

Hitchin Forum

CARING FOR OUR TOWN

29 Bearton Road, Hitchin

SG5 1UE

18 June 2026

Planning Department

North Herts Council

Letchworth

Attention of Anne McDonald

Dear Madam

25/02885/OP Land at Mill Lane, off London Road, Hitchin

I am writing to you on behalf of Hitchin Forum.

Thank you for your letter dated 12 June 2026, asking for our comments on the developer's amended proposals for this site.

These comments follow on from those contained in our previous letter dated 10 December 2025, which still apply :-

The land concerned is Green Belt, based upon the most recent designation by North Herts Council, as contained within their most recently issued Local Plan for 2011 to 2031. One of the requirements of the Green Belt is to maintain the separation between towns and villages. In this case the land concerned separates Hitchin and Gosmore. Building on it would result in loss of identity of Gosmore. There are already other developments in hand – at Pound Farm on the other side of the B656 and at Waterdell Lane on the same side but nearer St Ippollits, both of which will contribute to increased building and traffic in the area.

Despite these fundamental objections, should the proposals be approved in the future, we welcome the intention to leave significant areas as public open space free for public access. They should in our view be exactly that, with no scope for further areas of development. We note that Clause 4.3.1 of the Planning Statement covers this intention

and refers to the detail coming forward through reserved matters. We would like to review the scheme at Reserved Matters stage.

We are not in favour of loss of trees. We would look favourably upon the proposed 50% affordable proposals for the houses, subject to the final definition of this reduction in price or rent.

We note that many of the currently submitted documents are unchanged and some are superseded. The principal alterations are:-

- Removal of any buildings from the Eastern side of the site.
- The outlines of the buildings are now shown.

Otherwise there do not seem to be any plans or elevations of the buildings.

We are unable to give further response to the proposals until this detailed information is provided.

Yours faithfully

Neil Dodds

On behalf of Hitchin Forum