

Some objections that you might like to consider using.

NB:

SPZ1: Source Protection Zone 1 meaning right above an aquifer that your drinking water comes from.

ProW: Public Right of Way, paths that all residents can use through farmers fields/countryside, etc.

EOS 12.2

For the whole site our Planning Objections:

- Not sustainable – too many dwellings too few jobs, limited public transport – bus service only
- Groundwater Flood Risk 0.5m and 5m below the ground surfaced development could cause contamination of the water supply. Climate change will increase the flooding
- SPZ1 at the north of the site and the remainder SPZ2 - this is the most sensitive zone in terms of the potential risk of contamination to the groundwater source
- Infrastructure is not adequate to service the proposed development, the sewerage network barely copes with existing loading during rainfall events discharges into River Colne. Herts is in drought and our chalk streams are in peril due to abstraction. Where will the extra water come from?
- Green Belt: northern part high harm to Green Belt, southern moderate harm to Green Belt Reducing our Green Belt has a highly damaging effect on health and well-being. Also has a high impact on current recreational opportunities which cannot be compensated by an area of green space.
- Noise issues caused by the site's proximity to the M25
- Air quality issues caused by the site's proximity to the M25 - may also conflict with the requirements of the environment bill when sanctioned. Removal of this vast area of Green Belt will increase air pollution and reduce carbon capture. 145% population growth will also increase the levels of transport in the area.
- The cumulative impact of the development when considered alongside other development will have an adverse impact on the area.
- Site is located within the Colne Valley Regional Park and the mid Colne Valley.
- Disproportionate number of dwellings proposed for Maple Cross this development likely to increase population by over 100%
- Only benefits a doctors surgery and an indeterminate number of retail premises which should be built in Maple Cross without such a huge increase in housing for those that do not live in our District.
- ProW' must be protected - run through an alongside current boundary

EOS 12.3

- Located in Green Belt. Allocating the site would not outweigh harm to the Green Belt if released. TRDC say: 'the site is therefore **unsuitable for residential allocation**'.
- Not sustainable as would create further traffic congestion
- SPZ1 the most sensitive in terms of the potential risk of contamination to the groundwater source as development could also damage a principle aquifer.
- Local infrastructure is not adequate to service the proposed development, the sewerage network barely copes with existing loading during rainfall events discharges into River Colne. Herts is in drought and our chalk streams are in peril due to abstraction. Where will the extra water come from?
- Site is located within the Colne Valley Regional Park.
- Will damage the natural environment as this site is used not only by amber and red listed birds but also as a breeding ground.
- The cumulative impact of the development when considered alongside other development will have an adverse impact on the area.
- Replacing agricultural land with dwellings will increase pollution.
- The best and most versatile agricultural land must be protected – TRDC Sustainability Appraisal

CFS 32a:

No special circumstances have been evidenced to justify the removal of this site from Green Belt which would be required for warehousing/industrial uses.

- Amenity value – 350 anglers (excluding family members & families) camp on this site for extended periods throughout the year.
- Site is within SPZ1 which is the most sensitive in terms of the potential risk of contamination to the groundwater source.
- The site is at very high risk of groundwater flooding due to the high groundwater levels that increase the risk of contamination
- The site is in Flood Zone 2 so is at high risk of surface water flooding.
- Climate change will impact this site.
- Destitute women and their children who are street homeless – some of the most vulnerable within our society are housed here.
- Maple Lodge Nature Reserve is adjacent to this site and needs the tranquility and connectivity with this farm to flourish.
- **Any** contamination caused by this poor development choice could affect the Nature Reserve and Lynsters Lake badly and cause a decline in the local wildlife.
- This site is part of TRDC's Green Infrastructure Corridor and is located in Herts CC Key Biodiversity Area who state that the site has a very high ecological sensitivity due to the surviving wet grassland between two important wetlands.
- UK BAP habitats and species are present on adjacent sites and the site is not only used by red and amber listed birds but as a breeding ground.
- May cause traffic congestion as a direct result of the traffic that would be generated and the narrow road provides poor access.
- It is not well served by public transport so cannot be considered a sustainable development.
- Industrial/warehousing will increase air pollution
- Grade II listed building within the site boundary. The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment, as the Listed Building currently sits within its historic setting of an agricultural landscape.
- Green Belt is meant to prevent the merging of two areas together. The development of this West Hyde site will merge Maple Cross with West Hyde.

CFS31:

- Site is within SPZ1 which is the most sensitive in terms of the potential risk of contamination to the groundwater source.
- There are protected trees within the site, concentrated at the southern half of the site.
- Site is subject to varied levels of risk of fluvial, surface water and groundwater flooding.
- Site is within Green Belt.
- May have a negative impact on the amenity of other properties, through noise, overlooking, overshadowing, loss of daylight, loss of privacy
- Local infrastructure is not adequate to service the proposed development, the sewerage network barely copes with existing loading during rainfall events discharges into River Colne. Herts is in drought and our chalk streams are in peril due to abstraction. Where will the extra water come from?

MC11:

- May have a negative impact on the amenity of existing properties, through noise, overlooking, overshadowing, loss of daylight, loss of privacy.

SITES NOT PUT FORWARD:

Whilst the following sites have not been put forward to date, if sufficient objections to other sites across the District are upheld the following sites can be put forward.

CFS36:

- Site is located in Green Belt and its removal would cause high harm.
- Small area along the north-eastern boundary which ranges from medium to high risk of surface water flooding.
- Site is with SPZ1 which is the most sensitive in terms of the potential risk of contamination to the groundwater source.
- Local Wildlife Site (Ladywalk Wood) is adjacent to part of the southern boundary.
- Ladywalk Wood is an ancient woodland.
- ProW's run through and along this site and must be protecte

CFS35b:

The R.A. would recommend that this brownfield site is put forward for residential development as it falls alongside two other residential areas. Since other employment areas remain empty and disused (11+ years) we see no reason for this to be retained, it abuts a 'key employment' area and can only be accessed via a private residential road.

CFS33a:

This entire area needs to be looked at not as a whole but on a site to site basis.