

Dear Planning Inspectorate...I am resending our objection as we sent it on 3/4/2023 and to date it is not on your website and we are concerned you have not received it as people in the village have theirs posted who sent theirs in after us?

Thank you Peter and Sally Home

On 3 Mar 2023, at 14:36, Sally Home [REDACTED] > wrote:

Dear Planning Inspectorate

Reference S62A/2023/0015 Grange Paddock, Ickleton Road, Elmdon, Essex, CB11 4LT

We (Peter and Sally Home, 11 Elm Court, Elmdon, Saffron Walden, Essex, CB11 4NP) are writing to object against the planning application in respect of the following points.

1. Elmdon village is unsustainable...it is a small rural village without amenities/existing services ie there is no shop (closed some 25 years ago), coffee shop, or shop of any description or pub (closed some 10 years ago), no school, only a small village hall, church and cricket pitch and there is not a bus service. It is very much an isolated village accessed only by narrow minor roads from other villages which also lead to B roads, with some access by single track road to Saffron Walden via Littlebury.

2) The village is classified by Uttlesford District Council within their local plan as a Category B which is a village not suitable for large developments of this size.

3) There was a previous development proposal by the developer at this site in 2018 which was turned down by UDC.

4) The Elmdon Village Design Statement adopted by Uttlesford District Council on 13th June 2019 which was constructed by local residents identified that Elmdon is a rural agricultural type village, with many character cottages some being thatched surrounded by ancient hedgerows, ancient woodland, rolling agricultural land and green space with narrow access lanes leading to it. Any development of this magnitude in comparison to the size of the village would change the character of the village for ever.

This design statement constructed by the village community and adopted by the council clearly states that new housing should be restricted to Brownfield sites and limited infilling and be aimed at meeting the needs of the village.

There is clearly no need for a development of 18 houses.

The developers and their proposed development have ignored the village design statement and the councils category B classification and fails the village design statement.

4) Car ownership is high in the village with many homes owning more than 1 car as there is no employment within the village and no school ( a school bus service does exist but not to all schools that residents send their children to, so inevitably there is a school run). Therefore the roads, particularly Ickleton Rd have cars parked outside houses from the Church to Hollow Rd along the latter part of this section is the planned development. The development would increase the population in excess of 36 people and inevitably bring in another 72 or so cars to use these narrow roads and add to the present issue we have with cars and the narrow roads in Elmdon and the lanes to and from the village.

Typically, the village presently has two ongoing traffic issues, firstly is speeding through the village which has prompted the Neighbourhood Watch Group to investigate and establish a Speed Watch Community Group through our local NHW scheme co ordinator and the possibility of 20 mph speed limits in the village.

Secondly there have been a number of serious accidents just outside the village at the cross roads of Ickleton Road and Royston Lane (TL 423 409) involving the police and ambulances and action by the local authority is being taken to try to improve the junction safety.

4.1) To cycle to urban areas or railways stations is not practical for most people as Saffron Walden is 5.8 miles away and takes 34 mins to cycle to and up some steep hills. Cambridge is 13.6 miles away and takes 1 hour and 17 mins to cycle to, up steep hills out of the village and closer to Cambridge on busy roads. Audley End Railway Station is 4.7 miles away taking 23 mins to cycle again steep hills out of the village. I'm a keen cyclist and very few, if any people, would cycle from this village to places of work, stations or shop. Cars will be used.

5) The proposed development is located on elevated land and would be seen at various points from the surrounding footpaths and bridleways to the south..

- a. where the Icknield way runs along side Free Wood from Hollow Road (TL 4735 3960 to Free Wood Farm TL 4725 3930).
- b. where the Icknield Way/Footpath drops down off Freewood Lane into Elmdon (TL 4655 3925 to 4645 3950)
- c. and east (coming down Hollow Road from the Icknield way to Ickleton Rd) .
- d. Note...There are no footpaths to the North just agricultural rolling chalk hills. Elmdon and the surrounding countryside are visited by walkers as it is presently an unspoilt rural area enabling people to leave behind populated areas and enjoy pleasant villages and countryside.

