

Naomi Reynard

Planning Officer

NHDC

Gernon Road

Letchworth

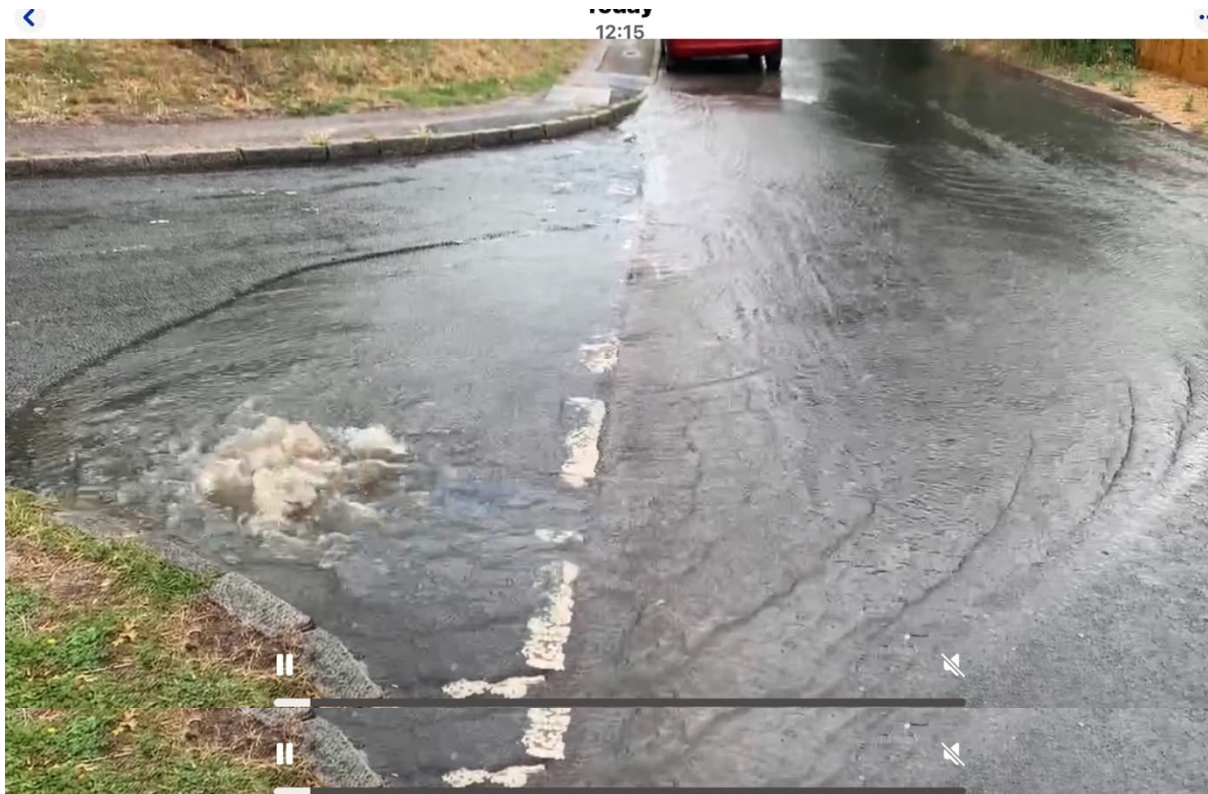
30/8/2025.

Dear Ms Reynard

Re Outline Planning Application 25/01696/OP. Land East of Drovers Way,

I strongly object to the planning application on the following grounds;

- The site is outside the Village development boundary as identified in the local plan 2011 2031.
- 130 houses is far too much for our Village. There has been a great increase in the number of houses built in the village, in the last few years and the infrastructure cannot cope as identified below.
- The Village sewage and waste water systems are inadequate. Since the Comice Meadows development of 78 houses , which is next to this proposed application, was built five years ago, there has been frequent flooding and sewage overflow particularly in West Lane outside my house. The suds system on this development does not work. I have many photographs to support this fact but I include two. The first photograph shows excess water spewing out of the drain at the bottom of Royal Oak Lane/West Lane and the second photograph taken at the top of West Lane show sewage outside 3 to 4 West Lane.



- There are many highway objections for the development. The access is unsuitable, Coopers elms is a small side road and will not stand the increase of traffic from the development cars and deliveries. The Y exit from both developments onto Holwell Road is dangerous as it is on a blind bend and single track road There is no existing pedestrian access on a pavement and Hambridge Way is muddy, poor surface, no lighting et cetera.

I conclude that this outline Planning application is flawed and therefore it should be refused.

Regards,

Helen Hofton Mrs

1 Holwell Road

Pirton

Herts

SG53QU