

From: Thomas Howe <thomas.howe@north-herts.gov.uk>
Sent: 23 June 2025 08:39:49 UTC+01:00
To: "Neighbour Representations" <NeighbourRepresentations@north-herts.gov.uk>
Subject: FW: Objection to Planning Application 25/01199/FP

Kind regards,



Thomas Howe
Planning Officer | Development Management
01462 474249
www.north-herts.gov.uk

From: Michael Bowen <mickbowen50@yahoo.co.uk>
Sent: 19 June 2025 18:12
To: Thomas Howe <thomas.howe@north-herts.gov.uk>; Planning Control <planning.control@north-herts.gov.uk>
Subject: Objection to Planning Application 25/01199/FP

Dear Thomas Howe,

We are writing as a long-standing residents of this area to raise our objection to the above planning application.

We have lived here for many years and feel very concerned about the impact this development would have on our small community, particularly regarding safety, access, and the environment. I have outlined our concerns below:

1. Access and Safety Issues

The only way to access the proposed site is via a shared drive of which the applicant has use of only part of this, no more than 10 feet wide. This lane is already in regular use by 5 homes, including mine. Adding construction traffic and heavy vehicles will cause a great deal of disruption and pose a real danger to people living here.

The drive comes straight out onto a busy main road, which already has its share of traffic problems. More vehicle movements — especially large lorries — will only make things worse. There's very little space and visibility to safely turn in or out.

2. Problems in the Past

We've already seen what happens when large vehicles try to get down this drive. They've damaged the road and nearby properties, and because they can't turn on the applicant's land, they often have to reverse into the road — which is extremely dangerous.

There have even been occasions when deliveries have used neighbouring land without asking permission, just to try and get materials delivered. That sort of behaviour is not acceptable and causes upset and mistrust among residents.

It would be sensible to ask the applicant for a proper Traffic Management Plan, to prove they've actually thought about how to carry out this work safely and responsibly.

3. Flooding and Environmental Worries

There's also the concern about how this development might affect local drainage. We have a shared water source here, used by the existing houses, and I worry that more surface water from an extra property could put pressure on that system and possibly lead to flooding.

The area is also home to some wildlife and greenery which could be disturbed or lost altogether.

In Summary

I do hope the council will take residents' concerns seriously. I feel this development would bring more harm than good and isn't suitable for this location.

If the application is not refused outright, then I would strongly urge the council to request further details — particularly regarding traffic management and environmental impact — before making any decision.

Thank you for your time and consideration

kind regards

Mr & Mrs Bowen
Coniferdell
Bedford Road