

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<b>LDF/1016</b>	<b>45</b>	<b>Hertfordshire Biological Records Centre</b>	

**Document Section:** Wymondley

*Comment*

Representation:

Recognised ecology sites within Sites: No  
 Recognised sites adjacent / close to Sites: No  
 Other features:  
 Protected species: Bats generally.  
 Opportunities: Historic orchard sites.  
 Ecological sensitivity:

122 √ Overall moderate. Large mixed area of mature hedgerow complexes / tree belts, woodland block and grasslands, one possibly ridge and furrow. Large ?arable field of low value. Requires surveys to confirm relative importance and appropriate development strategy if developed.  
 Fundamental ecological constraint: Hedgerows should be protected as far as possible √ locally rich and significant resource of grasslands and hedgerows in village.

<b>LDF/2166</b>	<b>12</b>	<b>Hertfordshire County Council - Property &amp; Services</b>
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**Document Section:** Wymondley

*Comment*

Representation:

Non-strategic sites (priority 1, 2 and 3) √ Up to 781 dwellings  
 0.9 to 1.5FE

Existing village school does not have expansion potential unless additional land is acquired to increase the site area or detached playing fields are identified. School could be relocated onto a new 2FE site.

As there is no capacity in existing Hitchin secondary schools to accommodate this housing, Wymondley expansion can only go ahead if South West Hitchin expansion goes ahead as pupils from Wymondley would go to the two new Hitchin secondary schools.

Nursery provision for 29 to 50 children.

No additional youth provision

No additional library provision other than mobile library

No additional Children's Centre provision

<b>LDF/2959</b>	<b>60</b>	<b>English Heritage</b>
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**Document Section:** Wymondley

*Object*

ADOC

Additional document attached

Representation:

Site 122 is likely to have a considerable impact on the significance and setting of a number of listed buildings, including the Grade II\* Wymondley House to the north as well as the Grade I Wymondley Bury and Grade II\* St Mary the Virgin Church to the east. The amount of dwellings proposed for this site (781) seems excessive and would result in a fairly dense and urban development in a rural and Green Belt setting. We are likely to have objections to the allocation of this site for such a large scale of development.

<b>LDF/4415</b>	<b>6</b>	<b>Yates</b>
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**Document Section:** Wymondley

*Comment*

Representation:

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North part is a flood Plain. Often under water.  
 Extra 5000/7000 cars trying to access A1. In rush hour is just absolutely crazy. The A1 is usually at a stand still at these times.  
 All existing roads would need to be widened.

<b>LDF/4646</b>	<b>6</b>	<b>Wareham</b>
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**Document Section:** Wymondley

*Object*

Representation:

I am not against a small development in keeping with the size of the village, being a pragmatic sole and understanding the macro social environment... Which I have views on but expect this is not the right medium for airing these. However, the suggested potential size of the development is ridiculous as anyone with an ounce of common sense would see without me having to tell them. I would have thought around 30 to 50 houses would be the maximum to be considered, trusting of course that there will be a proper impact analysis of the local amenities and infrastructure to ensure this increase in population can be coped with. The trains are already full, the local schools are full, the roads around hitchin are at times are extremely busy. Can the sewage, electricity water and other basic infrastructure necessities handle the increased population?

<b>LDF/6351</b>	<b>2</b>	<b>Rafferty</b>
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**Document Section:** Wymondley

*Object*

Representation:

I am writing to state my total opposition to the plans for local expansion, especially in regard to Little Wymondley, the village I have lived in and loved for ten years. There are various reasons why the expansion should not go ahead - the risk of flooding on Stevenage Road, the increase in road traffic, loss of recreational space, etc etc. But I believe our English villages, of which Little Wymondley is a great example, with its quaintness and peacefulness and mixture of old and new buildings, should be protected. The prospect of this dreadful destruction of the English way of life is heart-breaking. Once the expansion starts, and villages like Wymondley become swallowed up in big new developments, with a loss of green space, we will be the poorer.  
 I am disgusted to think that our little country is being overtaken by massive numbers of people from abroad who are only coming here because we are considered a soft touch, and we are being forced to provide housing for them all which results in our country losing its villages and green spaces to provide housing for them all.  
 In short, I add my name to the list of people who are against these proposals for expansion.

<b>LDF/7671</b>	<b>1</b>	<b>Skene</b>
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**Document Section:** Wymondley

*Comment*

Representation:

Having been a resident of Little Wymondley since 1999 and i am duly concerned at the proposed development that would look to double a pretty north hertfordshire village in size and create a town like area.  
 With the proposed 781 houses there is increased pressure on this small villages facilities, including schooling and recreational areas.  
 A huge increase in traffic would put pressure on the already congested A1M junction and the wymondley by-pass to Hitchin.  
 With the area of proposed development being in an elevation position with no natural drainage into the fields, the water will find its way to the high street of the village. With the High Street flooded only recently, this would be a huge problem.  
 We are in danger of losing the identity of the pretty historic villages many people hold very dear. With the prince of wales quote from the recent BBC countryfile programme:-  
 Britons must "work in harmony with nature" to preserve rural areas for the benefit of "our successors ,particularly grandchildren".  
 The concentration of development should be done sympathetically around existing towns in my opinion.

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I do hope that my points are considered.

<b>LDF/7882</b>	<b>1</b>	<b>Covell</b>	
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<b>Document Section:</b>	Wymondley		
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*Comment*

Representation:

In reference to the proposal for Little Wymondley i would like to make the following comments:

The area shown in red is twice as big as the village and would turn little wymondley into a small town with non of the facilities of a small town e.i shop.

The access to this site is off a narrow b road next to a bridge, which would not be suitable or safe.

Taking in the playing field (recreation ground) would deprive the village residents old and young of space to play games, walk dogs, take exercise etc.

High voltage cables run over this area and are buried in the ground under the field, which makes it unsuitable to build on.

Building on this site would increase the risk of flooding a problem the village already has, due to run off from fields.

Little wymondley, had a bypass built 20 years ago to reduce traffic. This development would, put the village back 20 years with unreasonable amounts of traffic and noise/fumes pollution.

<b>LDF/7910</b>	<b>5</b>	<b>Verrall</b>	
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<b>Document Section:</b>	Wymondley		
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*Comment*

Representation:

Concern over level of development that could be undertaken in St Ippolyts and Wymondley. Traffic on A602 very heavy as it is. Could it cope with proposed level of development?

<b>LDF/8119</b>	<b>5</b>	<b>Covell</b>	
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<b>Document Section:</b>	Wymondley		
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*Comment*

Representation:

With regards building in or around wymondley once buried under concrete we will all suffer the consequence of flooding and i am sure you have been informed that we have flooded twice in the last 6 months, due to water flowing through the village High St.

I cannot start to understand why Little Wymondley was granted a by pass due to congestion and now there is talk of building a large amount of housing within the bypass.

Should this go ahead the maths are simple even if every house has only one car the road system could not cope.

<b>LDF/8287</b>	<b>7</b>	<b>Evans</b>	
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<b>Document Section:</b>	Wymondley		
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*Comment*

Representation:

while acknowledging that it would change the nature of the village the suggested site would have the benefit of existing physical boundaries which would prevent coalescence with other communities

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
LDF/7156	5	Owners of Site 121	Warmingtons

**Document Section:** Ref. 121 Land north of Stevenage Road, Little Wymondley

*Support*

Representation:

We note that Site 121, being land north of Stevenage Road, Little Wymondley, having an area of 4.7 hectares and a dwelling estimate of 94 has now been ranked as a 'failed priority', this appearing to be due to 'no response to 2012 survey'. This is incorrect as Warmingtons submitted representations on behalf of the landowners, these being Mr and Mrs C Stutley, Mr and Mrs J W Stutley, Mrs P Aspinall, Mrs J, Miss K and Miss C Franklin and Mr and Mrs J S Taylor as joint owners of Site 121. Those representations were made on the 29th March 2012 to the following effect:

'The proposed areas identified for development should allow both the expansion of urban areas but also that on the edge of villages. In respect of Site 121, whilst being outside the existing settlement boundary of Little Wymondley, it does present a natural expansion of the village being contained within Stevenage Road and Arch Road. The suggested development adjoins the existing school and is within 400 metres of an existing bus stop, providing a sustainable link between Hitchin and Stevenage. It has the potential to provide support to the local economy, allowing the village to grow in a controlled way providing new life to the community. The A1 motorway lies about a mile to the east, with the centre of Stevenage with all its facilities, together with railway station, some 2 ½ miles to the south-east.

The natural expansion of Little Wymondley should be considered in preference to those of major expansion schemes, which are dependent upon substantial infrastructure works which in the current climate make such enlarged sites unviable and undeliverable. The development therefore of the site would provide support to existing amenities and, being immediately adjacent to a school, easy access thereto to young children.'

We would confirm that the present consortium of owners endorse those comments and that the land is available and achievable for development purposes. Site 121 should therefore be reinstated as a possible future development area.

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<b>LDF/0079</b>	<b>54</b>	<b>Herts &amp; Middlesex Wildlife Trust</b>	

**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Comment*

Representation:

We would note that 781 dwellings are proposed for this site, which would represent a very significant quantity of development in any location and even more so relative to the size of Little Wymondley. There are obvious questions as to whether it accords with sustainability objectives to concentrate such a level of development on a small village, which is likely to have limited community facilities and amenities, and would prompt significant growth in local traffic and reliance on private car travel.

