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To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: S62A/2023/0015 -Grange Paddock, Ickleton Road, Elmdon - Hywel Jones and Fiona Murray

Reference: "S62A/2023/0015 -Grange Paddock, Ickleton Road, Elmdon"

**OPPOSITION TO DEVELOPMENT ON ICKLETON ROAD, ELMDON**

**HYWEL JONES AND FIONA MURRAY,** [REDACTED]

*Thank you for giving us the opportunity to respond to these plans and thank you for reading our points below.*

**The proposed development and the site traffic would have a significant impact on road safety. It is unsuitable due to the following context:**

- There have been a number of serious car accidents on the crossroads just outside the village;
- In the other direction from the development site, there is a dangerously narrow pinch point between two historic thatched houses. It measures just the width of a standard sized car as one of the thatched houses has a parking space outside their house on one side of the road. There have been a number of near misses as children and dogs walk whilst vehicles pass in this section of the Conservation Area;
- Opposite the development site, Hollow Road is regularly used by farm vehicles, cars and individuals to go up the hill to walk on the Ickneild Way or access the farm on the hill.

The roads from all directions are in disrepair with the edges of the roads very uneven and in wintry conditions they are extremely treacherous. These roads are unsuitable for the number and size of vehicles needed for such a development.

Elmdon is a rural village with beautiful views and extensive walks. **Walkers, cyclists and riders regularly use the road outside the development site.** Elmdon occupies and is recognised as a "historic" site on the Ickneild Way with houses and places of interest dating from the medieval period and earlier. The Ickneild Way is known as "probably the oldest road in Britain." (Ickneild Way Association) Cambridge University Cycling Club and many other cycling clubs use Elmdon for cycling meet ups and cycle races. Elmdon is also home to a number of stables, including one for children who ride Shetland ponies down Ickleton Road and in front of the proposed development site.

There is no need for such a development in this small, rural and isolated village. There are no amenities to serve it. **The Council for Protection of Rural England is also opposed to this development as they believe it "unsustainable".**

**Elmdon is a small village whose character and tranquility should be preserved.** Villagers moved here to get away from street lighting, urban features and to enjoy peace and quiet. Birdsong is ever present and a wide variety of wildlife, including badgers, regularly roam our gardens and the countryside.

Having both been involved in and led consultations for the Cabinet Office, other government departments, charities and business lobby groups in our job roles, **the consultation with residents has been extremely poorly communicated and organised.** There was no follow up so there was no opportunity or feedback loop to input one's view outside the initial view of the plans in the village hall. The whole process felt rushed and not consultative at all.

Rt Hon Kemi Badenoch MP, our local MP, has stated that development should "reflect local design preferences". **Our Village Design Statement is not being adhered to, please do read this document as it was created with in depth consultation with villagers and other stakeholders.**

**Posters in villagers' gardens and windows show the widespread opposition in Elmdon.** This Government believes in local people shaping their communities. Elmdon is a friendly village with villagers bonded through a love of the outside. Elmdon is speaking individually and collectively through our District Council and Parish Councils in vehemently opposing this proposed development.