

Pirton Parish Council

Parish Clerk:
Dr Janine Budd
Pirton Pavilion, Walnut Tree Road, Pirton SG5 3PX

Email clerk@pirtonparishcouncil.gov.uk



Mr Ben Glover,
Planning Officer,
NHDC,
Gernon Road
Letchworth Garden City
10 July 2026

Dear Mr Glover

Re: Land Next to 10 Hambridge Way Pirton 25/02064/OP

Although these comments are not within a formal Consultation period, we have some points/questions which we hope you can help to resolve.

Surface Water Drainage and Sewerage

As owners of the Recreation field next door to this application site, we have a particular concern about proposals for surface water drainage. We and the users of the recreation field, in particular the Pirton Sports and Social Club and the clubs that play football, have spent considerable time, effort and money on improving the drainage of the football pitches. We remain concerned that the current proposals do not ensure that there will be no adverse effect on the drainage, condition or useability of the Recreation Ground.

We note that Anglian Water objects to a surface water disposal strategy that would need a connection to their designated sewer as this might cause a high risk of flooding. And whilst the Lead Flood Authority has set out the conditions it believes are necessary to prevent flooding on-site, (January 2026), we are unclear of what the impact of these may be on surrounding land, including the Recreation Ground. We would be grateful for clarification from Blakeney Homes.

The Lead Flood Authority advised that the Environment Agency should be consulted if water is to be discharged into a watercourse (May 2026). Has this been done? Because looking at the documentation to date, it seems that the proposal is indeed to allow surface run off, after going into the attenuation basin, to carry on out of the site into the series of ditches and watercourses outside of the site. These, of course, are maintained by third parties (including, on occasion the Parish Council and the Pirton Sports and Social Club). The ditch which runs along the eastern boundary is not only often very full in winter, but the water collecting in it seeps into the surrounding land and exacerbates the problem of mud along footpath 13 which makes the path dangerous in winter. It really cannot take any more water.

That said, the latest plan calls the attenuation basin a "dry attenuation feature". We are not sure what this means, or if there is any impact on the drainage proposals as a result. We would be grateful for more information about what a "dry attenuation basin" is and how it operates. If we've missed something, please let me know!

In addition, we consider the current proposals to be inconsistent with Local Development Plan Policy NE7 - Reducing Flood Risk - and paras 181 and 182 of the NPPF. We note that Turleys in their response to our October comments has not addressed the issue of potential off-site drainage problems for the Recreation Ground.

Impact on Sports and Community Facilities at the Recreation Ground

The Pirton Sports and Social Club has expressed concern to us about the fact that future residents of the application site will be subject to established sports-ground realities, including evening training noise, floodlighting, whistle noise and stray sports balls. The new pavilion is designed not only as a sports pavilion but as a community centre, and as such will be open for varying times during the day and evening for social events. This makes for a strong argument

that any housing should be placed well away from the boundary with the Recreation Ground and, given the constraints of the site, an argument in favour of reducing the number of dwellings. The full use of the Recreation Ground and Pavilion must not be endangered by this proposal, or it would be contrary to Pirton Neighbourhood Plan Policy PNP9, and Local Development Plan policies SP10, and SP7 and NPPF (2024) paragraph 200.

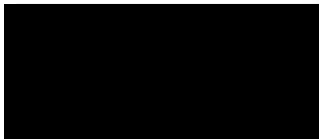
For clarity, we confirm that our previous responses and objections remain, including the issue of conflicts with the access to the Recreation Ground, which, as we noted in October 2025, could be addressed with possible access through Cotman End.

We are still working on our Sec 106 proposals.

The Pirton Parish Council, and indeed, the Pirton Sports and Social Club, remain keen to work constructively with Blakeney Homes and the NHDC on these, and our other, issues.

We remain mindful that this is an application for outline permission. We raise these issues out of genuine concern and because they are central to the consideration of the appropriateness of this site for the development of up to 50 dwellings.

Yours sincerely,



Jill Rogers
Chairman, Pirton Parish Council

cc. Pirton Sports and Social Club
cc. Blakeney Homes