

From: Jonathan Hall [REDACTED]
Sent: 05 March 2023 17:42
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Reference S62A/2023/0015 - Proposed development at Grange Paddock, Ickleton Road, Elmdon, Essex

4th March 2023

Dear Sir / Madam,

Proposed development at Grange Paddock, Ickleton Road, Elmdon, Essex (reference S62A/2023/0015)

I am writing to raise concerns and object to the proposed development at Grange Paddock, Ickleton Road (reference S62A/2023/0015).

Please consider these facts when taking into account the application and the harm that will be inflicted on the local environment. This is not a rejection of development generally, and I would fully support suitable affordable housing in other sites around the village.

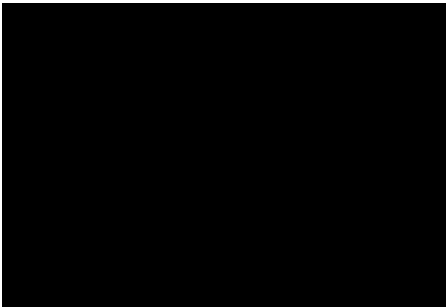
The site proposed is inappropriate for development for the following reasons:

- This is outside of the designated village development area and would set a precedent for the applicant to exploit other farmland adjacent to the site.
- The access is near a corner coming into the village where many drivers have not yet moderated their speed. In addition, it is opposite another junction and cars are parked all along one side of the road so in reality, the usable road is reduced to a single track. An additional access road at this point, would be a dangerous traffic hazard.
- The land is on a slope, much higher than the road level and there appears to be no focus on the increased flood risk to the houses on the other side of the road. The house doors are often 'sandbagged' due to the current flood issues from water streaming down both the road and from off the proposed building site; building a large estate will surely compile this problem.
- I gather from a sewage expert that the current sewage works (750 yards away) will not handle the increase of such a large number of houses.
- Badgers have been seen many times on the land and [REDACTED]
[REDACTED]

- Only 5 years ago, the community put considerable effort into creating a Village Design Statement, that stipulated the style and design of suitable development. The applicant has clearly not referred to this document as the development even specifies street lighting on the highest part of the village which will be seen from many miles away.
- The proposed development is completely unsuitable for a village that is categorised as unsustainable and has no amenities. As well as this, local schools are already turning away new children due to full class numbers.
- The stated community involvement was a cynical tick box exercise with 2 days public notice for the local exhibit of the plans. The applicant had promised to visit residents near the development to discuss and request feedback but has not done this. The application also shows quotes of endorsement which are irrelevant without any evidence of their sources and truthfulness.

I hope you consider that these points are relevant and objective.

Your sincerely,



Jonathan and Karen Hall