

From: Debbie Knight [REDACTED]
Sent: 15 March 2023 17:57
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2023/0015 Grange Paddock, Ickleton Road, Elmdon, Essex CB11 4LT

To whom it may concern.

We write in response to the proposed development at Grange Paddock, Ickleton Road, Elmdon, Essex.

We moved to Elmdon from Saffron Walden, 9 years ago because of its rural charm, beautiful surroundings and to escape the development that was happening at the end of our garden. Amenities were not something we wanted or hoped for when we moved here. We love the quiet, wildlife-rich surroundings and appealing isolation of our village. Therefore we are strongly opposed to the proposal of 18 houses on Ickleton Road for the following reasons:

- **Unsustainable.** Elmdon is a small village with no shop, no pub, and there are NO bus services connecting us to our surrounding towns and other villages. With few other amenities, a development on the scale proposed would be highly unsustainable.
- **Flash flooding.** The houses opposite the site have been subject to flash flooding during sudden heavy rainfalls (becoming more frequent due to climate change), causing damage to buildings. The existing drainage system is very old with floodwater frequently by-passing the already inadequate drainage ditch alongside Ickleton Road.
- **Eyesore.** The site is on high ground and is highly visible from many public footpaths, including the Icknield Way.
- **Infrastructure.** The proposal would add significantly (ca. 36+ extra residents' cars plus service vehicles) to the traffic through the village. The Conservation Area Appraisal identified important views in the 3 main approaches to the village, which would be seriously impacted by a development on this site, close to the Icknield Way.
- **Significant loss of habitat.** The proposal involves the felling of up to 30 mature trees and the removal of many hedgerows. The area is home to protected species such as bats, badgers, barn owls and great-crested newts. Given we are IN a state of perpetual climate change, the very surroundings, trees and species that make Elmdon so diverse and appealing, need protection, not persecution. The proposed 'pond for wildlife' will no doubt be deemed as a danger to young children and be fenced off, making it unsuitable for wildlife to access it.
- **Increased light pollution:** Elmdon is one of the very few villages with no streetlights, in line with The Dark Skies Initiative. Street lighting and, inevitable, added security lights in this elevated site would impact views of the night sky.
- **Unsuitable footpaths.** The footpath shown on the site map as Path (um) does not exist. There is no pedestrian access to the site and existing pavements throughout the village are, in the main, unsuitable.
- **Village Design Statement:** Considerable time and money has been spent on the June 2019 Village Design Statement which was accepted by the whole village and this proposal has completely ignored its contents and recommendations.
- **More development.** Approval of this development would set precedent and encourage other local landowners to sell good agricultural land for housing developments.
- **It would destroy the very rural character of the village**

We urge you to refuse this application.

Yours sincerely
Debbie & Andy Knight