



## MAPLE CROSS & WEST HYDE RESIDENTS: ALTERNATIVE LOCAL PLAN RECOMMENDATIONS

Maple Cross residents appreciate that development has to take place but we are eager to reduce the level of harm to our Green Belt and the absolute destruction of the very character of our area. We assume that TRDC are unaware of the importance of the weight that both carry with our residents.

HS2 will be continuing their works for approximately 10 years and we do not feel that the Council has paid any heed to the significant cumulative effects that these have had on our area, thereby enabling them to produce their poorly thought out development proposals for Maple Cross. The wildlife that did survive HS2's de-vegetation process have managed to re-establish themselves within the fields and areas surrounding the existing settlement - including badgers - some of whom now live in close proximity to residents. The Green Infrastructure is of great importance to retain and improve our biodiversity, clearly not met through the provision of a 'green space', or land around a cycle way.

The lack of a traffic assessment is disturbing since we experience heavy congestion repeatedly on a daily basis. 1750+ houses, circa 3,500+ additional residents all needing employment, the majority travelling outside of Maple Cross and TRDC propose Lynsters Farm for warehousing, pushing the road traffic levels higher. A bus route to/from Maple Cross, and a cycle lane that runs out at Maple Cross roundabout does not fulfil the requirement of travel sustainability. We are very disappointed that TRDC did not request a Travel Assessment prior to Regulation 18 Consultation so that we could be better informed. The conclusion that we have drawn is that travel is unsustainable the impact on the road network will be extreme.

It would appear to us that by using a list of sustainable features unnecessary items have been added to the Maple Cross development in an attempt to prove sustainability

- Re-routing of bus service – only public transport option.
- Cycle way – runs out at Maple Cross roundabout
- Education - increasing size of existing Junior School
- Community Centre already have 1 plus there is a proposed redesign of the Club House in the Recreation Field thus becoming another Community Centre.
- 90-bed care home in Maple Cross. There is no evidence to substantiate this requirement within Maple Cross an area that is surrounded by care homes. Maple Cross should not be burdened with the responsibility for providing care for people from outside of the District.

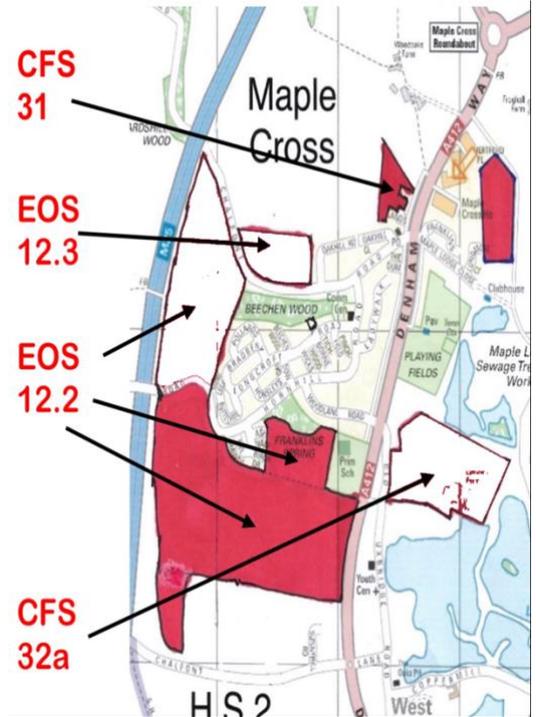
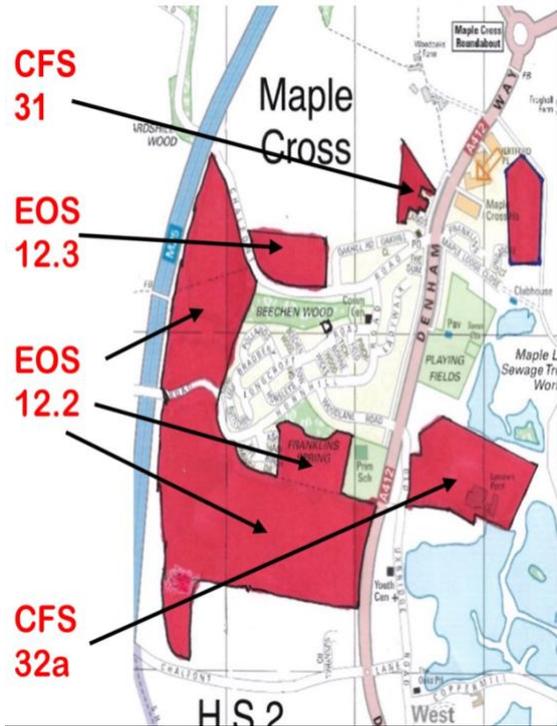
Maple Cross would benefit from a Doctors surgery and a few shops including a chemists to reduce some of the trip numbers but these should be provided if there is **any** further development in Maple Cross, not just to support the proposed massive development. The Council states that to save Green Belt the buildings per hectare will be increased, this does not seem to be reflected in Maple Cross, the sprawl is of epic proportions and unnecessary. I believe it equates to approx. 32.5 dwellings per hectare well below the current trends.

We have removed the Lynsters Farm, Woodoaks Farm and the northern portion of EOS 12.2 developments for specific reasons as identified in the individual site responses - to be seen on the RA website in the coming week under Blog ([MapleCrossandWestHydera.com](http://MapleCrossandWestHydera.com)). Whilst this reduces the current housing numbers within Maple Cross it will not have such a devastating effect on the area and we will retain **some** of the characteristics that are vital to Maple Cross. However, importance must be given by the Council to our biodiversity which to date seems to have little or no particular attention paid to it within the Local Plan.

NB Too small to highlight on map: MC11 Garages to rear of Longcroft Road.

First photo TRDC proposal.  
The ProW will be retained

This is proposed by the R.A. with the exception of the Franklins Spring area down to the ProW – 50% spit between education and leaving to nature – this will make way for a flood plain.  
The ProW will be retained. Herts CC will be informed of the change to the pathway from the bridge over M25 to Beechen Wood.



ProW: Public Rights of Way