

Objection Letter – Supporting Photographs and evidence

This appendix provides photographic evidence in support of my objection to the proposed development at 'The Orchard'.

Section 3. Failure to Respect Local Character



Snailswell Lane is a low-density housing area characterised with **open** green spaces. The Ickleford Neighbourhood plan captures images of Snailswell Lane in its Design code section (even using of Mildens as an example) it also makes mention of it in section 7.23 of the Neighbourhood Plan as follows:-

*“Snailswell Lane is a no through road country lane that skirts Lower Green before heading a short way west. It ends in an unpaved Byway Open to All Traffic with fields on one side and **highly space-out bungalows** and houses on the other.....”*



In the photographic image above, I have attempted to demonstrate, in size and stature, where the plans indicate this dwelling would be sited. It does not demonstrate “**highly spaced out**” and in fact it is quite the opposite with a large 3 bedroom property being squeezed onto a narrow piece of land, sitting directly next to and directly opposite two one-storey bungalows.

Section 6. Adverse Impact on Residential Amenity (NPFF 130f)



Proximity of The Orchard to Mildens (coupled with it being a taller 1.5 storey building, likely situated within a metre of the boundary) will mean loss of light and privacy to several rooms including the kitchen, 2 bedrooms, utility and the garden. This will be replaced with the close-proximity view of a blank brick wall which would constitute a significant loss of outlook. The effect would be visually overbearing, creating a sense of enclosure and reducing the amenity value of the property. This change would be contrary to local planning policies that seek to protect the character of rural settings and safeguard the reasonable residential amenity of neighbouring properties.

Photos illustrate the current view of open green space from the kitchen and bedroom, direct sunlight in said rooms, and the garden patio seating area which currently enjoys direct sunlight and privacy but would be directly overlooked, (and overshadowed in the mornings) by the 1st floor rooms of the proposed self-build.



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The photo above shows the impact on privacy that the dwelling would have on neighbouring Glenmore (opposite) with a direct line of sight into habitable rooms. Also, bearing in mind the frontage of The Orchard would be significantly closer to where this image has been taken from.

Section 7. Highway Safety & Access Concerns - BOAT



A BOAT is legally a highway for vehicles but is **primarily** used by walkers, cyclists, horse riders, and recreational users, meaning vehicular access is **secondary**. Planning applications must respect their character and limit motorized use where it might conflict with vulnerable users.

Snailswell Lane is narrow, single track and without footways making it unsuitable for additional residential traffic.

Increased car use from the proposed dwelling would endanger vulnerable users, contrary to Hertfordshire County Council Highways guidance and the NPFF requirement to prioritise sustainable and safe travel modes.

Construction vehicles using this BOAT would cause significant disruption, surface damage and conflict with lawful non-motorised users.

The proposed access point is constrained, forcing vehicles to reverse directly onto the BOAT which is contrary to Manual for Streets standard and poses serious safety risks.

Section 8. Loss of Biodiversity



The above picture shows where a beautiful mature apple tree was sited, (most likely from where the newly named piece of land got its title 'The Orchard'). It was removed around the same week the planning application was made. It is local opinion this was not incidental but a deliberate act of foul play intended to reduce the ecological value and ease future development. This action has already harmed local biodiversity and demonstrates disregard for planning policy requirements.

Section 9 Flooding & Surface Water



The site experiences localised surface water pooling. Development would replace permeable ground with hardstanding, increasing run-off and flood risk to neighbouring properties potentially Mildens and more likely Glenmore opposite which sits on a slightly lower gradient. The pictures above show the situation in September 2024 with the ditch running along the lane flooding the garden and building of Glenmore directly opposite. The development will likely exacerbate drainage issues for neighbouring properties and perhaps further down Snailswell Lane where Abbis Cottage regularly gets flooded in times of heavy rain when the drainage system can't cope.