

Mr G Willmott
Ramblings
Snailswell Lane
Ickleford
Herts
SG5 3TS

To: Thomas Howe
Planning Department
North Hertfordshire Council

**Subject: Objection to Planning Application [Ref: 25/01790/FP] -
Proposed Self-Build Dwelling at "The Orchard", Adjacent to Mildens,
Snailswell Lane, Ickleford**

18th August 2025

Dear Mr Howe

I am writing as the owner and occupier of Ramblings, where I have lived peacefully for the past forty years. I have witnessed how Snailswell Lane has remained one of the last truly semi-rural parts of Ickleford. I feel compelled to place on record my strong objection to this proposal.

"The Orchard" land has always formed part of the green, open character of the Lane. Its loss would erode the unique semi-rural feel that both residents and visitors value so highly. Introducing a modern dwelling here would set a precedent for further erosion of our countryside edge and fundamentally change the nature of this quiet lane.

I am particularly concerned about the suitability of Snailswell Lane, which is a Byway Open to All Traffic (BOAT). For decades I have seen it used almost entirely by walkers, cyclists and horse riders. It is narrow, unsurfaced, and wholly unsuited to modern construction traffic or regular residential access. Large vehicles attempting to reach the site

would make the lane dangerous and impassable for the vulnerable users who enjoy it daily. Even after construction, the additional car traffic would put pedestrians and riders at unacceptable risk.

Beyond this, the proposal stands contrary to the North Hertfordshire Local Plan, the Ickleford Neighbourhood Plan, and national policy:

- It conflicts with Green Belt policy, harming openness both visually and spatially.
- It lies outside the settlement boundary and provides no community benefit.
- It undermines the established low-density, green character of Snailswell Lane.
- It brings highway and safety risks to an unsuitable BOAT.

For all these reasons – but especially because of the permanent loss of the orchard land and the dangers posed by construction traffic on the BOAT – I must urge the Council to refuse this application in full.

Yours faithfully,

A solid black rectangular box used to redact the signature of Mr G Willmott.

Mr G Willmott