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From: Yolanda Teuten [REDACTED]

Sent: 15 March 2023 11:10

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

Subject: S62a/2023/0015

S62a/2023/0015. Grange Paddock, Ickleton Road, Elmdon Essex, CB11 4GR.
Outline planning permission for 18 houses, access road, pond and amenity space.

15th March 2023

Dear Inspector

I object to the development.

I support all the points made by Chrishall, Elmdon, Wendens Lofts and Duddenhoe End Parish Councils and the many individual submissions that relate to un-sustainability on the grounds of: Lack of local services, no shop, no pub, no Post Office, limited indoor space for community gatherings, lack of local primary and secondary school places, overstretched doctors practices, shortfall in NHS dentists, lack of adequate pavements, narrow roads and lanes already inadequate for existing residents, service vehicles and farm traffic, poor mobile reception.

Additionally I object on the grounds that it is a greenfield site outside settlement limits of a scale and density that does not reflect the character of the village. I support all comments in other submissions relating to water run off, flooding, sewer services, conservation and biodiversity.

Finally I object to the position of the access road. This is of particular concern since if approved it will be 'set in stone' regardless of final design of houses. As positioned it results in crossroads with Ickleton Road and Hollow Road. Hollow Road serves 12 houses. It is also an access route to fields and a farm yard for farm traffic. Further it is a feeder road to Horse Shoe Close providing access to another 9 houses. Exit for the proposed access road for the 18 houses as well as being opposite Hollow Road is not far from a bend when heading East on Ickleton Road. Ickleton Road is narrow at the junction point. North side edges are collapsing further limiting its width. Congestion and danger are exacerbated by the necessity of street parking on this stretch. Please see photograph included in the submission of Phil Kay. It clearly demonstrates the reality of Ickleton Road in the proximity of the existing junction with Hollow Road.

I trust the many serious issues that have been raised by the community will be heard and reflect the decision made.

Yours sincerely

Y Teuten

Elmdon Resident