

Dear Sir or Madam,

Please accept this as my **OBJECTION** to the proposed development at **Grange Paddock, Ickleton Road, Elmdon. S6A/2023/0015.**

Mrs J L Carter – [REDACTED]

Elmdon is a rural designated unsustainable village with very narrow roads, no shops, no school, no streets lights, no gas supply, 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 - a school bus (444) runs each weekday, only during term-time (indeed the entrance to the proposed development is where the primary school children wait for the bus). Routes 31, 7, 101 and 132 do not serve Elmdon. The nearest stops are all 40-60 mins walk away on narrow roads and no pavements. A car is essential for living in Elmdon. 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 could happen if the application was approved. The proposed site clearly sits outside the village development boundaries as set out in the Elmdon Village Design Statement, which the developer does not mention in their submitted documents or appear to have even consulted. The proposed development sits in an imposing elevated position - please see the photographs below.



Traffic

The roads in Elmdon are very narrow especially along the stretch of road adjacent to where the proposed site located. 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. The road in front of the proposed site measure 5.2 metres reducing to 3.4 metres because of parked cars. 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 regular problems coming out onto Ickleton Road - again please see the photographs below.



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.

Due to 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.

Lighting

The back gardens of the lower proposed dwellings will be right to the hedgerow. The lighting proposed for the development in a village which does not have lights would be overbearing and intrusive to the properties that sit right opposite the proposed site. This does not include any extra lighting that proposed homeowners could add to their gardens.

I would ask you please to undertake a site visit as a matter of urgency.

With kind regards.


Mrs J L Carter