

From: Jennifer Clayden [REDACTED]
Sent: 13 March 2023 20:23
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2023/0015 Grange Paddock Ickleton Road Elmdon Essex CB11 4LT

Sir

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

We have lived in the centre of this village for 47 years so have witnessed many changes.

There are so many inaccurate, plainly wrong and misleading items in the planning application.

In the planning application there has been no reference to the Village Design Statement which should be used as a guideline for planning and was adopted by Uttlesford District council on 13 June 2019.

Therefore guidelines have not been considered.

Site Location

The proposed development site is a grade 2 Greenfield site which is outside the village development boundary and is unsuitable for development. A development of 18 houses and 36+ cars would be, as the definition in the National Planning Policy Framework states, unsustainable. Elmdon is a small historic village of very rural character surrounded by unspoilt countryside, green fields and rural farmland. There are very few unspoilt villages left, many have had inappropriate development thrust upon them.

Elmdon has been the subject of three published books. If this proposed development is approved it could be the start of more significant development, again for financial gain and again, not for the benefit of the population as the developers maintain.

The piece of history which is Elmdon will be lost forever.

Published books:

“ELMDON Continuity and change in a north-west Essex village 1861-1964” documents the village history very well. A companion book "Kinship at the Core"

“Some Elmdon Families” tells the history of six well known families which have been represented in Elmdon village as long ago as 17th century for two families.

In 1861 there were 2 Butchers shops, Grocers, Drapers, Post Office, Carpenters, Bricklayers, Thatchers, Shoe makers. Straw bonnet maker!

Pressure on local services

Elmdon has no village shop, no public house, no proper bus services, no transport to infant/junior school in Chrishall. No street lighting.

This proposal states that it would “represent sustainable development that would enhance the viability of existing community facilities”. What facilities? Elmdon does not have any

facilities.

Elmdon does have one church with 1 monthly service and one very small village hall but what Elmdon does have is one beautiful award winning sports field with a cricket pitch and a small pavilion. No mention of this has been made in the planning application but great importance is placed on the proposed communal open space for local people.

Doctors, pub, junior school are in Great Chesterford, 5 miles distant and are of course accessed by a car journey. One is a "branch" surgery only open Monday to Thursday and does not have regular face to face surgeries. Both the main doctors' surgeries are in Saffron Walden 6 miles distant, as are dentists which of course require transport from Elmdon. The nearest general village shop is in Ickleton some 3 miles distant. The payment counter also acts as a small part time Post Office.

Safety

The local road network around Elmdon includes narrow, local, single track roads and lanes. It is unsuitable for the current heavy traffic of large tractors and trailers, other large agricultural

vehicles and large delivery vehicles from nationwide companies etc. Very large horse transport vehicles also come from various parts of the country and Ireland, they travel the entire length of

the through village roads. Car transporters also travel through the village via Heydon Lane and High Street.

Frequently Ickleton Road becomes obstructed because of parked vehicles along most of one side of the road and the aforementioned heavy traffic. Harvest for some farms is undertaken by contract companies. The village becomes more congested with much road filling large agricultural machinery. Harvest spoils are transported out of the village loaded on huge double height and double length transporters also filling the village roads and exiting the village via Ickleton Road to Ickleton and beyond.

Ickleton Road is also made one track and dangerous near the centre of the village because of a group of regular visiting exercise walkers parking parallel to the church wall. Parking also continues on and around the corner making vehicles round this corner "blind" on the wrong side of the road. In summer months there are many large cycling clubs from various towns/cities. Often and very regularly, at speed, many different clubs are travelling up/down all 3 village roads.

Ickleton Road in Elmdon regularly is "an obstacle course" due to the parked cars along its length. Reaching Elmdon the parking commences opposite the proposed entrance to the site opposite Hollow Road.

In the application and by one applicant it is stated that already there have been "near misses" at the junction of Hollow Road, Quickset road and the proposed entrance to the site. This entrance is currently the entrance to the applicant's Alfred's Shott property. Adding another 36 plus cars using the applicant's entrance, also the proposed new access, at this already dangerous junction it will be a more dangerous black spot.

We live in the centre of the village and in the past 4/5 weeks Essex Police have been here two times monitoring traffic speed through the village.

Transport

Elmdon has one school bus no.444 to Saffron Walden and Newport operating Monday to Friday term time only for schoolchildren aged 11+. The bus comes from Chrishall, via Heydon Lane and Cross Hill to stop in the High Street junction with Kings Lane to collect the schoolchildren. Children from any part of Elmdon, including all of Ickleton Road, must walk to the High Street.

This stop is an unscheduled stop. The 444 school bus does not travel down or stop at an unused, unscheduled bus stop in Ickleton Road. Residents can use this payable service but it means that Monday – Friday they would have to spend 8 hours daily in Saffron Walden and only in term time.

There is no school transport from Elmdon to Chrishall for junior school pupils and The Chrishall Church School state they would have severe problems accommodating any additional children.

Therefore more cars will be making the daily trip to/from Chrishall School.

