

**Grange Paddock, Ickleton Road, Elmdon  
Consultation on S62A/2023/0015**

**Representations from Naomi and Andrew Sutton, [REDACTED]**

Andrew and I both attended the meeting on Friday 17 June 2022 where we had the opportunity to review Robert Smith's and Gary Pyle's original plan to build 18 dwellings.

Before turning to the plans themselves, as a side note, it was disappointing to only receive 48 hours' notice of the meeting on 17 June 2022. One feels that consultation with the village could have been handled much better from the outset.

Since the meeting and having received formal notice of planning application, dated 17 February 2023, we have had time to reflect and we are concerned about (and therefore object to) the housing plan and have summarised our concerns below.

Disproportionate Scale and Incongruous Design

We are sympathetic to the shortage of affordable housing stock across Uttlesford and the UK more generally. However, in our opinion, the plan is too large. 18 homes is approximately 10% of the current housing stock in Elmdon (which is well spread out).

Furthermore, there are many listed properties in Elmdon and we do not consider the modern "estate" to be in keeping with the overall look and feel of the village.

Finally, the land for the plan is adjacent to land owned by Robert Smith. We are concerned that this plan, if successful, could pave the way for further development, akin to what we have seen in surrounding villages, such as Clavering, which incidentally does have the infrastructure for such developments.

Unsuitable Location

We feel that the intended site is in an unsuitable location due to it being:

- in an elevated position over Ickleton Road, and the adjacent properties, affecting their privacy and the overall aesthetics of the village.
- land that will be home to a variety of wildlife, especially due to the scrub land
- next to a narrow road where pets, children and wildlife are active and large farm vehicles regularly travel. Speeding is already a concern, as demonstrated by the recent application for a Community Speed Watch.
- near an area on Ickleton Road that is prone to flooding and the scale of the development is likely to make this worse.

Lack of village amenities

The village does not have the necessary village amenities to support 18 new homes and their families. There is no train station, bus route, shop, post office, school, and currently no pub. The village hall is small but adequate.

