
From: Ann Webb [REDACTED]
Sent: 29 August 2025 08:40
To: Planning Control
Subject: Objection: Outline Planning Application no.25/01696/OP FAO Naomi Reynard

Naomi Reynard
Planning Officer
NHDC
Gernon Road
Letchworth

28/8/2025.

Dear Ms Reynard
Re Outline Planning Application 25/01696/OP. Land East of
Drovers Way, Pirton

I am writing to OBJECT to this application on the following grounds:

- 1)The site is outside the development boundary as defined by the Pirton Neighbourhood Development Plan (2018) and confirmed in the Local Plan for 2011- 2031 and is contrary to policies SP2 and CGB1 and PN p1.1 and PNP 1.2 (Development should be within the village boundary)
- 2)This is Disproportionate and Unsustainable Growth. In 2011 Pirton had 530 houses. Since then it has had a 28% increase in housing which is a very significant increase for a village and more than the towns of Hitchin(12%) Letchworth and Royston (25%) . A further development of 130 houses will add another 8.9%to this total.which is contrary to NPPF paras 76A and 77. I also wish to emphasise there has been NO corresponding

expansion in services or infrastructure which is already having an adverse impact on the village.

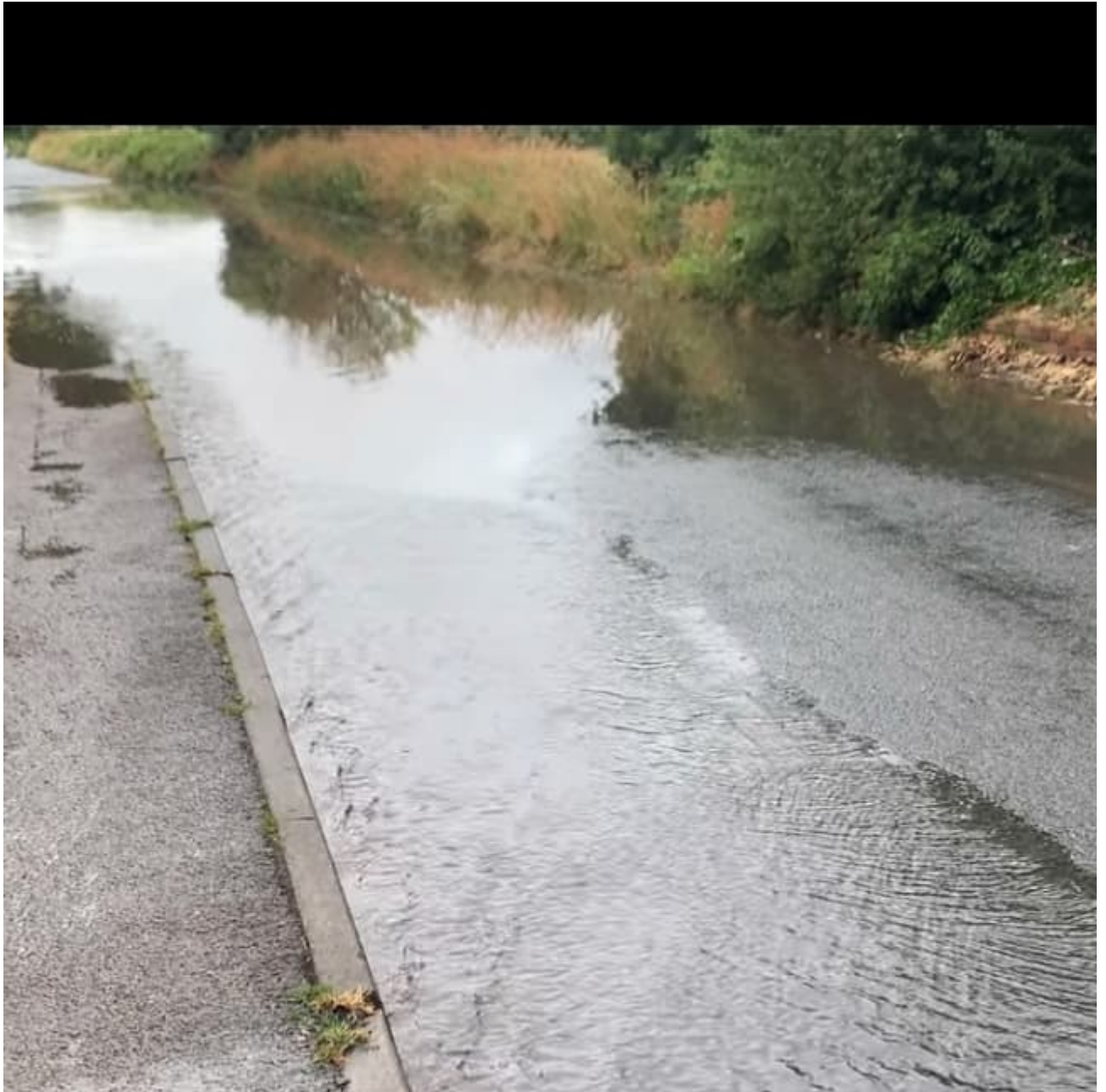
3)The village Sewage and Wastewater infrastructure is inadequate. Pirton's sewage and drainage system already struggles,particularly since the Comice Meadows development, with frequent flooding and sewage overflow. There is also a low water pressure issue on the new estate itself. Anglian Water has objected to this application on the grounds that the entire foul water system will not cope with a further 130 dwellings - which I wholeheartedly support. Recent Photos below.

Royal Oak

Lane and the adjacent West Lane



1.



2.

4) Unsuitable and dangerous access.

The only vehicular access to the proposed development is through Coopers Elm on the Comice Meadows estate- a quiet, narrow, residential road with just 4 dwellings and totally unsuited to 3 or 4 years of construction vehicles or the large daily traffic increase which an additional 130 houses would bring - residents and visitors cars plus delivery and service vehicles.

The proposal will also, more than double the use of the Y junction onto the Comice Meadow site. Not only is this on a bend but the

Holwell Road is very narrow with no pavement in this area and what were farm labourers cottage's opening directly onto the road. The construction traffic plus the permanently increased domestic traffic will cause unacceptable strain and danger, on this part of a narrow country road, particularly for pedestrians.

5) Safety of pedestrians. In fact there is little concern or provision for the safety of pedestrians in these proposals at all. Safe connectivity to the main village including the shop, the school and the churches, is poor. The only pedestrian accesses to the village are over the above dangerous road with no footpath or along the unmade, unlit Hambridge Way track (below) which is often muddy and often impassable in Winter. A long walk to the village whichever way you go.

Hambridge Way Track



6) Unsustainable transport patterns. Pirton has a limited bus service which does not run at all on Sundays and bank holidays. The school bus into Hitchin regularly refuses to pick up children along the route due to overcrowding. The nearest railway station is in Hitchin, 4 miles away. The village has just one small village shop. Residents would be car dependent for work, secondary school, medical needs and most other services, contradicting the sustainability goals of Policy SP6 and the NPPF paras 105 - 106.

7) There have been two previous applications (2017 and 2018) for development on this site by the same applicant. On both occasions outline planning permission was refused on appeal. The

issues resulting in refusal still remain and the current application does nothing to address them.

I maintain that this application is irreconcilably flawed, conflicts with National and Local policy and will cause considerable harm to the lives of the local community and the character and setting of the village environment. These impacts significantly and demonstrably outweigh the benefits, I therefore object to the application and request that Outline Planning Permission be refused.

Ann Webb
30 Royal Oak Lane
Pirton
Hitchin , Herts, SG5 3QT