

~~Your~~ RESPONSE is URGENTLY Required
—before 5pm 2nd AUGUST 2021 (Last time/date for submissions)
Village Clusters Development Plan

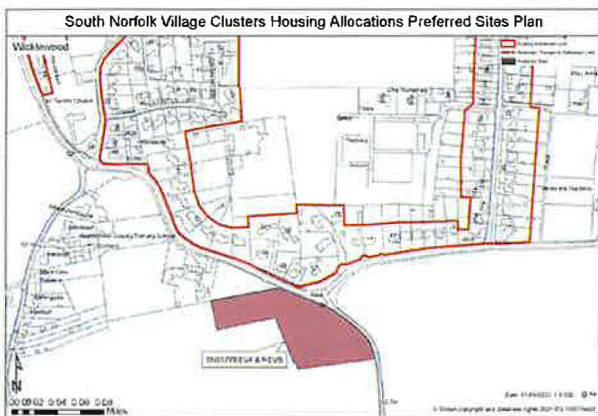
You may have seen that as part of the South Norfolk Village Clusters Housing Allocations Plan (Reg.18 Draft), two sites have been shortlisted for development in WICKLEWOOD. Also featured in The Link magazine Spring 2021 Page 6. **There has been minimal publicity of these proposals.**

*******Representations must be made to agree or object to the proposals by 2nd August 2021 to: (cut and paste into your browser)....*******

https://south-norfolk.oc2.uk/document/1/654?fbclid=IwAR3RZSVJKFG-MB4ifXVoyTWHvMdVf_ewDybo_5rxxBYtUTJn8GvvGHPZZvk#d654

The Settlement Limit has been drawn to include the main built up area of the village. The proposals favoured while not changing the actual Settlement Limit add to it on the periphery. Dividing the main village from the proposed sites is the busy Wymondham/Hackford Road.

The Consultation asks for responses to several questions; Our responses are listed below:



Regarding the **Settlement Limit**
Question 155 *Do you agree with the extent of the Settlement Limit and any changes proposed?*

Response:

No the Limits are agreed BUT the proposals **exceed** the limits by widening the Built environment both sides of Hackford Road. A development that will be harmful to the open rural spacious character of the immediate locality. Inevitably meaning ribbon/infill development down The Green and along the Wymondham Road.

Regarding the **Favoured proposed site** (above) **SN0577REVA and REVB.**
A Housing Estate of up to 30 dwellings with paths roads etc. on less than 3 acres.
The reasoned justification is woolly leaving scope for abuse of the intention

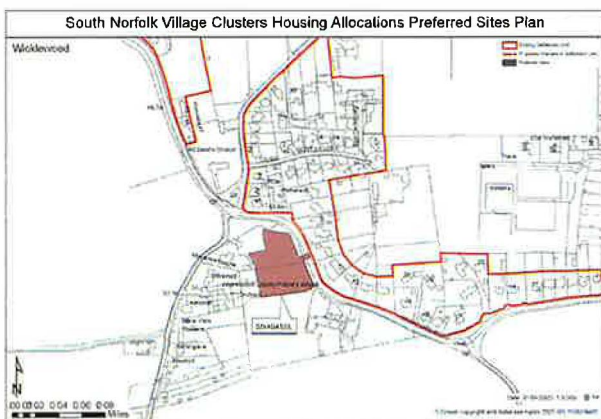
Question 156 *Do you support or Object to the allocation...*

Object to this proposal on the following grounds:

- 1. INCREASED Traffic Light pollution and Noise. REDUCED Road Safety:** This development will inevitably include:
 - Greater volume of all traffic onto Hackford Road, and The Green (a single track road).
 - Road layout changes like a pedestrian crossing or traffic lights situated on Hackford Road, possibly a roundabout at The Green/Wymondham Road filtering again on to single track roads.
 - Increased traffic to and from Wymondham College/Wymondham High/medical centres/sports facilities railway station etc. often through only single track roads
 - STREET LIGHTING - none at present
 - Increased traffic into Wymondham via Wymondham Road/Crownthorpe via River Tiffany Chapel Bridge - already a dangerous junction!.
 - Danger from the use of large agricultural plant and Green Storage facilities to and from The Green particularly at busy "agricultural" times of the year.

- Further impaired vision/hearing from The Green / Hackford Road towards the school.
- 2. The development would effectively be **detached from the Village** and separated by the Hackford Road. Access to village amenities would be hazardous, particularly applicable to children, the aged and infirm.
- 3. The proposed citing of up to 30 homes **contradicts the Councils indication of no more than 12- 25 homes at any site/s.** (Place Shaping Team at lp@s-norfolk.gov.uk)
- 4. **Disruption to the school** both children's learning, access and egress would be disrupted over at least two school years while building takes place.
 - Privacy of the school in terms of "view ability" by onlookers is also an issue compromising the children's play area, security and rural views.
 - Future expansion of the primary school must be considered and a plan set before allowing such a development. It **will** require careful design, **not "may require"** as in the proposal.
- 5. **Considerable flooding** has occurred at the adjacent School site.
 - Surface water drainage in the village must be researched and fully rectified/prevented should any development is allowed. (See South Norfolk Flood Risk Management Data)
 - Increased use of the sewage water system will require investigation before putting more strain on the already stretched Wymondham plant.
- 6. **Water Power and Communications** Many existing issues of supplied services in Wicklewood, remain unresolved, a new development would simply mean services spread more thinly. **It could result in even slower broadband speeds**
- 7. There has been **other development within the village** in the past five years that would partially account for any "new" housing allocation. 20 new homes in 2020!
- 8. **The public views** across Greenfield farmland from the School, Hackford Road and Milestone Lane would be forever destroyed by this development allowing a gateway for further development and urbanisation of this rural village.

Specific requirements of allocating this proposal: Take note of the objections above.



2nd Preferred site SN 4045SL

Up to 12 dwellings on less than 1.4 acres
Question 157 Do you agree or object to the allocation.....?

Response: **OBJECT.**

On similar grounds as above.

SN0577REVA and REVB

- **Access will Only** be available on to Hackford Road adjacent to the school. Adding further danger to all road users particularly at school start and finish times.
- **Access will add to traffic** entering leaving Hackford Road on what is already a fast double bend on which road regulations are abused by a high proportion of drivers.

Overview Objection: At a time when we should all be reducing road usage, resources and consumption, developments that naturally increases pollution, noise and cause more danger are unnecessary. 80-100 new residents plus children here opposes legitimate credentials. Loss of wildlife habitat is inevitable.

Now it's time to write your objections (on-line) to South Norfolk Council.(see above link)