

From: John Fletcher [REDACTED]
Sent: 05 March 2023 16:15
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>;
[REDACTED]

Subject: REFERENCE NO. S62A/2023/0015 SITE: GRANGE PADDOCK, ICKLETON ROAD, ELMDON, EESSEX CB11 4LT

Elmdon is a small Village, whose current amenities are only a compact Village Hall and Church. It does not have a Shop or a Public House (the Public House is currently a disused building that has not been open for the last 10 years) and no School, education or child-minding facilities.

It currently has no Bus, no Train Station or other Public Transport service to speak of unless you consider walking on roads, or indirect footpaths or byways, or cycling to either Chrishall (with a limited Bus Service some 2 Miles) or to Ickleton (some 3 Miles).

The roads used to access the nearest Shop, in Ickleton, are often impassable during winter months as they are not usually made safe for winter driving. With the only other Shops either in Saffron Walden, Newport or along the A505.

The Proposed Development is located just off a Single-Track Road. This Road leads from the Junction of Hollow Road-Ickleton Road (East to West) into the Village and through to the centre of the Village. Uttlesford and Essex Councils are fully conversant with the Roads surface and condition, which are currently degrading and will not get any widening, special repair or works before, during or after the completion of the Proposed Development.



They are also aware of the restrictions on this section of Road due to Resident parking given the listed nature of the current Properties or the older residential terrace buildings. Given the additional construction and then residency traffic, this is a major concern for residents and the public using this piece of road.

The elevated and very prominent position of the Proposed Development does not appear to have been considered given it will be within line of sight of the Icknield Way and many of the popular Public Paths and Bridleways.

The known Drainage issues in this location have not been addressed to date nor within the Proposed Development. The Drainage channel, alongside the Ickleton Road, directly below the Proposed Development location, still floods onto the Road and still effects the Terraced Houses along that Road. Adding Buildings to the slope directly leading to the Drainage channel can only further exacerbate the current drainage issues. Neither this subject matter, addressing the Road camber nor shoring up the Single-Track Road have been addressed or considered within the Proposed Development.

There appears to have been a passing reference to the impact on the environment for the Proposed Development. The Development will directly impact aged Woodland and Hedges ergo disturbing, if not destroying, the

current Wildlife. More importantly it is not clear in the Planning Application documentation as to whether:

- The Proposed Development will cater for the move of the known Badger Set's from the area where the access Road is planned?
- The Proposed Development has or will consider impact on the copious amount of Barn Owl activity in this specific area?
- The Proposed Development has or will consider the impact on other Wild Birds including Robins, Wrens, Finches, Sparrows, Tits and Woodpeckers that nest within the specific area?
- All or any of the Mature Trees will be replaced on completion of the Proposed Development with Saplings or Mature Replacements?

Finally, the Proposed Development does not appear to consider in any context the Village Design Statement from 2019 nor that from the Uttlesford Local Plan adopted in 2005.

I am certain that the Planning Team will visit the Site of the Proposed Development and make their own judgement on this Proposal and draw their own conclusions on the validity of it.

John and Amanda Fletcher

