

**From:** Maggy Dixon [REDACTED]  
**Sent:** 12 March 2023 14:58  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** S62A/2023/0015 Grange Paddock Ickleton Road Elmdon Essex CB11 4LT

The Planning Inspectorate,

I am sending my objections to the above following the layout of Rocol Estates Ltd's Design and Access, Landscape and Planning Statement December 2022

1.6 "conducive to walking within a safe environment to the existing services in the village" :-

a) it is not safe as this requires crossing Ickleton Road at a location where the exit is hidden from traffic from both directions by curves in Ickleton Road.

b) "the existing services" are the church and a tiny village hall. There are no other services in Elmdon - no pub, no shops, no railway station, no health facilities, no school, no bus except the secondary school bus.

1.7 "large area of public open space" :- in reality a small patch of grass- for what? walking round? south of the village there are numerous footpaths for walking. There is no guarantee that this patch would be maintained by a management company paid for by the new residents, who, also being expected to police it for anti-social behaviour might not welcome other villagers there. Service charges of the nature proposed here also make affordable houses less viable.

2.4 "an indicated informal footpath heading north east from Ickleton Road passing through the site" :- there are no footpaths north of Ickleton Road, as is confirmed by point 4.9 of the application, and there is no public access to the site which has been the case for at least 30 years of the time I have lived here. If there is any evidence of an informal footpath on the ground after all these years of no access it is likely to be animal tracks e.g. badgers which are in the immediate vicinity as their diggings can be seen in the road verges just past this site. If the letters TCB on this part of the plan indicates the phone box it has never been on the north side of Ickleton Road. It is on the south side and is no longer operational.

2.5 "good agricultural land" this I do agree with, it is very good Grade 2 agricultural land.

3.1 A previous planning application by the same company was rejected last year by Uttlesford District Council as Elmdon is not a sustainable village.

4.1 This would not be "a sustainable development which would enhance the viability of existing community facilities and services" as discussed before there are none.

4.4 These proposals are indeed beyond the existing defined settlement limits of the local plan.

4.5 Not "a modest impact" because of it's location on rising ground above street level it would be highly visible and would not represent a particularly well-related or integrated addition to the "grain" of the village - rather creating it's own separate, self- contained "space".

4.6 Elmdon is not a sustainable village and this development would provide nothing to make it so especially as there would be many additional vehicles. NPPF indicates that new developments should limit future car use.

4.16 "wooded area" would be subject to many trees being felled, the "open arable farmland to the north" would be obscured by the new houses and there is no mention that the site is part of a habitat priority area for Natural England.

4.24 "footpath connections" as there are no footpaths to connect to on the land to the north of Ickleton Road any new footpath created would run from one edge of the site to the other.

4.26 These dwellings would intrude onto the outlook of the dwellings on the south side of Ickleton Road. The site is elevated and would be clearly visible, there will also be light pollution and noise pollution especially if heat pumps were used.

4.39 This is nonsensical, is it really imagined that new residents would be prepared to walk or cycle to services. The nearest village shop/post office is in Ickleton -3.2 miles, railway stations:- Audley End 4.8 miles, Great Chesterford 4.6 miles, Newport 6.8 miles, Royston 9.2 miles, two of the Saffron Walden GP surgeries have limited surgeries in Great Chesterford and Newport. Nearest towns are Saffron Walden 5.8 miles and Royston 9.2 miles. None of the connecting roads from Elmdon have safe footways or cycle ways.

4.40 Manuden Example :- Elmdon has none of the Manuden services except for the church which would cater for C of E church goers once a month.

4.41 and 4.42 :- are these points still referring to Manuden, they certainly don't apply to Elmdon.

4.49 This statement is misleading, there are no scheduled bus services to Elmdon apart from the secondary school bus which can be available to adults if there is room. This is not very practical as it is only available during term time which makes it unlikely to suit anyone trying to get to work.

4.102 The best use of Grade 2 agricultural land is growing food in these times of increasing food shortages especially post the war in Ukraine.

5.1 "in a location which has good access to local services and in particular many of which would be accessible on foot" There are no local services! The proposers of these plans know there are no local services as they live in Elmdon at present. Therefore the repeated claims that there are services I find extraordinary and makes me wonder how many other claims I am missing due to my insufficient knowledge of the details of planning applications.

There do seem to be some omissions:-

Reports from Anglia Water regarding sewage, an Ecology report and a Highways report. The highways report seems particularly relevant considering the extra traffic that would be generated on what is essentially an already congested, badly maintained country lane.

I would also like to request that a site visit is conducted.

Yours faithfully

Margaret Dixon

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