6) The site access is opposite a section of road that has cars parked along it, where the school bus stops and on a bend and opposite a road leading into Horseshoe Close.

7) The location of the proposed development of the land, with its relatively steep incline away from the road where other houses are sited, The Firs, Blackbird Cottage , Elm Court, Manor Row, The Hoops and Ickleton Road Housing, will have an overbearing affect on these properties.

From in front of our property the elevation is approx 337 ft rising to approx 360 ft which will put their back gardens level with our bedroom window. Which is the case for people along Elm Court and Manor Row, The Hoops etc.

8) The site is one of only a few green field sites in the village that gives the village its rural character , it is a part of a rolling chalk hill/upland that gives this area its character, the development would urbanise the village character, and its present character would be lost forever.

9) The site is outside the village development limits.

10) The planned Pond...if intended as a draining pond, with the changing weather patterns producing heavier rainfall, it is likely the drainage pond will over flow and add to the flood risk to the houses in Manor Row which have been flooded in the past with their front doors requiring sandbagging.

11) Light pollution...the proposed "some lighting" cannot be hidden, and will contribute to light pollution bearing in mind we have no street lighting and never have, which has enabled the village to enjoy dark skies.

12) Sadly there would be a loss of mature trees and some hedgerows along with the land, this has wildlife implications as there are reported badgers setts which are presently active in the trees at the proposed access point. Additionally this chalk upland green space (development site) is often visited by deer, red kites, buzzards, hares, owls and many other common and garden birds which I have sited from my bedroom window.

13) The damage environmentally with the release of carbon from the groundwork and subsequent construction is totally unnecessary as there is no need for this development.

14) Parts of the North West Essex countryside are unspoilt particularly in this area, hence many walkers and cyclists use this area, and any development could set a precedent to other landowners to pursue housing developments on Green Field Sites and further change the village character and area for ever.

15) The development proposal seems contrary to the 2021 National Planning Policy which states that...

all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area (there is no need for development in this rural area); align growth and infrastructure (there is no growth or infrastructure in this rural area); improve the environment (this is detrimental to the environment); mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects (we are a rural village not urban);

16) The proposed development may not be required as Uttlesford District Council is close or may have even met its 5 year land supply requirement by use of more suitable sites, also the proposed revisions to the National policy Framework could mean the target is no longer obligatory.

17) There has been a failure by the developers to adequately communicate their plans with the residents of Elmdon as they have given only one presentation of their proposal from which no information or feedback was made available to us, therefore there is a total lack of consultation. In addition as we are directly affected, being opposite the site, no one has come to us or our neighbours to clarify plans, listen to our opinions/comments or communicate in any way (no consultation).

18) The land is graded as very good farming land which if not used for producing our own produce (which some 20 years ago this land was producing wheat, barley etc now it is once again becoming more important to produce our own food) is suitable for rewilding not building on.

19) There is considerable development taking place now and further development planned in urban areas that are sustainable, stretching in the corridor from and inclusive of Bishop Stortford to Cambridge, including Stansted, Elsenham, Saffron Walden, Newport, Great Chesterford, Sangar Centre. A development of a rural unsustainable village makes no sense.

From our understanding of planning the proposal fails to follow or respect many of the guidelines available to the planners such as the Elmdon, Duddenhoe End and Wenden Lofts Design Statement, the Category B status awarded by Uttlesford Council, National Planning Policy and indeed Rishi Sunak's recent statement re To build fewer homes if they can show it will significantly change the character of an area, particularly rural areas (I believe these are his words), and the large scale development would certainly change the character of our little village and the views from the surrounding hills to the East and South and indeed contribute to the loss of green field sites and the sad impact to wildlife it will have in this area. To appreciate the points of objections above it would be necessary to visit our village, experience all of the access roads and the rolling hills and

agricultural landscape that Elmdon is part of, hopefully you will visit the site to appreciate how rural we are.

Thank you Peter and Sally Home