



Dear Cllr Gregory,

We are residents of Elmdon and writing in order to object to the proposed site plan for Grange Paddock, Ickleton Road, Elmdon, CB11 4GR.

We grew up locally but moved (from London) to our pretty, thatched, period cottage with two small children in 2019 SPECIFICALLY because we wanted to live in a small 'characteristic' rural village without developments, traffic, pavements, white lines on the road and street lighting.

In our view, the scale of the proposed development of 18 large houses, would be disproportionate and unsustainable representing a 10% increase in Elmdon's housing stock. Once more, many of these houses will not be deemed 'affordable' having 4 or more bedrooms.

Our primary concern is the additional traffic on the surrounding narrow, potholed, single-track roads that the development will bring to an already quite busy road. There have been several serious accidents recently on the crossroads between Elmdon and Littlebury – just further along from the Ickleton Rd. We lost our young cat last year on the narrow road outside our cottage during 'rush hour.' As well as potentially 2 extra cars per family, there will be delivery drivers, workmen etc which will ruin our peaceful village and potentially villagers' mental health. All of this will bring unwanted noise and light pollution not to mention damage to our local environment, hedgerows and wildlife.

As the site is on an elevated position, many houses on Ickleton Road, several of which are listed buildings, will be overlooked by intrusive new, red brick properties. We gather the drainage in that area of Elmdon is problematic, has been a flood risk in the past and this will only get more complicated with the new development.

Saying the development will bring new amenities to the village is RIDICULOUS. We have tennis clubs locally and playgrounds and DO NOT feel the need for more. Most of the local playgrounds and tennis clubs are empty for 8 months of the year! I know this because I do visit them with my children and am often the only person there. The local village schools (I teach at one) are oversubscribed as it is with many children not getting their first choice of school and parents having to drive further afield. We had to wait for our place at Chrishall Pre-School for example.

A village-wide survey was conducted in the latter part of 2022 and over 90% of residents rejected the idea of building houses on this greenfield site. We believe that a similar application for development was refused in 2015 and trust that this application will be refused on similar grounds.

With best regards,

The Hunt Family.