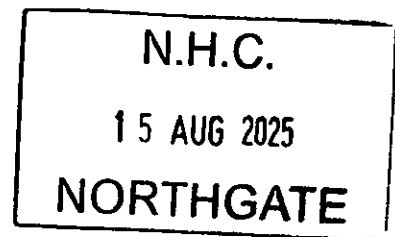
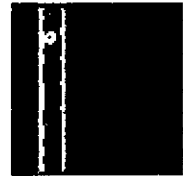


Sean Lockie
47 High Point, Pirton Road, Hitchin, Herts
Telephone No [REDACTED]



10 August 2025

North Herts Council,
Sarah Kasparian
PO Box 10613, Nottingham, NG66DW. Sarah.kasparian@north-herts.gov.uk

**Re: Ref 25/01745/S73: Section 73 Application 22/03092/FP 47 dwellings and carparks
Greys Lane**

Dear Sarah Kasparian,

I hereby submit my formal objection to the referenced planning application on the following grounds: the detrimental impact upon designated green belt land, the adverse effect on public amenities, and the lack of adequate transparency in the consultation process.

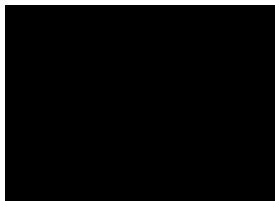
The proposed development threatens Hitchin's cherished green spaces, exposing the area to substandard housing not in keeping with the area and an excessive quantity of carparking spaces. Such expansion encroaches upon the green belt, reducing available land for future community benefit. The Council is urged to consider alternative strategies, including the densification of existing urban areas and the utilisation of infill sites and grey infrastructure, as opposed to the irreversible loss of green space. While I acknowledge the pressing need for additional housing in the South East, it remains incumbent upon Planning Authorities to ensure the preservation of the green belt as a matter of public interest. The introduction of further impermeable surfaces will heighten the risk of flooding and reduce the environmental capacity for natural water absorption. Viable alternatives include: (1) urban infill and densification within the existing urban boundary; (2) the construction of residential units on existing car park sites; and (3) increasing housing density proximate to established transport hubs.

It is respectfully submitted that Hitchin would benefit from a comprehensive urban design strategy, placing the preservation and enhancement of green spaces at the



forefront of future planning policy, to safeguard the interests of current and succeeding generations.

Yours sincerely,



Sean Lockie