Wymondley Transforming Station Local Wildlife Site 21/003 is situated nearby the proposal site. The Council must give consideration to the potential impacts of this site allocation on the Local Wildlife Site, any species it supports, and its contribution to the local ecological network. Mitigation and compensation will be needed for any potential impacts on the ecological interest and integrity of this Local Wildlife Site in the event that development proceeds.

<b>LDF/0537</b>	<b>58</b>	<b>St Ippolyts Parish Council</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Object*

Representation:

- i) The Parish Council considers this development would be too large for the village
- ii) Access to the A602 at Ashbrook it is already inadequate and dangerous
- iii) The proposal includes the Recreation Ground.

<b>LDF/1020</b>	<b>38</b>	<b>Smith</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Comment*

Representation:

Site 122, Land North of Stevenage Road, Little Wymondley. Limited development may be acceptable here, but only if the people of Little Wymondley want it. I personally would object to development.

<b>LDF/1244</b>	<b>7</b>	<b>Howard</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Object*

Representation:

- 1, Its to big, this site would more than double the size of Little Wymondley.
- 2, It is not in character with Little Wymondley.
- 3, Site 122 is a flood plain, if you build here you will add to the flooding of Little Wymondley.
- 4, There is no infastrucure on site 122.
- 5, The local roads are already in Grid Look and this will only add to an already overcrowded road system.
- 6, There is no public transport to site 122, this will only add more congestion if you add bus routes and refuse collection etc.
- 7, This is a Non-Stractigic site,and priority 3, housing should be concentrated on the Statigic sites.
- 8, There is a public footpath through this site.
- 9, There are pylons with high voltage electricity on this site.

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<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
10, The recreation ground on this site was donated to the community by Major Usher from the Blakemore Hotel for the recreation and use of the community not for housing.			
11, There are no roads leading into this site, just a single lane by the Blakemore farm which is not suitable, do you intend to use Tower Close (a residential cull de sac) as a main road into site 122?			
12, Site 122 is Green Belt land.			
13, Wymondley JMI school would not be able to cope with a large influx of pupils.			

**LDF/3749**                      **14**                      **Barkway Parish Council**

**Document Section:**      Ref. 122 Land north of Stevenage Road, Little Wymondley

*Object*

Representation:

Little Wymondley would create too many homes for village.

**LDF/4007**                      **5**                      **Wymondley Parish Council**

**Document Section:**      Ref. 122 Land north of Stevenage Road, Little Wymondley

*Comment*

Representation:

Comments from Wymondley Parish Council

Site 122: Little Wymondley  
 The Council feels this development would be too large for the village, increasing the size by nearly 200%  
 Access for such a large site is limited, which would lead to congestion on the site itself  
 The impact of such an increase in traffic on the already busy Jn8 of the A1 would be significant  
 Access to the A602 at Ashbrook would need to be vastly improved, as it is already inadequate and dangerous  
 Any development would need to include a mix of larger detached houses (currently scarce in Little Wymondley) and smaller, cheaper houses (for first time buyers, to encourage younger residents to continue to live locally)  
 If the size of the development was reduced, what changes would be made to the facilities which are planned to be included? (eg village hall, playing fields)  
 The proposal includes the Recreation Ground, which is a Queen Elizabeth II Field in Trust, owned by the National Playing Field Association, and therefore not available for development  
 Such a large development would have an extreme impact on the school. Expansion of the school would result in an undesirable reduction of the school playing field.  
 Drainage is already a problem in this area and is a significant issue which would need to be address during any development.

**LDF/4214**                      **8**                      **New Road Developments Ltd**

**Document Section:**      Ref. 122 Land north of Stevenage Road, Little Wymondley

*Comment*

[MAP](#)                      [Map/plans attached](#)

Representation:

The description on the housing options plan of Feb 2013 for the above site ref No 122, shows 781 dwellings which is perhaps a printing error as my company proposals are around say 300 plus. If our site is approved, we would envisage over half of the site being for more sporting facilities plus a village hall/club house on part.  
 Since publication, I have been getting several strong phone call rebuffs!!  
 Perhaps you could issue some sort of error statement.

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<b>LDF/4214</b>	<b>10</b>	<b>New Road Developments Ltd</b>	

**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

Representation:

*Support*

MAP

Map/plans attached

With regard to page 92 and site 122 we've updated our requirements for the village of Little Wymondley should be reduced from 781 houses as shown to 350 houses on an area of approx 10.3 + hectares. With the balance of the site used for more sporting activities plus a new village hall and clubhouse facilities.

<b>LDF/4645</b>	<b>2</b>	<b>Boyer</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

Representation:

*Object*

I object to such a big development in little Wymondley which would double up the size of the village - the roads are already extremely congested between Hitchin and Stevenage and building 384 houses would mean a large influx of cars. The plan is also to build on a land that is currently used by the tennis club and hosts a playground and a football ground. All are used extensively and it have a real negative impact on the village life and community. The road within little Wymondley often gets flooded and I believe that the additional sewage of over 350 houses would only exacerbate the problem. The size of the school is currently fit for the village however would not be able to accommodate a large number of extra children. I am not against a more modest development though of about 30 to 60 houses ie 10 to 20% of the current village. More generally I would like to know how the council will accommodate the increased levels of population in terms of roads, trains to London, station car parks and schooling. North Herts is already the most populated county in the UK from what I have read - is the plan to pave it all and transform it in a concrete jungle?

<b>LDF/4810</b>	<b>2</b>	<b>Adams</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

Representation:

*Object*

I would be highly opposed to part of the plans if - as they appear to do - they involve building houses on current recreation areas (unless replaced elsewhere at no expense to users) such as the playground, tennis club grounds and football pitches. The footpaths are also used constantly by dog walkers. This area is currently an important recreational facility for local residents.

<b>LDF/5010</b>	<b>19</b>	<b>Thomas</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

Representation:

*Object*

¿ I consider this development would be too large for the village □ ¿ Access to the A602 at Ashbrook it is already inadequate and dangerous □ ¿ The proposal includes the Recreation Ground

<b>LDF/5410</b>	<b>3</b>	<b>Sage</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

Representation:

*Object*

SITE 122 Little Wymondley

This proposal is absolutely ridiculous! The number of proposed properties is completely disproportionate to the number in the whole parish let alone the village. Added to that

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<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<p>the developer has included land that it does not have ownership of and is protected under the QE II fields in trust scheme. Villages need to grow more organically and can not have nearly 800 properties 'dumped' on them. The impact on traffic and the school do not seem to have been addressed in any way. I feel Wymondley would benefit from a small development off the Stevenage Road in front of the Blakemore Hotel but this would have be larger detached family homes which are in short supply in the village resulting in many family having to leave. Such a development would assimilate into the village much more readily. Brown field sites in Todds Green should also be explored.</p>			

<b>LDF/5413</b>	<b>2</b>	<b>Richardson</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Object*

The proposals would more than double the size of the village, which would completely ruin the village character and I would have significant concerns that the existing infrastructure in terms of roads, utilities and sewerage would not cope. I would also be concerned that concreting over these green fields would lead to significantly more surface water run off and lead to flooding issues on stevenage road that runs through the village, which is already an issue.

I am particularly concerned that the proposal site boundary includes the playing fields and childrens' play areas at the top of Tower Close and also looks to include the community garden to the rear of the Buck's Head public house. All these areas are a very important recreational facility for the community where we and others take our dog for a walk and our daughter to the play area. We really value these areas and the rural context they are in. I would be very angry if the facilities were lost and also if the attractive rural setting was lost to another soulless housing estate development.

I also think it is inappropriate to consider housing development abutting the A602 and where electricity pylons cross the land.

I really do think that this proposal is excessive and inappropriate and if allowed would ruin the character of the village and be detrimental to our quality of life in terms of lost community facilities.

I trust that these comments will be taken into account and I sincerely hope that North Herts Council will protect this area from inappropriate and excessive development and reject site 122 has a housing option.

<b>LDF/5555</b>	<b>7</b>	<b>Kennedy</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Object*

I have concerns that this site if it were to go ahead would ne larger than the current village.

The village school would not be able to cope

The very infrequent bus service for the extra number of people wanting to get to either Hitchin or Stevenage would be a problem.

There are no shops or village hall so no community centre.

Access onto the high street coming out opposite the industrial units would cause major disruption.

The site would take away the childrens play area and the football fields, leaving the current villages with no activity area, thus creating a social problem.

Therefore I submit this is not a good proposal.

