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From: ANTHONY J N RUSSELL [REDACTED]

Sent: 15 March 2023 11:32

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: Ref: S62A/2023/0015

Dear Sir,

Ref: S62A/2023/0015

GRANGE PADDOCK, ICKLETON ROAD

ELMDON, ESSEX. CB11 4LT

As a resident of Elmdon I wish to oppose this application for the following reasons:

1. EXISTING PLANNING APPROVALS ARE IN EXCESS OF LOCAL REQUIREMENTS.

Although nationally there is clearly a need for more housing the approvals given for new houses within a seven mile radius of Elmdon are already in excess of 2100 homes. These will be built in the Uttlesford Council area of Saffron Walden and Great Chesterford with the rest in the village of Hinxton just inside the bordering Council area of South Cambridgeshire. These developments will provide a broad range of accommodation at various price levels. The local population in Saffron Walden and the neighbouring villages, including Elmdon, is approximately 20,000. This scale of development will clearly more than suffice for local requirements and indeed lead to a population increase for the area well in excess of the national average.

2. SITE REJECTED FOR LOCAL PLAN.

The proposed site in Elmdon was put forward when Uttlesford called for sites in 2020/21 to be considered for the Local Plan. Although the Council have yet to announce details of their Plan, we are told it is imminent. Since the Uttlesford Planning Committee rejected this application clearly the site will not be a part of their Plan. We are also told that in the absence of a Plan the required five year land supply is virtually satisfied.

3. IN CONFLICT WITH ENDORSED ELMDON VILLAGE DESIGN STATEMENT The Design Statement for the villages of Elmdon, Duddenhoe End and neighbouring hamlets was completed after extensive community consultation and adopted by Uttlesford on 12/2/2019. The application makes no reference to this Statement, indeed is in direct conflict with it.

4. URBAN STYLE INCOMPATIBLE WITH RURAL CHARACTER OF VILLAGE The proposed plan is for an urban style development which would be out of keeping with the rural character of our village. The location is an elevated site overlooking many houses in Ickleton Road. The houses most directly impacted whose residents have chosen to live there in part because of the attractive grazing land immediately opposite will inevitably experience a sense of intrusion with a resulting reduction in quality of life.

5. TRAFFIC CONGESTION

Elmdon already has serious traffic issues as do other local villages due to very limited off-road parking. At times of the day Ickleton Road is effectively a one way street. Unfortunately as you cannot see from one end to the other you may well come face to face with oncoming traffic.

Somebody then has to give way and to reverse. The proposed development would inevitably create considerably more traffic and aggravate the existing problem. To suggest the new residents would cycle or walk three miles to Ickleton to access one small village shop is a joke. Incidentally the narrow road to Ickleton is notoriously dangerous during the winter months since it is never gritted. And claiming the new residents would only have to walk to the centre of the village to benefit from facilities is stretching a point. These facilities are a church, a farm selling fresh eggs, a bus stop for the very occasional bus and a small village hall principally used for toddlers dancing classes and funeral wakes.

6. INADEQUATE LOCAL INFRASTRUCTURE

In virtually every respect local infrastructure is already inadequate. The nearest surgery will give you an appointment three to four weeks ahead, unless of an urgent nature. With all the approved local development over the next few years, all public services already overburdened will simply not be able to provide those services which our community might reasonably expect.

For these various reasons I hope the Inspector will conclude this proposed development should be not be approved.

Yours faithfully,

Anthony Russell.

Sent from my iPad