

Northmead
32 Holwell Road
Pirton
Hitchin
SG5 3QX

4th August 2025

Dear Ms Reynard,

I wish to strongly object to the application for outline planning permission for 130 dwellings on land South East of Holwell Road and North of Hambridge Way.

Initially, I would like to draw your attention to an error in Gladman's design and access statement where every site map shows the northern boundary to include the hedgerow bordering Northmead (32 Holwell Road); as will be seen from the attached photographs the border between the two properties falls in the centre of the ditch to the south of the hedgerow and this hedgerow is not part of the proposed development site as it part of the property known as Northmead.

[Formal Objection to Planning Application by Gladman Developments](#)

Planning Application Reference: 25/01696/OP

Location: Land East of Drovers Way, Pirton, North Hertfordshire, SG5 3EQ

Applicant: Gladman Developments

[De1. Introduction](#)

This document sets out a detailed objection to the planning application submitted by Gladman Developments for up to 130 dwellings on land east of Drovers Way, Pirton. The objection is rooted in sound planning policy and highlights unresolved and serious concerns around access, environmental impact, village character, infrastructure, and policy non-conformity. This submission draws on adopted policies within the North Hertfordshire Local Plan (2011–2031), the December 2024 revision of the National Planning Policy Framework (NPPF), and material planning history associated with the site.

[2. Planning Context and Site Designation](#)

The site (title HD541496) is approximately 8.3 hectares (20.5 ac) of predominantly undeveloped agricultural land. It is located outside the Pirton settlement boundary, in an area designated as 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. Previous applications for residential use on this site have been refused and dismissed at appeal.

3. Policy-Based Objections

3.1 Development Outside Settlement Boundary – Urban Sprawl

The proposed development sits well outside Pirton's built form and projects into open countryside. This conflicts with Policies SP2 and CGB1, which direct development to defined settlements and seek to restrict unjustified encroachment. The proposal would undermine the spatial hierarchy of development and result in linear sprawl, contrary to the character of Pirton.

3.2 Inadequate Vehicular Access via Coopers Elms

The sole vehicular access proposed via Coopers Elms is inadequate. This cul-de-sac is not designed for high traffic volumes or construction traffic. Manual for Streets 2 recommends two points of access for schemes exceeding 100 dwellings. The proposal fails to meet this threshold and creates safety and congestion risks, breaching Local Plan Policy T1.

3.3 Destruction of Eastern Hedgerow and Green Buffer

The proposal removes a mature hedgerow and breaches the green corridor established in the approved Cala Homes scheme. This hedgerow forms part of a strategic green infrastructure buffer, previously accepted as the village's eastern edge. Its removal conflicts with Policy NE1 and the ecological mitigation secured through Cala's permission.

3.4 Archaeological and Heritage Constraints

The site and surrounding area are archaeologically sensitive. The new access route traverses previously unsurveyed land, risking harm to undiscovered heritage assets. This undermines NPPF paragraphs 205–207 and Local Plan Policy HE1, which require proper investigation and mitigation.

3.5 Unsustainable Scale of Development

130 dwellings would overwhelm Pirton. The village recently absorbed 78 homes at Comice Meadows. This proposal would double that growth, overloading infrastructure, services, and harming village character. It conflicts with the Pirton Neighbourhood Plan, and its scale breaches SP2 and SP1's emphasis on proportionate development.

3.6 Undermining the Cala Homes Design Principles

The Cala Homes scheme was carefully planned with community input to respect Pirton's form and setting. Its design included a green buffer, bridleway protection, low-density edges, and access hierarchy. The Gladman proposal tramples those principles: breaching the green parkland buffer, introducing urban-scale density eastwards, and compromising shared infrastructure. This erodes the spatial integrity established through Cala's approval.

3.7 No Demonstrable Need

The Council currently has a 3.9-year housing land supply. While this triggers the NPPF's tilted balance, it does not justify overriding major harms. Paragraph 11(d)(ii) confirms that planning permission should still be refused where the adverse impacts significantly outweigh the benefits. This is the case here, given the access, ecological, heritage, and settlement pattern conflicts.

4. Conclusion and Requested Action

This proposal conflicts with numerous adopted policies in the North Hertfordshire Local Plan, including SP1, SP2, SP6, T1, NE1, NE4, CGB1, HE1, and HS2. It undermines the principles established by the Cala Homes scheme and introduces unacceptable new harms. The cumulative effect of inappropriate access, ecological loss, archaeological risk, and unjustified village sprawl clearly outweighs any marginal benefit of additional housing.

We respectfully request that the Council refuse this application.

Mary Clark