



1, Ashbrook Cottages,  
Stevenage Road,  
Ashbrook, Hitchin,  
Herts. SG4 7JY

Ref. planning application 26/00006/FP

As a resident of Ashbrook Cottages (53 Yrs) my immediate reaction to the housing proposal is that of alarm. To gain access for what will be substantial increased vehicular movement through what is still a Cul-de-sac of restricted width initially only a service road to the three cottages.

Since the original planning application by Kingshott school for an additional entrance, initially dropping off and collecting each end of the day, they have expanded this to 7 days a week as many of the school facilities are hired out to various sporting activity groups.

Now we are proposing a 50 plus housing estate, a huge increase of vehicular movement with 24 hour unrestricted access. I thought / assumed 2 cars per house ! and was somewhat surprised, when advised by traffic management consultancy personnel it was more likely to be 3 cars per house.

The end of the old Stevenage road joins, via a left hand bend, the A602 with a "T" junction where dual carriage way (Wymondley by-pass) also joins the original Stevenage road into Hitchin. The history of accidents (some serious) at this junction should thoroughly be looked at when considering all this unwelcome increase in vehicle movement bearing in mind all the commercial services to and from this proposed housing estate must also be taken into account..

On the outside of the bend, all too close to 'said' main "T" junction is the "T" junction to what was, and, still is the restricted width Cul-de-sac giving access to our three cottages. Traffic queue's exist on a daily basis, what will it be like with a proposed housing estate "insitu", parents going to and fro' collecting children from other schools within the area ? From what I see now the double 'S' bend entrance to gain access to school and proposed housing estate even opened up will be a night-mare..

*Sensitively designed lighting.* The school have arc lights on most nights for the astra turf pitches, they light up the valley. Has anybody visited this site from Bugler homes ?

*Biodiversity, new habitats, wild flower meadows, new public open spaces, support for complex ecosystems, a landscape led design.* These are words on a flyer 'dished' out to most proposed building works with different pictures. We have this already, naturally, without the addition of houses. Bricks, mortar and tarmac covered by fancy wording do not compensate for natural environment and attention to reduced safety for existing residents.

**We are strongly against this planning proposal in any form.**

Yours faithfully

Mr. Ian Boyle  
Mrs. Christine Boyle