<b>LDF/7323</b>	<b>1</b>	<b>Boorman</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		



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Representation:

I have viewed the housing option plans for Little Wymondley 122 on line. Unfortunately unable to access your questionnaire. Not sure why this should be?? □□The proposal of building 781 homes around Little Wymondley is purely impractical. The infrastructure is not in place for such a massive build. It makes a nonsense of the word VILLAGE. You propose building homes under Power pylons [health risk]. In essence Little Wymondley will disappear, because it will become an extension of Stevenage/Hitchin. Talk about blurring the boundaries. □□This village of ours is a community, with an historic past. An oasis off the A1 and the mad world we are forced to exist in. You would destroy this and reduce our property value, community spirit, and peaceful existence we presently enjoy. Your proposal is hugely over the top. It will literally cause this village to disappear, because it will become, by definition a town. □□You may be forced to build New Homes, but surely, the requirement is not to destroy a village location. It appears someone has looked at what land could swallow up 781 homes, stuck a pin in the map, come up with Little Wymondley [irony of Little should you go ahead] without giving thought of consequence to their action. □□I thought planners had to have a number of skills. This just smacks of land grab....job done!!!

<b>LDF/7334</b>	<b>1</b>	<b>Fossey</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation:

I wish to object to the proposed plans for 781 new homes at Little Wymondley as this large site would destroy current village life as we know it.

The present infrastructure to cope with the new homes is non-existent. The increase in population of upwards of 3,500 people would have a devastating effect on village life bringing increased road traffic and increased noise pollution. The roads would not cope with the increase in traffic causing gridlock in Little Wymondley.

With the proposed increase in population, the loss of recreational space would have an even greater impact on village life.

Stevenage Road is prone to flooding, building new homes would increase the risk of flooding dramatically as the natural land drainage from the surrounding fields would have gone. Also the existing utilities and sewerage could not cope if the build goes ahead.

Wymondley has strong sense of community, it's peaceful and safe village life would be destroyed. We must stop destroying village life now so future generations can have something to look forward to.

These are the reasons I strongly oppose this proposal.

<b>LDF/7368</b>	<b>1</b>	<b>Harris</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation:

The following are our reasons for objecting to the Little Wymondley non-strategic site:

- It is completely disproportionate to the existing village and its scale would overwhelm it
- The new homes would abut existing housing (ie right up to current garden boundaries, including our own) with a development which
  - (a) is totally out of character with the existing houses and
  - b) which is radically different to the current Conservation Area (including listed buildings) which the Council has done much to preserve through its planning processes
- There is no proposed buffer zone with the existing village

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<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<ul style="list-style-type: none"> <li>- The development would wreck the character of the village</li> <li>- The village does not have the infrastructure (gas, electricity, sewerage, telecommunications, etc) to support the proposed development</li> <li>- There is no available capacity in the local infant and junior school for the additional school children and given the size of the development no obligation on the builders to address this issue</li> <li>- All new secondary age school children will need to be transported to schools in Hitchin and Stevenage</li> <li>- It would exacerbate traffic problems in the area, bringing up to 1,500 new cars all of which would need to go out of the village to work, school, shop, GP services, dental services, etc.</li> </ul> <p>Currently there are great difficulties getting out of the village at peak times onto the roundabout near to A1(M) J7 and also crossing the very busy Wymondley bypass road towards Hitchin. The side roads around Wymondley are already extensively used as rat runs. There are traffic calming measures in place along Stevenage Road, Wymondley (which we are anxious to retain) but which would inhibit the flow of additional traffic.</p> <ul style="list-style-type: none"> <li>- The development would add to the conurbation between Hitchin and Stevenage and contribute to their coalascence</li> <li>- Stevenage Road in Little Wymondley floods currently with water running off the gentle slopes of the land near the entrance to the village from the A1(M) J7. Given the large expanse of the proposed building site together with the fact that it is on a considerable slope towards the village, concreting over the agricultural land will significantly increase the risk of more flooding in the village</li> <li>- The village would lose its football pitch together with netball and tennis pitches, all of which are regularly used. A fine 'Olympic Legacy'!</li> <li>- A significant part of the site (ie that which borders the Wymondley bypass) would be directly beneath or within yards of electricity pylons which are injurious to health of those living in proximity to them</li> <li>- There would be a loss of a small wood which is home to a great variety of wildlife including a rookery, deer, black and grey squirrels, and an enormous variety of birds</li> <li>- There would be considerable disruption along existing village roads and considerable noise pollution during the development of the site</li> <li>- There would be an adverse impact on the price of houses which would border the new development</li> </ul>			

**LDF/7369**                      **1**                      **Anstiss**  
**Document Section:**      Ref. 122 Land north of Stevenage Road, Little Wymondley

*Object*

Representation:

The increase in housing is totally disproportionate to the existing size of Wymondley. No thought seems to have been given to extra needs in terms of Schools, traffic, roads, land drainage, it merely seems a case of making the existing land owner very rich with no concerns for the well being of existing villagers. When the by-pass was constructed many years ago it was not built as a new boundary for some new conceived village or should i say small town proposed, but as a relief road because of the congestion and danger of crossing the main roads throughout the village, something i believe this proposal would bring back.

**LDF/7384**                      **1**                      **Anderson**  
**Document Section:**      Ref. 122 Land north of Stevenage Road, Little Wymondley

*Comment*

Representation:

As members of Wymondley Tennis Club, my wife and I are concerned about the inclusion of the Little Wymondley Recreation Ground within the Site designated as 122. We have established that the Recreation Ground is actually owned by Fields in Trust and managed by the Wymondley Parish Council and would therefore question whether the Recreation Ground should, in fact, be included in the area available for building.

With the potential increase in the size of Little Wymondley from around 333 households to over 1000 it is clear that there will be a greater need for recreational facilities than at present.

## Representations for Housing Options Growth Levels and Locations 2011-2031

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		The Recreation Ground includes the Clubs two tennis courts and a MUGA (Multi User Games Area) as well as two football pitches which are used by three amateur Football Clubs. The area is also used by a number of local people for exercising their dogs.	

It would appear to be completely illogical to build on this area, particularly as it is crossed by high voltage power cables, unless an agreement is reached to provide equivalent facilities elsewhere within the close proximity to the village.

We have, however, no objection to the proposed building plans in principle but suggest that:-

Either

The new building should take place only on the area to the west of the western edge of the existing amenities. This would allow the retention of the existing childrens playground, the Multi User Games Area (MUGA) and the Recreation Ground itself. It would be desirable to leave space for the Tennis Club to build a 3rd court to the west of the existing courts if the population increase demands additional facilities and consideration should be given to increasing the available parking space.

Or

2. The Parish Council / Developers should provide at a mutually agreed location or locations, a childrens playground, football pitches, a Club House, car parking area and two tennis courts built by LTA or SAPCA approved contractors with space for a third court, if needed, as above. To maintain continuity, the new facilities would clearly need to be completed before the existing site is handed over to the Developers.

14/03/2013

<b>LDF/7386</b>	<b>1</b>	<b>Aggarwal</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Object*

a) it will double the size of the village and therefore severely affect overall village life and feel of the village.

b) the village already has traffic calming measures in place through main street (Stevenage Road) and doubling the village size will drastically increase traffic flow in this small village

Recieved by email:

I would like to register an objection to site 122 in Little Wymondley. On the grounds that:

a) The size of the development will double the size of the village and so severely affect the overall character, nature and feel of the village

b) The village already has traffic calming through the main road (Stevenage Road) and doubling the size of the village would therefore make the traffic even busier

Thank you for registering my objection to site 122.

<b>LDF/7458</b>	<b>1</b>	<b>Wymondley Tennis Club</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Comment*

Wymondley Tennis Club has existed, in its present form, in Little Wymondley since 1967.

The Club lies at the eastern edge of the area designated as 122 in the SHLAA maps and is accessed by the unadopted lane running from the top of Tower Close to the Water Tower.

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
		<p>The Club formerly shared the Cricket / Football Pavilion until it was burned down in 2003 after which the separate Umpire / Referee's hut was refurbished to create a Club House for the Tennis Club. The Club House is rented from the Little Wymondley Parish Council which maintains the exterior of the building.</p> <p>The Club has two all weather tennis courts and is affiliated to the Lawn Tennis Association (LTA). The interior of the Club House and the tennis courts are maintained by the Club and funded from Members' subscriptions.</p> <p>The Club draws its members from Little and Great Wymondley, Stevenage, Hitchin and Letchworth and enters teams in three leagues within Hertfordshire. Currently, a minority of the members live in Little Wymondley but this has not always been the case and for many years the Club ran supervised tennis sessions on Saturday mornings for up to 30 youngsters from the village. With the possibility of 700+ houses being built in the village is it probable that local membership of the Club could increase significantly. In order to maintain the Courts in good order for League matches the Club is currently committing around £8500 to resurface one of the courts. The re-surfaced court should have a life of at least 15 years.</p> <p>Car parking for the Recreation Ground / Tennis Club is limited and substantial parking problems arise when one or more football matches are taking place making it difficult to ensure that access to the football pitches for emergency vehicles is maintained.</p> <p>The Club has no objection to the proposed building plans subject to the provisos below:-</p> <p>EITHER</p> <p>1. To maintain the Tennis Club in its present location it is suggested that new building should take place only on the area to the west of the western edge of the existing amenities. This would protect the existing Children's playground, the Multi User Games Area (MUGA) and the Recreation Ground itself. It would be desirable to leave space for the Tennis Club to build a 3rd court to the west of the existing courts if the population increase demands additional facilities and consideration should be given to increasing the available parking space.</p> <p>OR</p> <p>2. The Parish Council / Developers should provide at a mutually agreed location a Club House, Car parking area and two Tennis Courts built by LTA or SAPCA approved contractors with space for a third court, if needed, as above. As at present, the Tennis Club would rent the Club House and maintain the interior of the Club House and the Tennis Courts. The new facility would need to be completed before the existing site is handed over to the Developers.</p> <p>Under these circumstances it is assumed that the other amenities would similarly need to be relocated.</p> <p>Footnote:</p> <p>In the table in Section 3.81 on page 93 of the NHDC Housing Options document the site referenced 122 is described as lying to the north of the Stevenage Road whereas it is actually south of the Stevenage Road in Little Wymondley.</p> <p>The location of the site is similarly described in the table on page 63 of the December 2012 SHLAA Main Report. Additionally under the heading 'Achievable' the table states: 'Greenfield site with no obvious factors that would influence viability'. This would appear to ignore the fact that it would not be practical to build under or immediately adjacent to the high voltage power lines crossing the Recreation Ground and part of the rest of the site, nor does it mention the need to relocate the Children's playground and the Recreation Ground, which is land held in trust by the Parish Council and includes Tennis Courts and a MUGA as well as two Football pitches which are used by three amateur Football Clubs.</p>	

