

From: Tony Payne [REDACTED]
Sent: 04 March 2023 17:55
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Grange Paddock Ickleton Road Elmdon Essex CB11 4LT

REF: S62A/2023/0015

Dear Sirs,

I refer to the application for the building of 18 houses in Elmdon and wish to register my strong objection to the proposal. We first came to live in Elmdon 20 years ago because of its rural location and mixture of properties all of which fitted into the fabric of the village. A number of new properties have been built since our arrival but with never more than two on one plot. The proposed development of 18 houses will completely swamp the village and change its character for ever. I also have the following detailed points to make:

- 1.The village has virtually no amenities and the proposed development wouldn't add any, while increasing the pressure on the few that do exist.
- 2.Ickleton Road already has a significant number of cars at certain times of the day. Cars are parked at the side of the road throughout the day which sometimes obstruct the view of those of us seeking to access the road from our homes. Near misses are common and the addition of another 40+ vehicles is the last thing that is needed.
- 3.Approval of this development is likely to set a very dangerous precedent and encourage other local landowners to try and sell good agricultural land for housing developments.
4. The site is outside village development limits.
5. There appears to be no reference to the "Elmdon Village Design Statement" which was adopted in 2019 after extensive consultation with all the residents of Elmdon.
6. The current sewage and drainage system for Ickleton Road is barely adequate and is unlikely to be able to support the addition of 18 new properties.

I urge you to take all these points into consideration and refuse this application.

Yours faithfully,

Tony Payne.
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