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Sent: 15 March 2023 16:20
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: S62A/2023/0015 Proposed development at Grange Paddock, Ickleton Road

As a frequent visitor to family living in Elmdon, I am greatly disappointed that this characterful little village is once again facing the prospect of a large, unnecessary and insensitive development of houses, the sale of which will only benefit already wealthy local landowners.

The village is noteworthy for its narrow high street dotted with parked cars, and tiny crooked pavements which frequently necessitate my young children walking into the road to pass cars blocking their path. With the volume of extra traffic the housing development would incur, this situation would become intolerable and dangerous for residents. I'm already getting a headache just thinking about the number of extra Amazon delivery vehicles getting jammed along the street!

I've walked the streets and surrounding hills of Elmdon many times in many weathers, and have several times seen torrents of rain water run-off gushing down the high street in the vicinity of the proposed development after heavy rains. Several houses are severely affected by these flood waters, which breach ditches and overwhelm drains, causing much anxiety and expense to residents when the rising flood waters enter their houses (see attached photo). The council has been unable to address this issue at all for over a decade, despite the frequent pleas of residents, and meanwhile our winters are becoming wetter with heavier deluges. The addition of 18 houses, with the associated hard standing and road networks required to build and connect them to the high street, will greatly add to the flood risk, especially due to the elevation of the proposed site on fields above the village.

I note one of the respondents on the inspectorate website has requested the Inspectorate to collect a list of requirements which would "enable future planning applications to be viable". This illustrates the fact that should this Greenfield site be opened up, several other local landowners could also apply for housing development, thereby utterly destroying the unique character and beauty of Elmdon, along with similar surrounding areas.

Elmdon is a little haven of peace, rural history and close-knit community. Littering, vandalism and graffiti is unknown here. The people that move and live here do so because the village's characteristics reflect their own desires. The vast majority of residents do not wish for further amenities at the cost of character - if they did they would've moved to a larger village or town like Great Chesterford!

Yours sincerely,
Lucie Speakman



Breached ditch, Ickleton Road