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Application S6A/2023/0015

To Whom it May Concern,

Elmdon is an officially designated rural unsustainable village. It has narrow roads with no street lights and poor drainage. It has no shops, no school, no gas supply, and a pub which has not operated since 2013. The Child Minding business cited in the application no longer exists. We also do not have the 5 local bus services that are also mentioned in the application - just school buses each school day (incidentally the entrance to the proposed development is where the primary school children wait for their bus). We are also very close to the historic Icknield Way which needs protecting and preserving.

Proposed Development Site

The proposed development is totally unsuitable for the development of any houses - the number being proposed now or the possibility of more in the future (which seems likely if approval to develop this greenfield were given as precedence to continue development would also be made).

The proposed development site clearly sits outside the village development boundaries as set out in the Elmdon Village Design Statement (2019), which the developer does not mention in their submitted documents or appear to have even consulted. The proposed development sits on elevated ground that slopes down towards the Ickleton Road and the cottages and houses located along it. The drainage is known to be poor and properties have been prone to flooding over the years (resulting in the fire service called to pump out some of the affected properties).

Though marketed as providing affordable housing to the younger generation of the village, it can be seen that by far the majority of those planned are in fact large 4 and 5 bedroom housing that likely only to be affordable to affluent families working or commuting out of the area. My two sons of that generation that grew up in the village would still not be able to afford any of the housing on the proposed development.

It should also be noted that the proposed development faces the listed property called "The Hoops".

Traffic

The roads in Elmdon are very narrow especially along the stretch of road adjacent to where the proposed site located (3.4 m – 5.2 m). The existing householders along this road have to park their cars on this road (only a few have garages) so the road is usually single lane with traffic having to give way to pass. There is also a natural curve to the road by the proposed site which pushes oncoming vehicles onto the other side of the road. There have been several near misses in the past, two of which have ended up in the ditch by the hedgerow where the proposed site is planned. With no gas supply to the village, we regularly have oil deliveries from very large lorries and farming vehicles that use this road on a daily basis, plus food/ home deliveries (because there are no shops). Elm Court sits opposite the proposed site and there are already often difficulties for vehicles coming out onto Ickleton Road let

alone with even more through traffic generated from this proposed development (estimated to be 36 extra cars as well as the extra burden of oil tankers to service the development).

Sewage and Flooding

Submitted documents cite Elm Court as a possible sewage connection for the proposed development. However, as a resident of Elm Court we already suffer from periodic sewage blockages (that are documented with Anglian Water). Please also note that Elm Court (5-9) is a private road. Because of the elevation of the proposed site, there have been major problems with flooding to the properties that sit in Manor Row (many keep sand bags in place by their front doors due to flash flooding). Any permitted development covering the higher ground would seem likely to increase the run-off and risk of flooding even more.

Wildlife

The whole area has abundant wildlife that would be displaced. It is well known, for example, to be a habited by a number of badgers (the setts can be clearly seen) especially in the wooded area close to the proposed entrance to the development.

Lighting

We have no street lighting in the village yet the proposal includes lighting for the development. Being on higher ground overlooking much of the Ickleton Road then it seems likely that this would be overbearing to all those householders facing the development.

Conclusion

Some pictures are given below but we would kindly urge someone to first see the site themselves before any decision or recommendation to proceed is made. If approved, then precedence would be set for further ongoing developments that would both adversely and irrevocably impact the landscape and environment. The location is unsuitable and the proposal insufficiently thought through for the reasons given above. The application itself is inconsistent and ill informed with many of its facts and details.

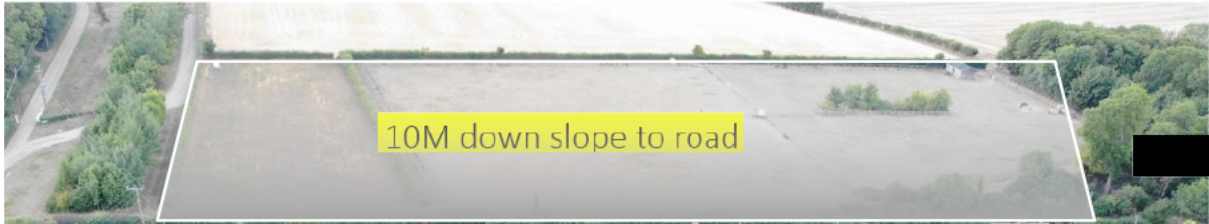
As such please accept this letter as my **OBJECTION** to the proposed development on Grange Paddock, Ickleton Road, Elmdon described by S6A/2023/0015.

Best regards



Mr B A Carter

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road width 3.4 m – 5.2 m

W

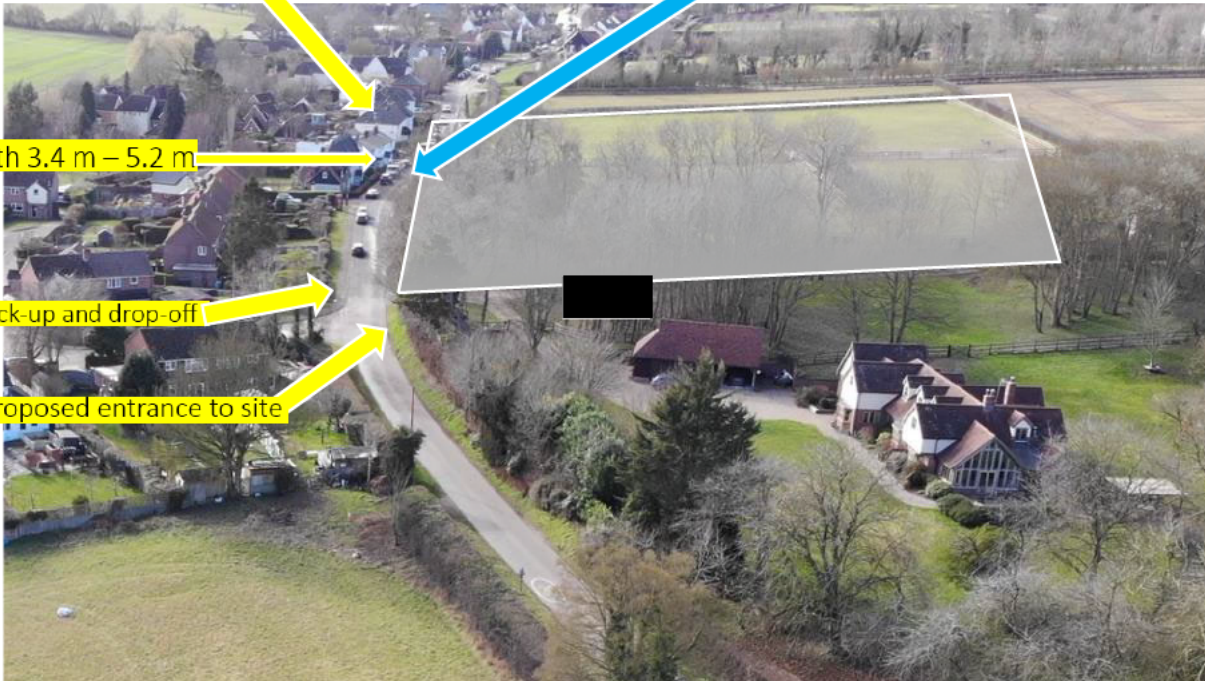


E

many of these cottages have already experienced flash flooding

Note curve in road making it difficult to see oncoming traffic (esp. at sunset)

W



E