

**Land Southeast of Holwell Road and North of
Hambridge Way, Pirton, Herts.**

Reference 25/01696/OP

20/08/25

I am writing to strongly **OBJECT** to the above proposed development.

There have been two previous applications for development by the same applicants. On both occasions outline planning permission was refused on appeal. This application does nothing to address the reasons permission was refused in 2017 and 2018 which were:

The site's location outside the designated settlement boundary.

The site is outside the Pirton Development Boundary as established in the Pirton Neighbourhood Development Plan in 2018 and confirmed in the Local Development Plan for 2011- 2031. It is in an area designated Rural Area Beyond the Green Belt. The site is not subject to Green Belt or Grey Belt policy and it is not allocated for residential development within the adopted Local Plan.

The effect on the character and appearance of the area. Trees and hedging would have to be removed in order to create the access road. This breaches the green wildlife corridor established in the approved Cala development. Proposals by the applicant to mitigate this construction are inadequate. The loss of hedgerow would lead to the impression of one large development stuck onto the edge of the village and out into the countryside. 130 dwellings would overwhelm Pirton and breach and SP2 and SP1's emphasis on proportional development.

The use of best and most versatile agricultural land.

The whole of the site is grade 3A agricultural land. The NPPF 2024 is clear that such land should be used as a last resort to meet housing targets. This proposal is therefore contrary to NPPF paragraph 125.

The site's accessibility to services and facilities.

There has been a significant increase in the number of houses built in Pirton in recent years but without a corresponding expansion of services or infrastructure. Indeed Anglian Water has objected to this application. Pirton already endures zones of flooding and sewage spillage. The system will not cope with the addition of 130 more houses.

The only access to the proposed development is from a small side street (Coopers Elms) which is not designed for the volume of traffic 130 houses will generate. Not to mention service vehicles, delivery vehicles etc and that's without taking into account the construction traffic.

Pirton's narrow roads, many with narrow or no pavements are difficult enough now for pedestrians, cyclists and horse riders with the amount of traffic passing through. The number of cars that this proposed development will generate is a considerable concern. Pirton has a very limited bus service, and to access a bus stop means either using a potentially muddy, dark Hambridge Way or walking past the 12 Apostles on the Holwell Road which has no pavement and with the added hazard of parked cars.

I am aware of the pressures put on NHDC to fulfil housing targets set by central government. However I and many others are seeking to demonstrate that this proposed development does not address the issues of sustainability, access and highways, ecological concerns and the problems with the provision of water and sewage services and therefore respectfully request that outline planning permission should be refused.

Alison Maple