<b>LDF/7518</b>	<b>1</b>	<b>Smead</b>
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley	
<b>Representation:</b>	<i>Object</i>	

I am objecting to the building of 781 new houses in little Wymondley. The village will not be able to sustain the amount of people. The village school cannot cope with such a large amount of new children. The playing fields will be gone so no outside space for the children. The housing will clope up and green land between us and the A1. So we will become one large concrete development. The village will not longer be a village all character will be lost .

<b>LDF/7518</b>	<b>8</b>	<b>Smead</b>
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley	

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
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Representation:

I live in Little Wymondley and the house suggestions for our village will spoil the whole village. We don't have the school to accommodate the 781 developments. All our greenspace will be gone ? just ball and tennis pitch.

<b>LDF/7536</b>	<b>1</b>	<b>Sellek</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

Representation:

Little Wymondley is a beautiful village, the proposed addition of 781 new dwellings that will more than double the size of the village is wrong and should under no circumstances be allowed to go ahead,

for a great number of reasons.

The traffic through the village at peak times is ridiculous as it is used as a rat run due to the poor traffic light sequence from the by-pass roundabout. More housing would bring even more chaos to the roads and make them even more of a hazard than they are already.

The setting of Little Wymondley with nice looking individual style homes would be compromised by building a new estate, not to mention the inevitable fall in house prices in this sort after area.

Surely the land can be found elsewhere around Stevenage if housing is needed. Extending the Lego looking Chells Manor or Great Ashby sites would be better and more Lego style houses would not be out of character with that area unlike in Wymondley an old Village with mix of lovely looking traditionally built houses. A new housing estate would destroy the village, most residents have lived in the village for most, if not all of there lives and the village community feel and spirit would be lost for ever.

It would also appear that the recreation area and park are to be flattened, where will my children play if that happens? These football pitches, cricket pitch and tennis courts have been an important part of the village community for decades.

I am sure there are plans for some new style plastic park, that will be handy for the council scum on the new estate to attempt to sell drugs to my children. They can also learn important dog shit dodging skills as the inevitable waste from the Staffordshire Bull Terriers that accompany these scum-bags will be everywhere.

I will also have to E Bay my Children's school pens, pencils and books in order to finance the purchase of spray paint cans so they can join in with the graffiti and not have to feel out of place with the new Wymondley army of hoodlums.

I may well fall into your category of NOT IN MY BACKYARD, a term I am in no doubt you are familiar with, however it is my backyard and if it where yours I am sure you would feel the same way.

Finally I would also like to ask how is it I applied for planning for a 5 metre extension to my property in Wymondley and was told I can only build out 3 metres, yet you are proposing to more than double the size of the village, how can that be fair, 2 metres verses half a mile?

<b>LDF/7653</b>	<b>1</b>	<b>Nicolaou</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

Representation:

Below are the aspects that we believe make Little Wymondley ill-suited for the proposed development plans;

1. Limited accessibility to the area with only two routes in by road and no safe pathways to surrounding areas by foot. The village can ill afford the increase in traffic that will result.
2. Wymondley JMI School currently at capacity. The infrastructure plan clearly indicates that no school development is planned during the period of 2011-2031, and with no legal obligation to expand the school, this development project will push the school beyond its means.
3. The proposed development will increase the severity of the flooding already being experienced by the village.

## Representations for Housing Options Growth Levels and Locations 2011-2031

- | <u>Ref.</u> | <u>Rep No.</u> | <u>Applicant</u>   | <u>Agent</u> |
|-------------|----------------|--|--------------|
| 4.          |                | Expansion plans will build over our only park. Instead of adding amenities, the expansion will take away what little we have.  |              |
| 5.          |                | The lack of local amenities will mean that a generation of youngsters will resort to less savoury activities to pass the time. Broxbourne is a fine example of this as it turned from a peaceful community to a hive of criminal activity in the form of street gangs, vandalism and drug dealers. |              |
| 6.          |                | The closure of the QE2s A&E has put a strain on the A&E at Lister Hospital, and development to this area will only amplify this shortfall.   |              |
| 7.          |                | The identified funding gap (approximately £68m) implies that the proposed development plans should be undertaken in the north of England where development would be more affordable.   |              |
| 8.          |                | The Wymondley site is currently being used as graving land for sheep, possibly farmland. In a time where markets take pride from being able to provide locally sourced foods, building on land currently used for livestock is undesirable.  |              |
| 9.          |                | No infrastructure in place to accommodate for the increased power requirements. Stotfold was in a similar position and now suffers consistent and periodical power cuts post expansion.  |              |
| 10.         |                | The broadband services to the area at present is far beneath acceptable speeds and increasing the demand by building further housing will reduce the current poor performance to below dial up speeds, effectively cutting the village off from online services and information access.            |              |

Please take into consideration the aforementioned points and decline any consideration for building in a village that is not suited to accommodate an expansion.

<b>LDF/7657</b>	<b>1</b>	<b>McConnon</b>
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley	

Representation: *Object*

As a resident of Little Wymondley, I feel that the Priority 3 development suggested for the village which is proposed for over 780 homes is far too big to be incorporated into the current village of Little Wymondley without having a serious negative effect on the village and community.

- Transport & traffic - currently public transport through the village is limited.

Access to the A602 dual carriageway towards Hitchin is dangerous at busy times, to increase the volume of traffic at this junction would require a re-evaluation of the junction and incorporating some form of traffic calming to reduce the speed of the traffic entering and leaving Hitchin to allow traffic across this road. Currently it is quite hazardous, regardless of time of day, and with more traffic using this junction there could be more accidents.

Traffic entering and leaving the village from the proposed exits would increase congestion through the village, and also entering the roundabout at the A1 (M) junction is already very busy at peak times, and is already subject to queuing traffic, which would only increase significantly, causing delays and congestion back into the village.

- Schools - the current primary school is of a very high standard and quite small, and to almost double the size of the village would put a massive strain on the school and provision of education to local children. The document outlines that only dwellings of more than 1000 homes would require an additional primary school, however the proposed 780 homes would be very close to this and not require schooling to be assessed, but it would be hard to see how an additional school or classrooms at the existing location would not be needed - the alternative would be that local children wouldn't be able to attend their local school. I think that is important that local children should be encouraged to walk to school and this may not be a possibility if schooling wasn't assessed.

-Telecomms - currently broadband provision in the village is of poor quality, there is limited access to high speed broadband, and current access for the majority of people is on a lower band width. Currently there is no provision of cable for either TV or internet, meaning residents have to rely on BT or Sky, who offer an inferior speed. Increasing the reliance on this by double would not be acceptable without the providers improving their services or the installation of cable to the village.

- House prices - we purchased our home in Little Wymondley in part due to the village feel and the small community, by doubling the size would compromise this, and could have an adverse affect on house prices if housing is more abundant.

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
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- Open spaces - the proposed development would mean that the playing fields and park would be lost, these would need to be replaced as these are important parts of village life, as Wymondley is cut off from other areas by some of the main roads, having access within walking distance is vital for families. Having just had our first child it is so important for us to have play areas to walk to, and with even more children where would they play and meet up. The same applies to the football teams and tennis club that use these facilities.

- Amenities - there is no local shop provision in Wymondley and for an increase in dwellings I feel that some form of shop would be needed.

<b>LDF/7868</b>	<b>1</b>	<b>Rajan</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Object*

I object to this development. The proposal will more than double the size of the village of Little Wymondley completely swamping the character of the existing village and impacting all services that are currently serving the village. In particular the school and transport links. The development will also remove the playing field and tennis courts both of which are very important village facilities.

I also do not understand how the village could cope with an additional 1000 cars. The existing road through the village has traffic calming measures to ensure the safety of residents and could not cope with the additional traffic. If the exit to the development where onto the A602 it would require a major junction which would impact the traffic flow on the A602 and also onto Junction 8 A1 roundabout.

There would also be a requirement to enable traffic to cross the A602 travelling in the direction of Hitchin. This would require traffic lights to enable a safe junction and this would have a major impact on traffic flow on the A602.

