

Hitchin Forum

CARING FOR OUR TOWN

29 Bearton Road

Hitchin

SG5 1UE

10 December 2025

Planning Department

North Herts Council

Gernon Road

Letchworth Garden City

For the attention of Sarah Kasparian

Dear Sirs

25/02794/RM Highover Farm Reserved Matters for Construction of Phase 1

I am writing on behalf of Hitchin Forum.

We object to this first phase of the development on the following grounds: -

Even as the first phase of the total 700 homes Highover Farm development, 236 dwellings will have significant impacts on neighbouring parts of Hitchin which are inadequately mitigated at present. Also, the sequencing of the overall site's construction will mean that families moving into these dwellings will lack basic amenities and not benefit from promised infrastructure improvements for several years.

From 2017, we and others have consistently warned that the local infrastructure, in particular the roads and footpaths leading from the site to Hitchin and Letchworth, is already overburdened by vehicular traffic, and without safe pedestrian and cycle routes, the large numbers of new houses will lead to severe congestion in the surrounding

roads. resulting in traffic at a crawl and even standstill, engine noise, fumes from exhausts and production of particulates.

These proposals do not seem to include any of the improvements to roads, footpaths and cycle paths needed to mitigate these effects, particularly beneath the Cambridge Road, Woolgrove Road and Grove Road railway bridges.

We have not found the promised bus vouchers and necessary improvement of frequency of the bus routes serving the site.

This phase of development does not appear to include the promised primary school. Unless the nearest school has the required capacity to accommodate the expected number of new children throughout their primary school experience, they will be subject to unnecessary disruption to their education when they make the transition to the new school.

There appears to be no healthcare provision – a clinic was originally proposed.

There is no shop – again, one was originally proposed.

The house layout looks cramped with houses only about a single door's width apart.

Overall, we are concerned this application does not address serious issues for new and neighbouring residents due to shortcomings, particularly in the transport network, that have been repeatedly well-documented by numerous objectors, including ourselves.

Yours faithfully

Neil Dodds

On behalf of Hitchin Forum

Cc Hitchin Councillors.