

**From:** John Murray [REDACTED]  
**Sent:** 13 March 2023 17:23  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** S62A/2023/0015

Dear Sir

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

I am making an objection to this application on the grounds set out below. But first I wish to warn you 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. This is not useful for almost any other purpose, so Elmdon effectively has no bus service or other public transport.

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. It is therefore undesirable to add the proposed quantity of housing as almost all required services will need to be accessed by car.

2. The site is in an elevated position so the development would detract from the rural landscape. 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.

John Murray  
[REDACTED]