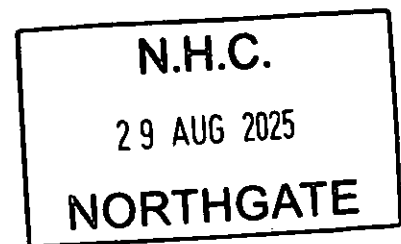


4 Coleman's Close, Pirton, Hitchin. Pirton,
Herts. SG5 3FJ. [REDACTED]

Ms Naomi Reynard
Planning Officer
NHDC,
Gernon Road,
Letchworth.



28 August 2025

Dear Ms Reynard

Re: 25/016 96/OP Land East of Drovers Way, Pirton.

I am writing to you to **OBJECT** to the above planning application.

The same applicants applied in 2017 for outline permission for 99 houses and unsuccessfully appealed the refusal by NHDC. There followed in 2018 a further application for 85 dwellings, also refused by NHDC. I am objecting this new application on the following grounds.

1. This site is outside the Pirton Development Boundary.
2. It is unsustainable growth for Pirton.. Pirton has accepted a 28% increase of new building since 2011. An unacceptable increase for a village of what was 530 houses.
3. Access: The access of the proposed development is through Comice Meadows, along Drovers Way and down a small side street, Coopers Elms. A very small road containing only 4 houses. Not a suitable road for access for an additional 130 new houses - cars, pedestrians, deliveries, not to mention building lorries.

Additionally there is also the problem for access to and from the main road, Holwell Road, a busy road with a sharp corner . There is also the problem of pedestrians walking into the main village, with cars parked along 12 houses who have no pavement.

Parking of cars could be a real problem. No mention of this in the Application.

I am also concerned about the loss of hedgerows.

4. The Site. This lies within the Pirton Lowlands Landscape Character Area and it has been stated that it is too large a development. There could also be problems at the opposite end of the site on Hambridge Way, a horse and footpath.

5. Water and Drainage. The residents of Comice Meadows already have difficulty with low water pressure. A new site cannot be built where this is an unresolved problem.

Pirton as a whole also has a problem with foul water drainage, which cannot be resolved. There are many flood problems, particularly in the winter. It can only be resolved by replacing the flood pipe from the village, which would cost many thousands, which so far has been unacceptable. To bring in another 130 houses into the village system could cause even more problems with very serious flooding.

6. Land and Climate. The whole site is Grade 3A agricultural land and as such should not be built upon.

The application fails to comply with:

- No solar panels, low carbon heating, or EV charging proposed, no carbon reduction or offset plan.

- Little green infrastructure, carbon efficient design or renewable energy

- No effort to meet zero carbon standards, no onsite renewables or carbon offsetting,

Entirely inconsistent with declared climate emergency

This all leads to the conclusion that the site is unsustainable.

1. I wish to state my OBJECTION TO THIS APPLICATION, mainly upon these details.