I would therefore conclude that this is not a suitable site for a development of this scale and this is the reason for my objection.

<b>LDF/7881</b>	<b>1</b>	<b>Bracey</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Object*

I write to express my concerns about the allocation of site 122 as a priority 3 non-strategic housing site and to formally object to the allocation of the site for housing on the following grounds:

The scale of the development is completely inappropriate in this small village location. The site allocations map shows that the site would almost double the size of Little Wymondley, which would inevitably have a negative impact upon residential amenity of the neighbouring properties and existing villagers.

In addition the allocation site is within the greenbelt and the development of 781 new homes would have a negative impact on the openness of the greenbelt and would cause significant harm to the visual impact, which directly contradict Saved Policy 3 of the District Local Plan 2007. It will lead to urban sprawl and potentially the loss of identity and boundaries between villages which the greenbelt expressly seeks to protect. Saved Policy 3, of the District Local Plan 2007, states that development within the greenbelt will only be permitted where a need for housing cannot be met through land outside the greenbelt. The site is however identified as a Priority 3 sites and I therefore feel that the need for development on this site is not outweighed by the detriment that it will cause.

If site 122 is allocated for the provision of new housing, there will be a large increase in traffic generated by households within the area. The traffic calming that is currently in place in the village is likely to cause long tailbacks. In addition, an increase in traffic will make the existing from Church Path onto the main road even more hazardous than it currently is with more cars using the road and passing through the village. The ability for cars to join the roundabout at Coreys Mill will be further inhibited, which may also cause

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<p>tailbacks into the village. The presence of even more vehicles on the main road running through the village will have a detrimental impact on the enjoyment of the village by all residents and visitors.</p> <p>A further point which i wish to stress is that by allocating this site for development of a vast number of new homes, the character of the village will be completely lost. I have lived in the village for the past 53 years and feel that i know it well. I run the club for the old people and used to be Church Warden. Little Wymondley is your typical countryside village, small, safe and full of historic character. There is a strong sense of community and it's easy to bump into a friendly face. I fear that through the creation of more housing the very nature of the village will be lost, including all of the reasons that i enjoy, and have enjoyed living here, for the past 52 years. The allocation of the site would be in direct contradiction with Saved Policy 5 of the North Herts District Local Plan 2004 as, although the village is excluded from the greenbelt, the land surrounding the village is located within the greenbelt and the proposed housing would not be compatible with the maintenance and enhancement of the village character.</p> <p>Furthermore, the south-east of the site allocation includes the existing playing fields. The development on this land would be unacceptable alongside the provision of family sized units as it would result in the loss of children's play space with no land allocated for its re-probation. Loss of recreation space contradicts Saved Policy 54: Residential Guidelines and Standards which states that " new housing areas should have play and amenity space for future residents needs as part of an attractive layout." If the site is allocated for residential development then there will need to be a re-provision of the open recreational space lost and further open space provided for the new residents.</p> <p>The allocation of site 122 for housing would put pressure on the existing infrastructure and services in the village. The existing sewers and utilities for the village will be unable to cope with the level of housing the allocation provides for. In order to remedy this issue and for the development to go ahead, substantial works will need to be undertaken causing a huge amount of disruption to the current residents of the village. The existing bust routes are unlikely to be able to cope when the population of the village doubles. The pressure on the school will be substantial, particularly with no extra provision of primary school facilities in the village. The increase in pressure on infrastructure will mean that additional infrastructure will need to be supplied to meet the need for the new villagers, which take me back to previous point that the allocation of the site will completely change the nature of the small close knit community that currently exists.</p>			

I hope that the Council will consider the attitude of the existing residents of Little Wymondley and recognize the legitimate wishes of the residents in maintaining the amenity and value of their homes by protects this small countryside village.

<b>LDF/7885</b>	<b>1</b>	<b>Osburn</b>
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley	
<b>Representation:</b>	<i>Object</i>	

I have tried to do this online, but have not been able to do this as the online procedure is either far too complex for someone of my intellect or has been made purposely difficult to use.

Anyway - 781 new homes in Little Wymondley is sheer madness for the following reasons:

- 1) Increase in rush hour and school traffic which is already diabolical out onto Coreys Mill roundabout in the morning - and downright dangerous in winter at least, on all the roads leading to London Road to Codicote, which are in places almost single track with passing places.
- 2) Little Wymondley is a village, surrounded by green space. This is much treasured and utilised by the residents and will be obliterated by this badly thought out plan. It even seems to take in the recreation area...incredible! Where will it stop if this development is allowed?
- 3) We suffer flooding by the railway bridge in heavy rain already. This development will increase the flow off to that road and vastly increase risk to property and disruption to traffic.
- 4) 781 homes could contain how many children? Average 1 per home? possibly more? you may know this answer but in any case, where will they go to school? and how will they get there? probably in a car! Our roads can't take it!
- 5) This is a small village with character which will be destroyed. There will be an increase in traffic, noise, possibly crime which will ruin the character and adversely affect the lives of those who live there.
- 6) Who are these homes for? a need for 781 new homes would suggest that there is an enormous demand for housing here, and yet we see property for sale in this area continually. If there was that much demand, there would be no homes for sale in our Hitchin Comet every week....yet there are many!



## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<p>7) The value of our existing homes will now be blighted by this proposal - if it were to go ahead the value would drop considerably. These homes we live in contain our financial futures in many cases. Please don't build in Little Wymondley. It would utterly ruin our environment. The South East of England is already full. This area is becoming almost impossible to move around in on our road network. It will just get worse and worse with all these developments, which many people feel are vastly in excess of the future demand anyway.</p>			

<b>LDF/7930</b>	<b>3</b>	<b>Ward</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Object*

I wholeheartedly object to the development of site 122 at Little Wymondley. The proposed build is for 781 dwellings - the existing size of Little Wymondley is just 340 dwellings - therefore this proposed built would triple the size of the village, which is totally unacceptable.

Having lived in Little Wymondley for 15 years, I love living here because it is a small community, and has a real community spirit. This build would destroy that sense of community, and also the feeling of being safe (as a woman living alone) that Little Wymondley currently gives.

Also, people choose to live in Little Wymondley because it is a small village, it is not right that in a democracy, we have build forced on us that would totally eradicate the current character and ambiance of the village, this is totally unacceptable.

Also, considerations for this build include:

**Flood Risk** Stevenage Road floods during moderate rainfall, if the build goes ahead and natural land drainage from the fields is gone, the risk of flooding will dramatically increase, possible making Stevenage Road impassable, and flooding the houses on Stevenage Road.

**Increase in road traffic and increased noise pollution** theres potential for an additional 500-1000 cars residing in the development. The main road is hazardous at rush hour due to the pinch points (and ignorant drivers who totally ignore the right of way signs), as is gaining access to the Coreys Mill roundabout, due to the lack of traffic signal control. With this scale of increase in traffic, gridlock in Wymondley will be the norm, making every day's journeys a nightmare.

**Loss of recreational space** with the proposed build consuming the existing recreational space, there will be nowhere for the children of the village, or the football /tennis players to play where will all the new children go to play?

**Utilities and sewerage** will the existing utilities supply and sewerage systems cope if the build goes ahead? I have been told in the past that the sewerage in the village is only just coping, as the mains are small, what plans are there to increase capacity to cope with 3 times as much waste?

**Telecommunications** the existing telecommunications systems cannot currently cope, with poor quality voice lines and very slow broadband speeds what will be done to remedy this if the build goes ahead? Using your land-line in Wymondley for voice calls is almost impossible, as the quality of the line is so poor - what will be done to increase the capacity to triple what it is now?

**Irreversible destruction of the character of the village** we have listed buildings going back to the 1600s, and a lovely ambiance in the village, its peaceful, tranquil, safe, and has a very strong sense of community, this will all this be destroyed once the village is no longer a tiny, sleepy village.

**Inappropriate scale of development vs. existing settlement**, there must be more suitable sites for these homes?

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
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House prices - increased housing stock in a village that is currently considered desirable will adversely affect the value of existing housing stock. Most home-owners in Little Wymondley have paid a premium to buy a house in a small village, precisely because it is a small village, and may want to move post-build - will the council/government financially compensate those whose homes have tens of thousands knocked off their value to enable them to move without going into negative equity caused by the build?

This who study of housing options proves there is NO NEED to build in the villages, that there is ample TOWN space to grow without destroying the villages, so PLEASE LEAVE OUR VILLAGES ALONE! Thank you.

<b>LDF/7930</b>	<b>5</b>	<b>Ward</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Object*

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Also, people choose to live in Little Wymondley because it is a small village, it is not right that in a democracy, we have build forced on us that would totally eradicate the current character and ambiance of the village, this is totally unacceptable.

Also, considerations for this build include:

**Flood Risk** Stevenage Road floods during moderate rainfall, if the build goes ahead and natural land drainage from the fields is gone, the risk of flooding will dramatically increase, possible making Stevenage Road impassable, and flooding the houses on Stevenage Road.

