB11 4LT

To whomever it may concern,

While I am not fundamentally opposed to the building of new houses in the area, I find this proposed development to be completely unsuitable for an already unsustainable village.

I have read through the proposal and much of it is founded on mistruths. We do not have a pub and have not done so for 10 years, there are no good bus links and the nearest shop is 3 miles away, which would take an hour to walk, a far cry from the stated, sustainable distance of 800 meters.

We are already struggling to sustain the current population and by that I include wildlife as well as people. We take great care in this village to protect the environment and all of its inhabitants. Our own garden houses, hedgehogs, frogs, green and greater spotted woodpeckers as well as a number of endangered bats. The area where they intend to build upon is a greenfield site and home to all of these creatures as well badgers, barn owls and great crested newts have also been spotted in the area.

The proposed site is far too big, would bring a huge number of new cars to very narrow, already dangerous roads and the access is on a junction where children get off the school bus (the only bus in the village) which doesn't seem safe. The light proposed would be the only street lighting in the village which would really change the nature of the village and our night sky.

The village was not sufficiently consulted beyond a tick box exercise in the village hall which was announced at late notice and all follow up promised actions were ignored such as individual consultations with neighbouring houses and the suggestion to use infill rather than green-fill were also ignored. The proposal has also not sufficiently outlined plans regarding increased sewage or taken into account previous flood reports on Ickleton road.

We believe the damage caused would significantly outweigh the benefits of this development for a small number of individuals, especially seeing as it provides limited affordable housing, which was one of the cases made for the development.

In summary, this development is built on a foundation of mistruths, would dramatically change the character of the village as well as causing extensive harm to the area. We would strongly request for an inspector to come and carry out an onsite visit to better understand the landscape and the impact of such a proposal.

With respect,

Hannah Hume

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