

From: Joanne Walker [REDACTED]
Sent: 05 March 2023 10:02
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2023/0015 Grange Paddock, Ickleton Road, Elmdon, Essex CB11 4LT

To whom it may concern

Re: S62A/2023/0015 Grange Paddock, Ickleton Road, Elmdon, Essex CB11 4LT

We are writing to express our concerns about the outline planning application for 18 houses on the greenfield site in Elmdon. As residents of Elmdon, we strongly object to this planning application and the potential impact of this development on the village.

The proposed development will have negative impact on three main counts:

1. Location
2. Access
3. Precedent

Location

The village of Elmdon has been clearly categorised as unsustainable, according to the definition in the National Planning Policy Framework. This category is supported by Uttlesford District Council. The village has no school, shop, pub or public transport (despite the claims in the application). All access to and from the village is via narrow local roads.

Public transport has been covered in the application. The information provided is largely incorrect. The village benefits from a school bus service (return), once a day (during term time and not at weekends). Minibus transport can be requested based on a minimum number of travellers but it isn't a public service. Chrishall has a bus service and the walk to Chrishall is 30 minutes across the fields or 40 minutes along the country lanes. This detail is missing from the application.

There are currently 147 houses in the village and the infrastructure is sufficient to support these dwellings. The application provides no detail about whether existing facilities such as sewage will be able to support a 12% increase in housing.

The village is surrounded by green fields providing a varied habitat for all forms of wildlife, including badgers, great crested newts, bats and barn owls. The proposed site is inhabited by two badger sets and is a feeding area for other species. We're concerned that the development will have a significant impact on the local ecology, putting protected species at risk and destroying natural habitats. The necessary measures to mitigate this impact have not been proposed.

The application confirms that the development site itself is not subject to flooding but ignores the fact that Ickleton Road can flood. Once the natural banks and drains are destroyed by the development, the runoff into Ickleton Road is expected to be significant.

Hundreds of new houses have been built in the area of Uttlesford District Council in the last 5 years. The requirement to build any new houses in Elmdon is not part of the District Council plan.

Access

Ickleton Road itself (the site for the development) is a narrow road with parking along one side. This makes the road effectively single lane with passing spaces in the gaps between parking. Access during building works will be extremely difficult. Adding an estimated 38-45 cars to the traffic along Ickleton Road will put the existing access under significant pressure, making movement

along the road very difficult for current residents and those inhabiting any properties planned for the development.

The application cites a very low number of cars per day as an addition to the current traffic levels. These figures are unrealistic. With the village in the process of running a trial for traffic calming measures based on the current traffic load, adding more cars to the household base is inappropriate.

Precedence

Green field sites are protected for a reason. Elmdon has a conservation area within the village. Farmland is within and outside the village. The essential nature of the area goes hand in hand with its farming heritage.

The village has a number of potential infill sites that could support additional housing, subject to planning permission. And there are brown field sites around the village without having to make inroads on to green field.

If a development of this size is allowed on a green field site, this will set a clear precedent for further development applications around the village.

Visit

Before a decision can be made on this application, it is essential that the planning inspectorate visit the site. The application is inconsistent with the design statement and the accompanying documents and surveys have omitted important information. A site visit would redress some of these omissions.

We strongly urge you to reject the planning application, taking into account the potential impact on the village and its inhabitants. We believe that the proposed development is not in the best interests of the local community.

Yours sincerely
Joanne Walker & Roy Hills

Photos of the access route along Ickleton Road, narrowed to a single lane due to parking.