**Increase in road traffic and increased noise pollution** there's potential for an additional 500-1000 cars residing in the development. The main road is hazardous at rush hour due to the pinch points (and ignorant drivers who totally ignore the right of way signs), as is gaining access to the Coreys Mill roundabout, due to the lack of traffic signal control. With this scale of increase in traffic, gridlock in Wymondley will be the norm, making every day's journeys a nightmare.

**Loss of recreational space** with the proposed build consuming the existing recreational space, there will be nowhere for the children of the village, or the football /tennis players to play where will all the new children go to play?

**Utilities and sewerage** will the existing utilities supply and sewerage systems cope if the build goes ahead? I have been told in the past that the sewerage in the village is only just coping, as the mains are small, what plans are there to increase capacity to cope with 3 times as much waste?

**Telecommunications** the existing telecommunications systems cannot currently cope, with poor quality voice lines and very slow broadband speeds what will be done to remedy this if the build goes ahead? Using your land-line in Wymondley for voice calls is almost impossible, as the quality of the line is so poor - what will be done to increase the capacity to triple what it is now?

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## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
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a very strong sense of community, this will all this be destroyed once the village is no longer a tiny, sleepy village.

Inappropriate scale of development vs. existing settlement, there must be more suitable sites for these homes?

House prices - increased housing stock in a village that is currently considered desirable will adversely affect the value of existing housing stock. Most home-owners in Little Wymondley have paid a premium to buy a house in a small village, precisely because it is a small village, and may want to move post-build - will the council/government financially compensate those whose homes have tens of thousands knocked off their value to enable them to move without going into negative equity caused by the build?

This who study of housing options proves there is NO NEED to build in the villages, that there is ample TOWN space to grow without destroying the villages, so PLEASE LEAVE OUR VILLAGES ALONE! Thanks you.

<b>LDF/7937</b>	<b>1</b>	<b>Fawcett</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Comment*

I attended the meeting held in the school in Little Wymondley recently and noticed from the plans displayed that our property:-  
Yew Lodge, Stevenage Road, Little Wymondley, Herts, SG4 7JB appears to have been included in the area that is going to be redeveloped in the above plans.  
We have lived in our property since November 2006 and have categorically not given permission for a Developer to seek planning approval to develop our premises and we have no wish to be included in such plans.

<b>LDF/8006</b>	<b>1</b>	<b>Fletcher</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

Representation: *Comment*

This site includes infill from the construction of the by-pass which has affected the water table which is basically governed by the under-lying clay; in consequence during periods of rainfall the whole area becomes excessively wet with standing water. Excess rain runs off the fields and the main road through the village floods. Water also flows down in the other direction and on to the by-pass which in the winter can freeze and cause icy stretches. The area also contains old chalk pits were also infilled in the past. The village is basically accessed via one road and so any increase in houses will cause potential traffic problems something which the by-pass was built to alleviate. It is also used as cut through for Gunnells Wood and Hitchin.  
The playing field is included in the plan. This is a loss of a green area and shouldn't be an option. If the plan goes ahead then a larger area should be created by extending the existing facility.  
Where will the children be educated? The Primary School would need to be extended - the current PAN would have to be increased by at least 1FE. Could the site cope with this? Probably not. Where would older children be educated? It is already a problem for children in the village who have difficulty securing places at the local schools.  
There are already many properties in the village for sale and many have been for sale in recent times; the demand however has not been great. So where is the now supposed need for almost 800 homes? If there was a demand then these houses would sell easily.  
The argument that people want to move into the area because of its attraction as a small village community doesn't actually ring true on that basis. If these houses are built then it will no longer be a small village community so the attraction will be lost.  
Many residents moved to the village because of what it had to offer and ant development of this scale will destroy the character.

<b>LDF/8031</b>	<b>1</b>	<b>Edwards</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
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Representation:

By developing site No.122, Little Wymondley will grow more than double in size impacting not least:

- a) Green belt, rationale for moving here in the first place as a retreat in the evenings and weekends from the Monday-Friday work retreat.
- b) Surrounding wildlife - contributing to ongoing issues of ever declining wildlife for example: Monkjacks, Birds especially the Thrush (now rare) and the Bumblebee also in significant decline.

Little Wymondley and surrounding areas downstream will be unable to support the infrastructure to sustain the nearly doubling of the village population;

- a) There are existing speed restrictors in force on the one and only road through the village.
- b) Impact on surrounding roads not least the country lanes leading directly out of the village to surrounding villages and towns, train stations and hospitals already overpopulated.
- c) Increased traffic and downstream jams as well as travel times for commuters as well as increased noise pollution.

<b>LDF/8060</b>	<b>11</b>	<b>Beach</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

*Object*

Representation:

We have concerns regarding site 122 at Little Wymondley as this will have a huge impact on the character of Little Wymondley and do little to enhance the village. The existing school, health and community facilities and public transport links would need to be improved before building on this scale in the village.

<b>LDF/8084</b>	<b>1</b>	<b>Bacon</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

*Comment*

Representation:

Extra housing built on the fields would make flooding more frequent. Stevenage Road has always been liable and although more drainage has been added it has been flooded as recently as 27th Jan 2013.

The sports field was given to the village by a local benefactor therefore this and the recreation ground should remain. If you build houses where would the children play? There is no easy access to the area where the proposed buildings are going to be sited. A by pass was built to keep traffic out of the village with the population doubling there would be too many cars.

The Broadband and telecommunications are already poor. Can this be remedied?

In the 40s Stevenage New Town was built to bring people out of the cities into the country. The rate this area is expanding it will become a city joining all the towns and villages together which is exactly what happened in London and all the other cities. There needs to be space between each village and town.

<b>LDF/8085</b>	<b>1</b>	<b>Bacon</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		

*Comment*

Representation:

Stevenage road already flood so more houses will make this worse also the traffic will increase I have already and 3 cars go into my fence at the bottom of my garden which backs onto the Stevenage Road in Little Wymondley. Where are the children going to play if you build on the park in Little Wymondley. We had a grant from the council to improve the park just a few years ago, now you want to build on it does this make sense? The telephone system cannot cope and what will happen if you build more houses. The village school cannot take 700 hundred more children. Where are all these people living now? Do we need more houses anyway? You have to stop immigration or keep it at least or we will all be standing on top of each other.

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
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<b>LDF/8159</b>	<b>5</b>	<b>Lucas</b>	
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Object*

Representation:

Wymondley (site 122) is the only village between Stevenage and Hitchin in terms of main routes.

The doubling of the size of Wymondley would place enormous stress on the local infrastructure which is already heavily over-subscribed as a result of the Stutely commercial area on Stevenage Road in the form of artics and delivery vehicles which damage road surfaces and cause congestion. Doubling the cars on the local roads would be a huge overhead on the roads, North herts maintenance costs, not to mention noise and exhaust pollution.

In addition, the likely profile of dwellers is more suited to town and town environs than village style living & villages would in fact cease to be identifiable as such.

<b>LDF/8226</b>	<b>1</b>	<b>Mertens</b>	
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Comment*

Representation:

This plot, should it go ahead, will cause a major impact not only on the village but to the surrounding roads, villages and towns. Wymondley will become so large that it will not be a village, therefore ruining the essence of a peaceful bit of countryside that so many people live here for.

I believe that we live in a "green belt" area, and fail to see why land that has a playing field and minimal other buildings on should be ear-marked for destruction. 781 proposed dwellings is an awfully large monstrosity to be putting onto green land.

I chose to live in Wymondley because it is a peaceful and quiet village, if i wanted to live in a town, which is what will become of wymondley if the proposals go ahead, i would have moved to stevenage or hitchin. You need a total re-think and to go back to the drawing board!

<b>LDF/8315</b>	<b>1</b>	<b>Day</b>	
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Object*

Representation:

I completely understand the need for more housing in North Hertfordshire but I am in doubt as to whether so many thousands of houses are necessary. Certainly not for local people which means they would be available for buyers from all over the country and abroad. As the work availability in this area for the average young person (except for the building industry if this development goes ahead) is not brilliant, presumably all the many thousands who move here will end up as commuters on trains which are already packed to capacity in the rush hour and parking which would be non existent for the new influx of vehicles. This in turn will further clog up many of the residential estates with commuter parking during the days.

Surely these houses could be spread more fairly and equally across the whole of Hertfordshire. The A1 is already at a standstill many mornings so without massive improvement to both the railways and the major road systems we will end up with complete chaos throughout the area.

My most personal concern is that regarding Little Wymondley. Stevenage Road already has flooding problems which were made worse when the necessary bypass was built. The fields between the village and the bypass act as a natural flood plain for a lot of the rain water and to build on this would make the problem much worse. 781 new dwellings would also produce a huge amount of additional traffic in the local lanes. The road between Great Wymondley and the Hermit of Redcoats Hotel is already a rat run morning and evenings so unless major road improvements are implemented it would become a very risky accident prone area. There are already traffic calming areas in Stevenage Road which cope

admirably with the current amooount of cars but which would be a complete nightmare with any large traffic increase.

If it is essential to build in Little Wymondley I believe priority should be given to a sheltered housing area preferably near to the bus route. I am sure there would be many people in the area who would willingly exchange from a family sized house to a smaller warden controlled unit.

