

From: Lee Evans [REDACTED]
Sent: 21 February 2023 18:04
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Ref: S62A/2023/0015

Dear Sirs

I am writing to object to the above planning proposal. The main reasons this proposal **is not** acceptable are as follows:-

- **Greenfield Site** - unsuitable for development
- **Sustainability** - there are **no** amenities within or near to the village – no shop, surgery, school, pub, bus service or train station. Anyone living here needs a car.
- **Safety** - Ickleton Road is inadequate, narrow, pot-holed, obstructed by parked cars, has no street lighting – and is unsafe for current traffic and cyclists. Adding another 41+ cars plus utility vehicles would exacerbate the dangers.
- **Landscape and Environment** - The proposed development is in an elevated position and would be highly visible from the main approach to the village and from all around the village. Elmdon is one of the very few unique unspoilt rural villages left which has not been swallowed up by disproportionate, inappropriate development. The people of Elmdon choose to live here precisely because of its unique peaceful, rural characteristics. Approval of this development would set a precedent and encourage other local landowners to sell good agricultural land for housing developments. The nearby villages of Hinxtton and Chesterford have been and are being swallowed up by huge developments, causing further congestion along the already congested A505 at peak periods, and ruining the essence of these villages.
- **Flash Flood Risk** – The proposed development is on high ground directly opposite cottages which have been subject to and damaged by flash flooding during heavy rainfall in recent years. This flooding has been caused in large part by inadequate drainage and run-off from the elevated field upon which the proposed development would be sited. A development on this site will greatly increase the existing flood risk.

And finally, I believe this development proposal is based on the greed of the two landowners, not the needs of the community.

Yours sincerely

Leonie Evans