



3 March 2023

Inquiries and Major Casework Team  
The Planning Inspectorate,  
3<sup>rd</sup> Floor  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

[Section62a@planninginspectorate.gov.uk](mailto:Section62a@planninginspectorate.gov.uk)

Dear Sir

**UTT/23/0246/PINS**

**Application for outline planning permission for the erection of 28 dwellings including provision of access road, car parking and residential amenity space, a draining pond and communal open space, with all matters reserved for subsequent approval except for means of access and layout.  
Grange Paddock Ickleton Road, Elmdon, Essex**

This proposal seeks to impose up to 18 substantial houses on a site considered by Uttlesford District Council to be unsuitable, particularly when Elmdon is, in the opinion of the Council's Planning Department, considered to be "unsustainable".

The proposal should be rejected for the following reasons:

**National Planning Policy Framework (NPPF)**

This calls for 3 strands of sustainability for greenfield site developments:

**Economic**

This development would place an additional burden on existing (weak) infrastructure, ie sewage disposal, increased demand on water supply and increased traffic on existing narrow roads.

**Social**

There is no objective evidence that the proposed development is required to "meet the needs of present and future generations".

**Environmental**

The proposal contributes nothing to “protecting and enhancing our natural built and historic environment”. We have photographic evidence of badgers, deer and foxes in our garden, which is less than 1km from the centre of the proposed development.

Transport (Refer to: 220221216TS Page 8)

The impression gained here suggests that Elmdon is well served with public transport. This simply is not the case. Service 444 operates only in term time and not at weekends and is the only scheduled service out of Elmdon.

Traffic: (Ref Sketch BRD 22/014/002). The proposed entry/exit points come out on the north side of the narrow Ickleton Road, Invariably, on the south side of the road is a line of parked cars stretching from Hollow Road and beyond Manor Row, particularly at the end of a working day. Traffic entering the village from the east (Townsend Planation) is therefore “blind” to opposing traffic. The proposal adds to the problem, particularly acute when the setting sun shines right down the road. No off-road parking exists from Hollow Road to beyond Manor Row.

Affordable Housing

Uttlesford District Council requires 40% of development of more than 15 houses to be delivered as affordable homes. With the proposal comprising mainly of 3-5 bedroom houses, clearly that requirement is not met.

Flooding Risk

A drainage ditch runs along the north side of Ickleton Road and parallel to the site from Bury Lane eastward to the proposed path TCB (um). This has to be maintained in order to prevent Manor Row properties from flooding following heavy rainfall. 18 houses on this site will exacerbate the problem.

The proposal refers to a need for street lighting. This in a village with no street lighting which on an elevated site would be out of character.

In addition it suggests a shortfall in housing supply within 5 miles of a 1500 homes development programme.

This proposal is contrary to the recommendations of the Village Design Statement adopted by Uttlesford District Council in 2019. This proposal was first discussed in May 2022. A subsequent survey carried out throughout the village gave over 90% opposition to the development.

We strongly urge the Inspectorate to make a site visit prior to any decision.

Yours faithfully

Raymond and Sheila Jones