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<p>Are there any brown field sites within the North Herts boundary or old council houses, offices or empty factories which could be demolished and rebuilt with flats as are several sites similarly built in Hitchin and Stevenage which house many people in a comparatively small area?</p> <p>Finally, it does seem morally wrong to build on good farmland which should be in full production as this in turn means we have to import more at a time when the country as a whole should be attempting to be more self sufficient. We seem to be in a vicious circle in which nobody seems to be able to put forward any sensible solutions.</p>			

<b>LDF/8319</b>	<b>1</b>	<b>King</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		
<b>Representation:</b>	<i>Object</i>		

We have already had to put up with our village doubling in size the last time you built more housing in our village. We chose to live in a village because we wanted to be near the countryside and for the peace and quiet and to enjoy the wildlife. Your plans would put us in the middle of what would be more of a town than a village. Our village does not have the infrastructure to sustain the building of these houses, never mind the trebling of the population, as well as the traffic after they were built. The surrounding countryside as far as I am aware is green belt land and should not be built on EVER. It would have a devastating effect on the local wildlife, both flora and fauna, and no doubt we would eventually be merged with Stevenage, or Great Wymondley, or even both. There are plenty of other sites in and around local towns where people expect more building to occur, and plenty of office blocks and farm buildings that are unused. It is not necessary to destroy our village and our way of life. And as for proposing to build on the playing fields and children's playground obviously it's about the money rather than anything else.

<b>LDF/8331</b>	<b>1</b>	<b>Wheatley</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		
<b>Representation:</b>	<i>Object</i>		

I am a member of Wymondley Tennis Club, based in Tower Close on the edge of the playing fields. The proposed site seems to engulf both our tennis club and all of the playing fields. I see no mention in the document of a relocation of our club and related facilities. If this site development were to go ahead, surely it should only be with the proviso that our club and the village's playing fields were relocated elsewhere and 2 courts and a clubhouse reinstated at the same, if not better standard that we currently have. Sports and recreational facilities should be protected more than ever in these times of increasing childhood obesity and general population health. Where are the plans for replacement of lost facilities?

We are just about to have one of our courts resurfaced (paid for by members from subscriptions collected over several years). We would expect the life of the court to be 10-15 years. This proposed development would effectively mean this resurfacing will be a complete waste of money.

If the development has to go ahead, could it not begin slightly further west and leave our club and the playing fields intact for the benefit of the local community?

<b>LDF/8353</b>	<b>3</b>	<b>Rayment</b>	
<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		
<b>Representation:</b>	<i>Object</i>		

Living at the top of Tower Close, I spend a lot of time on the Playing field. I've noticed how water lays on the high ground. The ground won't allow it to soak away, so it runs down to the low point - the High Street, which floods. Development North and South especially will only enhance this flooding. The village identity will be obliterated with a proposed development doubling the size of the present community.

<b>LDF/8364</b>	<b>1</b>	<b>Macdonald</b>	
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## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
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<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		
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		<i>Comment</i>	
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Representation:

As would be the case with any development, road access is important.

There appear to be three issues that would need to be overcome to ease the increased traffic flows that would ensue as a result of the population of Little Wymondley more or less doubling.

The first issue is the flow of traffic through the centre of the village along Stevenage Road. Traffic calming was introduced here after the A602 was re-routed along a southern by-pass. This traffic calming comprises pinch points that restrict the road to one car's width in places. As has been found to occur when the A602 Little Wymondley by-pass has been closed for repairs at off-peak times, the pinch points cause major congestion. This would be likely to be far worse during the rush hour. Therefore, it would seem advisable to remove the pinch points.

Having attended Wymondley Parish Council-sponsored liaison meetings with the police, I know that there are physical restrictions that make mobile speeding patrols by the police difficult (or even impossible) to implement. Hence speed cameras might be needed to ensure that the speed limit is observed along Stevenage Road. My other observations relate to the access to / from the village from the A602 from the west, near the hamlet of Ashbrook, and to the east at junction 8 of the A1(M). At the Ashbrook end, when wanting to join the A602, cars are travelling at around 60 mph in both directions and access towards Hitchin (i.e. where you have to cross the eastbound carriageway and join the westbound carriageway) can be a character-forming experience. If there were more inhabitants in Little Wymondley, the situation would presumably apply to many more people than at present. Similarly, when cars are travelling from Hitchin to Stevenage on the A602, cars going to Little Wymondley have to turn left at a near 90-degree junction, requiring the driver to slow down and following drivers to brake to avoid piling into the back of Little Wymondley-bound traffic. To address these two issues, consideration might need to be given to constructing a roundabout at the junction.

In terms of the access to / from junction 8 of the A1(M), there is obviously a general consequence of more traffic leaving / going to Little Wymondley but, my main concern is the layout of the roundabout at this motorway junction. There are six roads that feed into / off this roundabout and obviously that makes life complicated. However, I have a particular concern about traffic coming from Stevenage along the A602 (past Sainsbury's at Corey's Mill). The road has two lanes approaching the motorway junction. The left-hand lane is meant to be for those heading south on the A1 and the right-hand lane is for those heading north on the A1. The right-hand lane splits into two on the actual roundabout (when it goes under the motorway) and there is a tendency for traffic in the left-hand lane before the roundabout to push into what is now the middle lane and is the lane for traffic heading to Little Wymondley. There are also some cars that stay in the left-hand lane all the way round the roundabout and head up northwards along the A1, meaning that drivers in the correct lane for Little Wymondley can (in two places on the roundabout) find that their route is impeded by vehicles cutting across their bows. I don't claim to be an expert in traffic management, but the extra traffic generated by the proposed expansion scheme would suggest that a possible alleviation of the situation might be a third lane on the westbound A602 between Sainsbury's and the A1(M) roundabout.

<b>LDF/8541</b>	<b>1</b>	<b>Charles</b>	
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<b>Document Section:</b>	Ref. 122 Land north of Stevenage Road, Little Wymondley		
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		<i>Object</i>	
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Representation:

We have huge concerns around the road network being able to cope with the level of additional cars for all the strategic developments. Already both junctions at Stevenage of A1(M) cause real problems daily. There would also need to be serious consideration to widening and improving all local roads in the area surrounding any of the major developments and particularly those that feed into A1(M).

I would be against the priority development Site 122, this site is proportionally far too large and would double the size of the current village, and I feel strongly this area should not be further developed.

## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<p>I was pleased to see green priority 1 sites within towns for development and these seem appropriate areas to develop. The small yellow priority 2 sites also add reasonable development and I would not be opposed to there development.</p> <p>I feel that smaller developments would be more beneficial at all strategic sites, rather than one or two large sites. It would be advantageous for all villages to have some small development in line with the current village needs. Similarly the towns would benefit from some growth without joining current towns to villages or over stepping current infrastructure or natural boundaries, for example Ashbrook, A1 (M).</p> <p>I fully understand the need for growth and development but these need to be carefully thought through. Traffic congestion remains a huge concern and none of the schemes I feel look at this in enough detail to leave me confident that road congestion will not be an issue.</p>			

<b>LDF/8550</b>	<b>3</b>	<b>New Road Developments Ltd</b>	<b>DLP Planning - Neil Osborn</b>
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**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Support*

Representation:

Wymondley Parish covers the villages of Great and Little Wymondley and the hamlets of Redcoats Green, Todds Green and Titmore Green. The area is noted as rich in history and this is reflected in the number of listed buildings in Little Wymondley, which is the larger of the two main villages, its growth having been promoted by its location on the main road from the A1 to Hitchin.

Little Wymondley occupies a strategic position so far as the structure of North Hertfordshire is concerned. It lies upon the axis between Stevenage and Luton as the two principal neighbours and between Stevenage and Hitchin, the largest town in the District. Consequently it lies on one of the principal transport corridors and its larger neighbours are in close proximity i.e. 1.0km to the edge of Stevenage and 3.8km to the town centre and 1.6km and 3km respectively to the edge and centre of Hitchin.

The village is bypassed so that high levels of traffic within the community are not an overriding issue. Whilst there is comparatively good public transport in this corridor operating on an extended 20 minute service linking Stevenage and Luton town centres, Luton Airport and Lister Hospital, only service 101 stops in Little Wymondley and only then on an hourly basis although it is supplemented by route 80 serving Hitchin at intermediate times.

Little Wymondley has an active population supporting a number of community activities and a basic level of services commensurate with the size of its existing population. This includes a primary school and two public houses. It has however no post office, the nearest being High St. Stevenage and Hitchin. There is local employment, at the pubs, at the Travelodge Hotel and in local businesses. The school is small with only 101 on roll in 2012-2013 with teaching in mixed age groups. It therefore falls well short of the standard 1FE primary school and preferred 2FE framework objectively preferred by the Education Authority.

The parish website notes that: the village benefits from its own recreation ground with children's play area. The Wymondley Tennis Club operates from these grounds with two purpose built hard courts. The Parish Council has plans to build a new hard surface area here with a tennis practice wall and basketball nets and that future plans include proposals to bring back regular football use of the recreation ground with rebuilding the pavilion or a multipurpose building to provide changing and social facilities.

Objectively, significant new development in Wymondley Parish would be best focused in Little Wymondley which is the larger of the existing communities, wherein is found the school, the public transport services and the majority of local recreation facilities. Growth would help secure the viability of the primary school, could secure enhanced public transport i.e. through supporting additional services stopping in the village - and can also help to deliver local objectives of improved social and recreational facilities.

