

Deborah Jeffries
2 Fordham Terrace
The Causeway
Therfield SG8 9PP

I wish to object to Planning Application Reference – 24/01371/FP

I would like to refer to the **Local Plan** and quote:

Foreword: “The plan seeks to protect, maintain and enhance the historical and natural environment.”

Strategic Objectives: Environmental: P39, ENV3: “Protect, maintain and enhance the District’s historic and natural environment, its cultural assets and network of open spaces ... and rural landscapes.”

- Once again, we are faced with a suburban development in a rural setting. Whilst the plans have been amended to reduce the number of properties, this is still overcapacity and overdevelopment of the site.
- The plans are out of keeping with the surrounding conservation area. It is a suburban development between historical buildings – the terraces on The Causeway, School House and the school itself.
- The planned house at Plot 5 creates a new building line and is not at all sympathetic with the terraces on The Causeway which all adjoin the road with long back gardens.
- The beauty of Therfield is its rural image and the open vistas within it. This proposed development closes down one of these vistas and will have a very detrimental effect on our rural image.
- There has been a huge increase in volume and speed of traffic along The Causeway (police aware) with the village being used as a cut through between the A10 and the A505 and to avoid congestion in Royston with a number of ‘near misses’, smashed wing mirrors and damage to cars (paid for by individuals and not reported due to insurance protection!)
- This development will add considerably to the amount of traffic through the village.
- There is little public transport and using cycles to commute is highly unlikely bearing in mind the hill that needs to be traversed - thus more car journeys, more traffic!
- There is insufficient parking allowed for the properties, certainly not sufficient in this day and age – what about visitor parking and delivery parking?
- There are 4 historic terraced houses on The Causeway that have no garages or drives and have no option but to park on the road, as do their visitors and deliveries. Currently parents at the school, attendees at the Chapel and frequently the pub, park from the village green all the way back in front of the proposed development site and beyond. This makes The Causeway a single-track road. With the proposed access road, cars will be parking further back along the road toward the crest of this hill causing serious issues for residents, pedestrians and drivers alike - bear in mind also that there are No Parking signs around the village green.
(See attached photo.)
- Yes, there is a proposed footpath in front of the development but it is insufficient – there is no footpath in front of School House or along the rest of The Causeway so inevitably there will be pedestrians in the road - of particular concern, parents with children attending the school. (See attached photo.)
- The proposed access point opens up very near to the school and is opposite existing driveways. There will be limited visibility making access to the proposed site dangerous for exiting and entering between these parked cars and with pedestrians in the road.

- In addition, the proposed Plots 1,2 and 3 have garages at the rear, for ease of access residents could well park their cars at the front of their properties on the road exacerbating the situation.
- This is a farming village, with many large tractors using The Causeway, this already creates traffic problems and dangers with the narrow road, lack of visibility around parked cars and access. Tractors often have to mount the bank on the side of the road! (See attached photos.)
- Therfield is renowned for being of major concern due to sewage overspill. It is a hotspot with the Environmental Agency with sewage leaking on to BOAT 36 (Hertfordshire Rights of Way map) and more widely into the River Rib which is an endangered chalk stream. Surely no further building in the village should be undertaken until this is resolved.
- The development will also inhibit the movement of our current wildlife in the surrounding area with garden fences – how can the proposed site have a biodiversity gain with more suburban driveways and fencing? There is a population of protected great crested newts at Tussocks which migrate as far as No 1 The Causeway. There is also a population of pipistrelle bats which hunt over the land of Tussocks. Do we have to disturb and destroy more nature for the sake of financial gain?
- This is a development purely for financial gain, it is not the kind of housing required and is not necessary.
- In conclusion, this is still a proposed major suburban overdevelopment in the heart of our rural village and its conservation area. It will fundamentally and detrimentally change Therfield village for its current residents and the future forever.



