

From: Ginny Elam [REDACTED]
Sent: 13 March 2023 17:20
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Fwd: S62A/2023/0015



Dear Sir

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

I am strongly objecting to this application on the grounds set out below. However firstly it is important that you are aware that the application contains a number of factual inaccuracies. As the principal behind the applicant company is a long time resident of the village of Elmdon who should therefore be aware of the true facts, there is a suspicion that some of these statements may be deliberately made in the hope that the inspector is not aware of their lack of validity.

The only bus service in Elmdon is the 444 school bus before and after school in term time. Elmdon effectively has no bus service or other public transport. New residence would have to use private cars to access all amenities and the already hazardous roads would be even more compromised .

There is not a pub or childminding service as stated in the application.

First objection. Elmdon is classified as an unsustainable village with no public transport, school, shop, doctor's surgery, post office or pub. The existing village hall is too small for most purposes for which village halls are normally used - many services would have to be reached by car .The road on which the development is proposed is already too narrow for the existing traffic .

2. The site is in an elevated position so the development would detract from the rural landscape , not to mention the flora and wildlife that will be destroyed .

The Icknield Way passes along the ridge just to the south of the village. This is a named long distance track that claims to be the oldest road in Britain (<http://icknieldwaypath.co.uk/>). The development would be very prominent to users of that route.

The proposals envisage provision of street lighting on the site, which would detract from the current benefit of dark skies enjoyed because of the lack of such lighting in the village.

3. Parts of Ickleton Road opposite the site already suffer from flood risk. Building on the elevated site will increase rainwater runoff and increase this risk. There are already problems in Ickleton Road with the capacity of the sewage system, which the development could only exacerbate.

4. There is not an established need for this amount of housing in the village and the site was judged unsuitable for development in a previous application.