Site Opportunities and Constraints

Site 122 is an appropriate site for development.



## Representations for Housing Options Growth Levels and Locations 2011-2031

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
		Its boundaries are clearly established and strongly defined by the A602 bypass to the south and south west, by Blakemore End Road and the hotel to the west, Stevenage Road and the built up area of the village to the north and by the existing village playing field and its access to the east. Land to the east of this boundary, comprising all that land within the boundary defined by the eastward continuation of the bypass and by the main railway line can be considered to be the setting of Wymondley Bury, a Grade I listed Manor House of some notable value.	

The clearly defined boundaries therefore assist in determining a durable alternative green belt boundary which meet the criteria of NPPF paragraph 85 in that they can follow physical features that are readily recognisable and likely to be permanent.

The site is not affected by public rights of way save for the route of the Hertfordshire Way long distance path which passes along the eastern boundary of the site.

There is the potential for direct access to Stevenage Road with supplementary accesses for vehicles and or pedestrians to Stevenage Road, Blakemore End Rd and Tower Close.

The whole of the site and its surrounding area falls within the Wymondley and Titmore Green Landscape Character Area (215) wherein the key characteristics are described as

Rolling chalk landscape  
 Irregular sized fields in arable with parcels of grazing adjacent to settlements  
 Historic pattern of small winding lanes and historic place names  
 Mature tree cover

The LCA Report notes however that distinctive (and notably detracting) features of the locality include the Wymondley Transformer Station, The A1M and railway and the A602 bypass which crosses the area partly on embankment and partly in cutting. These are all dominant landscape features which contrast significantly with the historic landscape. The LCA notes that the historic agricultural landscape pattern is comprised of pre-18th century irregular enclosure to the south and informal medieval parkland to the west. The area immediately to the south of Little Wymondley is post 1950s enclosure, and that in this context Little Wymondley is a large and more recent settlement. Overall the LCA concludes that:

Wymondley and Titmore Green is considered to be of low landscape value. Although there are a few isolated unusual views within the character area, the area has many incongruous elements including: the transport routes and high levels of human and urban influence on the landscape.

Notwithstanding this, the LCA concludes that larger urban extension would not be suitable (to the LCA as a whole) due to the rural character and urbanising influence which development would have. Whilst the LCA also contains a series of guidelines for development based on the Assessment it is considered that the general conclusion needs to be seen in the wider context, insofar as broadly similar recommendations were drawn with respect to all rural character areas unless abutting one of the principal urban settlements and even then only in occasional cases. Given the essential need to accommodate sustainable growth it is our view that the conclusions of the LCA in respect of capacity should not outweigh the objective assessment of individual areas and indeed of the specific locations within the wider LCAs. This is to the extent that the land comprising Site 122, whilst displaying some of the general characteristics of the wider LCA, is significantly compromised in its value by the surrounding human infrastructure such that the development of the land would not have a significant and overriding impact on the nature and quality of the landscape.

The site itself has a prevailing north-westerly slope falling from around 95m AOD at its south easterly corner to about 75m AOD at the junction of Blakemore End Rd and Stevenage Road. This aspect means that the site essentially faces away from Stevenage and visual coalescence is unlikely. This absence of perceived coalescence is reinforced by the defined boundary created by the A1M which contains the built up area of Stevenage at this point and is not compromised by the hamlet of Todd's Green to the west of the motorway.

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Whilst the A602 runs in shallow cutting as it bounds the site, the dominant landscape feature is the overhead power lines which run along its southern boundary. Development is therefore unlikely to be perceived from the bypass except in immediate proximity to a short extent of the southern boundary of about 150m and dependent on any landscape improvement.

Notwithstanding the elevation of the site along its south eastern boundary, substantial existing vegetation prevents close proximity views from the north west other than of the immediate boundary along the roads. There may be the perception of development on higher ground when seen approaching the site from Great Wymondley along Arch Road but such views are framed by existing housing and trees and are seen at a distance of at least 750m.

Overall therefore, despite the degree of slope, Site 122 is remarkably well contained in the landscape and unlikely to be significantly visible from any public viewpoint outside the village in surrounding countryside. As noted, development will not be perceived from the main urban areas and therefore it is not essential to retain the site as green belt for the purposes of avoiding coalescence or indeed to help maintain the overall appearance of openness in the countryside.

Within the site itself there are a number of belts of mature trees marking the boundaries of the site and also of field enclosures within it. The scale of the site offers the potential to retain as much of these historic field patterns as appropriate to reflect the general quality defined in the LCA.

Little Wymondley, as noted elsewhere contains a number of listed buildings however it does not appear to include a conservation area. Whilst the settlement boundary is presently drawn around the existing built up area, a small part of Site 122 to the south of the Stevenage Road frontage is included within an archaeological search area together with extensive tracts of land around Wymondley Bury and to the north west of the village. This is not considered to be a consideration that would significantly affect either the suitability of, or capacity to accommodate, development on the site.

Whilst facilities in Little Wymondley are commensurate with the size of the existing population the village lies between Stevenage and Hitchin and both offer facilities and services including shops, leisure and health care which are in near proximity. Indeed the Sainsbury store at north Stevenage is less than 1500m and Lister Hospital is 5 minutes by bus. The ASDA at Luton can be reached in 23 minutes by bus. Hitchin is much nearer. In fact, there are significant parts of Stevenage with are both further from these facilities and from Stevenage Town Centre in both distance and travel time than would be development on Site 122.

As notes above, there are local aspirations to enhance recreational facilities for the existing population. The development of the land provides an opportunity to incorporate a significant area of playing fields and recreational facilities, the specification of which the developer would seek to agree with the local community, to serve both existing and prospective new residents.

### Conclusion

It is considered that the development in principle of Site 122 would not impact upon any of the five purposes of designating land as green belt and that its exclusion would not compromise the retention of green belt in the longer term. The boundaries are clearly defined and permanent and the site is self-contained in physical, visual and landscape terms.

Development would be in a sustainable location which is in relative proximity and well connected to the principal services and facilities in Hitchin and particularly in Stevenage and is served by public transport with scope to increase frequency arising from greater demand in a growing population.

The site is well contained in the landscape whose overall quality in this area is significantly influenced by the infrastructure works, road, railway and power lines, which prevail. Development would not compromise the setting of listed buildings nor is there a conservation area that would potentially be affected by growth in the resident

## Representations for Housing Options Growth Levels and Locations 2011-2031

Ref.                      Rep No.                      Applicant                      Agent  
 population. Development could however act as a catalyst to ensure the future of the village school, promote further improvements to community infrastructure and deliver additional recreational and leisure facilities to which the existing community aspires.

Proposed development

Site 122 comprises a gross area of around 26ha with a notional capacity recorded in the SHLAA and reflected in the current Consultation document of 781 dwellings.

Having regard to the constraints prevailing on the site, which may include but may not exclusively comprise:

- Topography
- Landscape views
- Existing historic field patterns and vegetation
- The desirability of creating open space and recreation
- Road noise
- The electricity transmission network
- Adjoining land uses
- Archaeological; considerations
- The proximity of listed buildings
- The means of access

it is considered that the site has a net developable area of about 10.6 hectares and consequently a realistic capacity of around 375 dwellings.

This equates with a density of about 35 dwellings per hectare which is considered appropriate as a balance between making best use of the developable part of the overall site whilst respecting the environment and the capacity of the host community. We consider that this would be the most appropriate figure to deliver, that it is deliverable within the capacity of existing infrastructure and that it would enable an early and material contribution to the delivery of new homes and securing a five year land supply. It is of a scale that is appropriate to the existing settlement, and is sufficient to ensure a range in the provision of house types and housing tenure.

The balance of the overall gross site area would then be used for open and recreation space, community facilities, landscaping and screening as well as ensuring that significant parts of the existing landscape framework can be retained and that any specific areas identified as of archaeological value can be incorporated into the overall development scheme. These are of themselves material considerations which militate in support of the allocation of the site.

We therefore invite allocation of Site 122 for a mix of residential development and open and recreational space for the delivery of about 375 dwellings.

**LDF/8594**                      **7**                      **King**  
**Document Section:**      Ref. 122 Land north of Stevenage Road, Little Wymondley

Representation:                      *Comment*

I agree with all sites that are natural development onto existing housing in priorities 2 and 3.

Examples  
 S1/r3, 098, 099, 122



## Representations for Housing Options Growth Levels and Locations 2011-2031

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<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
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**LDF/8596**

**7**

**Clarke**

**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Comment*

Representation:

The infilling at St Ippolyts 099 and 110,039,122 Wymondley and remaining small sites round Hitchin in priority 2 and 3, would be ideal for small scale development as they are natural extensions of already established areas of habitation.

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**LDF/8720**

**3**

**Beach**

**Document Section:** Ref. 122 Land north of Stevenage Road, Little Wymondley

*Object*

Representation:

We have concerns regarding site 122 at Little Wymondley as this will have a huge impact on the character of Little Wymondley and do little to enhance the village. The existing school, health and community facilities and public transport links would need to be improved before building on this scale in the village.