In the application five other bus services are quoted. No.444 is the only bus service primarily for 11+ aged Elmdon school children, there are no other bus services visiting Elmdon. The application quotes other bus services which are in Ickleton and Chrishall they do not come to Elmdon. It seems that the two applicants would find it acceptable for folk to walk to Ickleton or Chrishall 2/3 miles on dangerous narrow one track roads which have bends, hills, no pavements and only grass verges already carved up by heavy lorries taking short cuts through this village.

Elmdon has a good cross section of resident's ages but there are many retired/aged folk in the village.

The proposed site will need to have lighting and that coupled with residents own exterior lighting etc. will illuminate Ickleton Road and surrounding dwellings bringing light pollution It will all be seen clearly from the top of the hill looking downhill to above to Elmdon village and before the accident prone crossroads between Quickset Road and Royston Lane. This crossroads has had serious accidents and is 1 mile from the proposed development. The Essex County Council is due to make improvements to make the crossroads safer.

Folk move to this village precisely because they want to live in a small rural village with character, no street lighting, no white road lines, etc. etc.

In the quiet of early morning listen to the hoot of owls, the bark from one of the large deer herd or the howl of a fox. Children are safe growing up without the threat of dangerous traffic, there are quiet lanes to play, a village centre farm which has Alpacas and other animals to stroke.

One applicant for the proposed development has close tie ups with a very large scale developer. A historic large farm on the edge of Elmdon village, not visible from the village was purchased and beautiful historic farm barns, where village functions used to be held, are now des. res. ? more income producing.

Much of the hedgerow and dense woodland in and around the large area of the farm has

been destroyed. This is so very noticeable in the current day photo sent by Elmdon Community Group and the photo from Village Design Statement 2019 we have included.

Photographs:

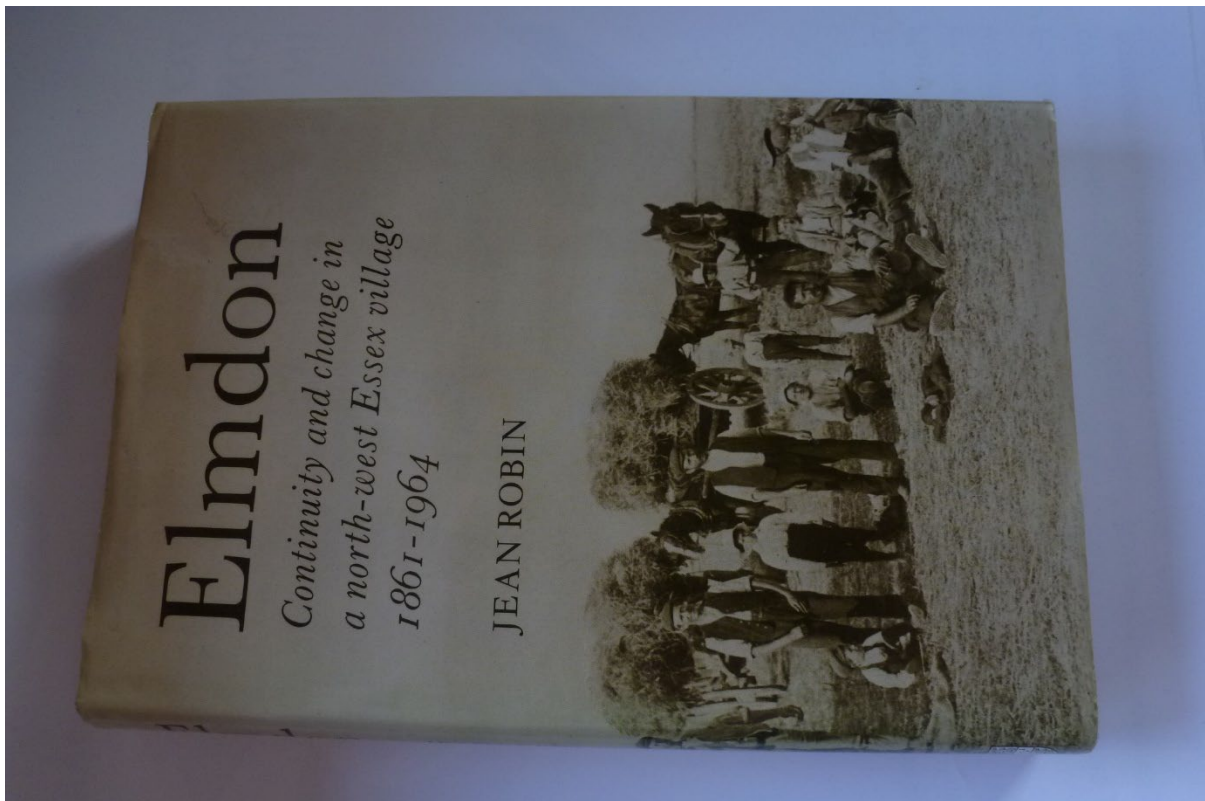
Grange Paddock in 2019 showing the beautiful green field and wooded area behind the proposed development.

Published book "Elmdon - Continuity and change

Some Elmdon Families

We therefore wish to register our objections to this proposal and feel it imperative that the site and surrounding area is visited.

Jennifer & Melvin Clayden





Elmdon – showing open spaces and farmland.

Elmdon

