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London Road
St Ippolyts
SG4 7NL

7 January 2026

North Herts District Council
PO Box 10613
Nottingham
NG6 6DS

By email: planning.control@north-herts.gov.uk

For the attention of Anne McDonald

Dear Ms McDonald

Objection to Planning Application 25/02885/OP – Land at Mill Lane / London Road, St Ippolyts

I strongly object to planning application 25/02885/OP, which seeks outline permission for up to 41 dwellings on land at Mill Lane / London Road, St Ippolyts. This proposal is contrary to the North Hertfordshire Local Plan 2011–2031, does not meet key material planning considerations and would cause significant harm to the village and surrounding countryside.

Summary of Key Objections

- Cumulative impact with other nearby developments
- Conflict with Local Plan policies (SP1, SP2, SP5, NE1, NE3, NE7, T1, HS2)
- Highway safety and traffic impact
- Inadequate infrastructure and services
- Environmental and ecological harm
- Flood risk and drainage concerns
- Impact on heritage, landscape and rural character

1. Cumulative Impact with Other Nearby Developments

This application cannot be considered in isolation. Nearby developments at Pound Farm, Waterdell Lane, Sperberry Hill and Brookend Lane already threaten to overwhelm local infrastructure and alter the rural character. Cumulatively, these schemes intensify traffic, compound pressure on schools and healthcare, and create an unsustainable pattern of growth contrary to plan-led development.

2. Conflict with Local Plan Policies

SP1 – Sustainable Development: This proposal is car-dependent, remote from services and fails to minimise environmental harm.

SP2 – Settlement Hierarchy: St Ippolyts is a Category A village with limited growth capacity. 41 dwellings are a disproportionate expansion, particularly when taking into consideration the cumulative impact with other nearby developments:

- **Pound Farm** (London Road) – 84 homes
- **Waterdell Lane** – 52 homes
- **Sperberry Hill** – 14 homes
- **Brookend Lane** (Henry Isaac Mews) – 7 homes

SP5 – Countryside and Green Belt: The site contributes to the open countryside character; further development will erode this character.

NE1 – Landscape and Green Infrastructure: Irreversible harm to rural landscape and green corridors.

NE3 – Biodiversity: No robust ecological mitigation; loss of habitats for protected species.

NE7 – Water Environment: No comprehensive drainage strategy; increased flood risk.

T1 – Sustainable Transport: No viable public transport options; reliance on private cars.

HS2 – Affordable Housing: No clear commitment to genuinely affordable homes for local need.

3. Highway Safety and Traffic Impact

Mill Lane is a narrow rural lane, like many in the area surrounding the London Road. All are already under significant pressure. Increased traffic from 41 dwellings, plus the cumulative impact of development in nearby areas, will exacerbate the worsening congestion and pollution, and create hazards for pedestrians and cyclists.

4. Inadequate Infrastructure and Services

Local schools, healthcare and utilities are at capacity. No credible mitigation measures are proposed. The development will overburden existing facilities and increase car journeys to access essential services.

5. Environmental and Ecological Harm

This site forms part of a green corridor supporting biodiversity, which is critical given that one in six UK species is threatened with extinction and 95 species have already disappeared, with key habitats in poor condition¹. The UK has just 53% of its original biodiversity intact, placing it in the bottom 10% of 240 nations worldwide, and last among G7 countries².

¹ The State of Nature Report (2023)

² Source: World Land Trust, Source: Natural History Museum & Sky News [news.sky.com]

This development will further fragment habitats and harm species - there is no evidence of comprehensive ecological surveys or meaningful mitigation.

6. Flood Risk and Drainage Concerns

The area suffers from surface water issues. Increased impermeable surfaces without robust drainage design will heighten flood risk for existing properties.

7. Impact on Heritage, Landscape and Rural Character

St Ippolyts is a historic village with a distinctive rural character. The scale and density of this proposal erode the village's identity and cause visual intrusion into the open countryside, harming the landscape setting.

In summary

This proposal is unsustainable, contrary to multiple Local Plan policies and fails to address material planning considerations. It will harm the environment, heritage and infrastructure of St Ippolyts and set a damaging precedent for further speculative development.

I urge NHDC to refuse this application.

Yours faithfully

Lorna Else