

4 Elm Tree Farm Close
Pirton
Herts
SG5 3QY

Ben Glover,
Development Control,
North Herts Council Council Offices,
Gernon Road,
Letchworth Garden City,
Hertfordshire,
SG6 3JF

16 October 2025

Objection to Planning Application 25/02064/OP – Land Adjacent to 10 Hambridge Way, Pirton

Dear Mr Glover,

As a local resident, I strongly object to the proposed development of up to 50 new homes on the land next to 10 Hambridge Way. The plans would put extra pressure on our village, create safety risks for children and pedestrians, as well as go against the policies that have been designed to protect Pirton's character and environment.

1. Unsafe Roads and Access

The proposed access through **Cotman End and Walnut Tree Road** is completely unsuitable for this *scale* of development.

The roads are already very narrow and busy with parked cars; accessibility wise it will be challenging for children walking to the Recreation Ground, as well as people visiting the new pavilion. The surrounding area already becomes very congested with the weekly Pirton events and sports team matches, so removing the little amount of parking spaces left and adding extra traffic will create risks to public safety in this recreational area.

The planned route crosses **Footpath 005**, which is the main footpath leading to this area and is utilised daily by families and walkers — it already has its own problems with efficient access to the recreation ground, so with this busy access route in addition, it would become dangerous and complicated to cross, especially for young children.

The site is poorly located for accessibility for surrounding areas/ towns. The village is only accessible by car and the village has **limited bus services**- this plan would

increase the requirement for more local services- particularly for local school children, as these public buses are already often filled to capacity.

2. Too Much Expansion

The Pirton Neighbourhood Plan limits new development to **around 30 homes**, which has already been respected by other sites. This plan for **50 houses** is simply too big and out of keeping with our small rural community. It would alter the character of the village and overwhelm local services, roads, and green spaces. The land includes a historic “**hollow way**”, which hasn’t been properly assessed in the archaeological report.

3. Loss of Wildlife and Green Space

This field is home to wildlife and important hedgerows that help define the edge of the village. The development would cause significant **biodiversity loss**, when planning policy requires a **10% gain**. There are no beneficial play areas or safe green spaces shown for children within the plan, which feels short-sighted for a development of this size.

4. Drainage and Flooding Worries

The plan relies on a **drainage ditch outside the developer’s control**, so there’s no certainty it will be maintained or even function properly.

Parts of Pirton already have problems with surface water after heavy rain. At certain times of the year, there are unpredictable and significant rises in water levels in the ditches surrounding the area— by adding 50 more houses it could heighten the risk of further flooding.

It is also a concern as to whether the local sewage system can handle the extra demand.

Ultimately, this development would bring more congestion, public safety risks, flooding concerns, and environmental harm to Pirton. Further development would require a lot of additional work to cater for this demand. It’s far beyond what the Neighbourhood Plan allows and does not respect the scale, environmental setting of our village and its history.

For the sake of our families safety and our local environment, I ask that Planning Application **25/02064/OP** be **refused**, or completely *redesigned* on further review to reflect the needs and limitations of a small village such as Pirton.

Yours sincerely,

Abbey Hobbs.