

**From:** Ben Smeeden [REDACTED]  
**Sent:** 27 March 2023 13:30  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>; Boulton, Mark <mark.boulton@planninginspectorate.gov.uk>  
**Cc:** Planning <planning@uttlesford.gov.uk>  
**Subject:** S62A/2023/0015/Grange Paddock, Ickleton Road, Elmdon, Essex, CB11 4GR

Dear Mr Boulton,

Further to your email of 22 March 2023. My comments on the planning application S62A/2023/0015/Grange Paddock, Ickleton Road, Elmdon are as follows.

The application site is a broadly rectangular parcel of agricultural land of some 5.5 acres situated outside the existing settlement boundary of Elmdon.

The application proposes the provision of a vehicular access serving the development from the east of the site off the Ickleton Road. The access arrangement would avoid disturbance of the chalky bank and established hedgerow along the southern boundary of the site. The new access would, however, necessitate the removal of a number of existing trees which is detailed in the applicant's submission. Whilst the trees shown to be removed are not considered individually to be worthy of protection, the loss of trees towards the Ickleton Road frontage of the site is acknowledged as having a detrimental visual impact.

The application has been submitted with an illustrative layout plan. The layout shows the proposed 18 detached dwellings to be setting out around a central green. I'm in agreement with UDC's Principle Urban Design Officer's comment that "The layout of large homes around a circular green is uncharacteristic of Uttlesford and is overly suburban in character. A layout informed by farmsteads would be more appropriate for this type of site, but no analysis of local character has been undertaken to inform this."

The visual impact of the development on the wider rural landscape may be limited, however, the form of the proposed development as illustrated would be against the grain of the existing built forms which characterise Elmdon village.

Yours sincerely,

Ben Smeeden  
Landscape Officer  
Uttlesford District Council.