

Chris Prest
17 Drovers Way
Pirton
Hitchin
SG53EQ

31 August 2025

To: NHDC Planning Department

Application Ref: 25/01696/OP
Site: Land South East of Holwell Road and North of Hambridge Way,
Pirton

Objection to Planning Application 25/01696/OP

I wish to object to this outline application for up to 130 dwellings on the following grounds:

1 Policy Conflict The site lies outside the Pirton settlement boundary, contrary to Policy SP5 of the North Herts Local Plan. It represents overdevelopment into open countryside, undermining the character and scale of Pirton.

2. Highways & Safety The proposed access onto Holwell Road via Coopers Elms is unsafe. The Current access onto Holwell Road is unsafe due to a 90 degree turn with a blind bend where cars are coming around the corner at 30mph there is also a narrowing of the road at this point on top of this there is poor visibility and limited footways. An additional 500+ daily vehicle trips will overwhelm the rural network and specifically this junction, endangering pedestrians, cyclists, and horse riders. The scheme fails NPPF para. 111, which requires refusal where cumulative traffic impacts are severe.

3. Infrastructure Load - Water Supply: Affinity Water, a statutory consultee, has warned that demand already exceeds network capacity in hot weather. We have previously been advised by Affinity: "Water is being used faster than we can pump it and store it... your area could see lower water pressure or a no water situation." Adding 130 homes would worsen this risk, particularly in summer. We currently receive lower than the 0.7bar pressure at multiple times of the day.

Sewage & Utilities: Anglian Water and UK Power Networks have previously noted limited rural capacity. No upgrades are proposed.

Transport: Limited bus services to the village will ensure car dependency, worsening congestion and emissions to the village.

4. Heritage & Landscape The site contributes to the rural setting of Pirton and its Conservation Area. Development on this scale will cause permanent harm to heritage assets, the wildlife such as Bats and birds who will be sustained by the biodiversity of the site, as well as the village on the whole.

5. Flood Risk & Drainage The SuDS strategy lacks sufficient detail and long-term maintenance arrangements. The Lead Local Flood Authority I believe has already objected on the basis of this.

6. Biodiversity The site supports farmland birds and bats, yet no biodiversity net gain strategy has been submitted, contrary to national and Hertfordshire guidance.

7. Parish & Community Concerns Pirton Parish Council has consistently raised concerns about disproportionate growth, loss of rural identity, and inadequate consultation. This application ignores those issues and risks setting a precedent for further speculative development.

In conclusion, this scheme is unsustainable, unsafe, and inconsistent with planning policy. It fails to provide infrastructure, undermines the character of Pirton, and ignores statutory service warnings. I respectfully urge the Council to REFUSE planning application 25/01696/OP.

Yours faithfully,
Chris Prest