

From: Robert Woods [REDACTED]

Sent: 11 March 2023 16:33

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: Section 62A Planning Application: S62A/2023/0015 - Grange Paddock, Ickleton Road, Elmdon, Essex, CB11 4GR

Dear Sir

We wish to register our strong objection to the above planning application for the following reasons:-

1. This is a greenfield site, outside the settlement limits in an unsustainable village.
2. Uttlesford district Council (UDC) reviewed this site under their "call for sites" in 2018 and stated that the site was not suitable for development. Nothing has changed since then.
3. UDC planning policy S7 outlines the ways in which a greenfield site can be developed. This proposal does not meet this criteria.
4. The NPPF states 3 strands of sustainability that have to be proven to allow development of a greenfield site. This proposal does not meet any of these criteria
5. Elmdon is officially classified as unsustainable. No buses, no trains, no shop, no post office, no pub, no doctor, no school.
6. The nearest primary school is already oversubscribed.
7. There are fundamental discrepancies in the application, namely:-
 - It states that Elmdon has 5 bus services. It has none other than a daily school bus during term time only.
 - It fails to mention that the school bus stop is immediately opposite the proposed site entrance, which would be positively dangerous.
 - It states information on proposed "trip generation" from vehicles entering and leaving the site based on flawed data, by comparing Elmdon with "suburban" or "edge of town" locations which have transport services available, whereas Elmdon has none.
 - It fails to mention known flooding problems affecting the houses immediately opposite the site.
 - It fails to mention known sewage problems affecting the nearest connection to the site.
 - It fails to show any evidence of housing need in the village.
 - It fails to show that any alternative brownfield sites have been considered.
 - It fails to give any detail as to how affordable housing would be provided.
 - It fails to show any evidence of need for a children's playground.
8. The "statement of community engagement" is incredibly misleading. There was only one display of the proposals to the residents, which was at very short notice and scheduled for late afternoon. No record of the number of attendees was kept, nor was there any record of their

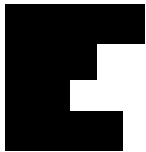
comments. Offers of further displays never materialised, so a large number of residents were excluded from this process. Furthermore, promises of direct consultations with neighbours never took place.

9. Similarly, the “biodiversity & ecology” document is misleading and needs some expert analysis to arrive at an accurate conclusion.

In summary, this proposal is for the wrong type of development in the wrong location. It is for an “urban” type design in an extremely elevated position in a beautiful rural village. It will dominate the landscape and increase the number of houses in an unsustainable village by around 12%. It will cost the loss of green space, the loss of wildlife habitat and will not bring any benefit to the village.

For these reasons we urge you to reject this spurious application.

Robert & Wendy Woods

A large, solid black rectangular box redacting the signature of Robert & Wendy Woods.