

From: Joanne Carter [REDACTED]
Sent: 15 March 2023 12:32
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Fwd: S62A/2023/0015. Grange Paddock, Ickleton Road, Elmdon, Essex, CB11 4GR

My comments have been uploaded incorrectly. It should be the comments below. Please update. Many thanks.

-----Original Message-----

From: Joanne Carter [REDACTED]
To: section62a@planninginspectorate.gov.uk <section62a@planninginspectorate.gov.uk>
Sent: Mon, 13 Mar 2023 16:25
Subject: S62A/2023/0015. Grange Paddock, Ickleton Road, Elmdon, Essex, CB11 4GR

To the Inquiries and Major Casework Team.

Please accept this as my **OBJECTION** to the proposed development at **S62A/2023/0015 Grange Paddock, Ickleton Road, Elmdon, Essex, CB11 4GR**

Services and Infrastructure

Their Design and Access Statement implies that Elmdon has '*existing community facilities and services*'. This is an inaccurate statement. Elmdon is a **designated unsustainable** village that has no existing services other than the single school bus service (444), a very small village hall and church. Elmdon is a secluded rural village. There is no pub (closed 2013), no shop, Little Angels Childminding closed their business. All the bus services cited in the application do not serve Elmdon. A car is needed to access these buses. It cannot be stressed enough the extent to which Elmdon is a totally unsuitable location for such development now or in the future.

Proposed Development Site

The proposed development is a greenfield site that sits outside the Village Design Statement. It is not in keeping with the village character and fails to consider those who already live in the village. In consulting the Village Design Statement, Uttlesford Local Plan and the National Planning Policy Framework, stated that constructing 18 dwellings at the proposed site is unsustainable and unviable in the case of Elmdon. The site sits in an very elevated position that will be intrusive. Light pollution alone would devalue the character of the village, especially when considering the isolated setting in which Elmdon is positioned. As the greenfield site is elevated, it is clearly visible from the nearby Icknield Way.



Roads

Ickleton Rd is a narrow road that is often single lane due to the high level of on-street parking by residents. There is often congestion along Ickleton Rd (cars, cyclists and farm vehicles). Vehicles are forced out onto the right side of the road. This has already caused incidents in the past (2 incidents have ended up in the ditch by the proposed site). There is also a natural curve to the road. Subsequently additional traffic generated from the proposed development will only increase the prospect of traffic collisions/incidents. This would ultimately risk the safety of both drivers and pedestrians. It is also important to note that young children of primary school age are collected for school opposite the proposed site entrance and is very close to the junction on Hollow Road, that sits on the opposite side of the road.



Drainage/Sewage

There is a known history of flooding along Ickleton Road – this is evident in the relevant SFRA documentation, which has been previously discussed at the Parish Council meetings. Residents of

Ickleton Rd have in the past been inundated with water that has flowed off the proposed site. This has damaged homes/garages to the extent that residents have used sandbags to reduce such risks.

Submitted documents cite Elm Court as a possible sewerage connection for the proposed development. However, Elm Court already suffers from periodic sewage blockages (documented with Anglian Water).

Lighting

The back gardens of the lower proposed dwellings will be right to the hedgerow. The lighting proposed for the development in a village which does not have lights would be overbearing and intrusive to the properties that sit right opposite the proposed site. This does not include any extra lighting that proposed homeowners could add to their gardens.

Precedent

The applicant has already disclosed that they could develop additional dwellings in the future to make such proposals economically viable for themselves. This is hardly sustainable and demonstrates the overall disregard for the community. Community engagement on behalf of the applicant has been extremely poor despite what is claimed in the Statement of Community Engagement document. Neighbours that would be immediately affected have not been consulted on any level. A meeting was called with less than 48hrs notice and there was no formal presentation, no comment book or head count. The timing of the meeting was dubious (during work hours) on a weekday.

There are no housing needs for Elmdon. Brownfield sites and infill have been developed in recent years. This type of development is much more suited to Elmdon. To carelessly build a large number of dwellings in a small village with no means to support such development is unsustainable and will undoubtedly cause issues for residents and the local council in the future. The nearest school is oversubscribed (see Chrishall Parish comments). Nearby GP surgeries are already struggling to support their rural communities. Placing additional demands on these already limited services seems reckless.

The application presents no benefits whatsoever to Elmdon. It is socially, economically, and environmentally unsustainable.

A site visit from the Government Planning Inspectorate would see the extent to which such proposals are totally inappropriate for Elmdon.

Kind Regards.

J Carter

13 March 2023