

10/07/2026



1, Ashbrook Cottages,
Stevenage Road,
Ashbrook, Hitchin,
Herts. SG4 7JY

ref. Planning application 26/01597/PIP

F.A.O. Mr. T. Howe,

Thank you for your letter 3rd. July ref. planning application 26/01597/PIP I can only reiterate my previous comments against this latest planning App. by referencing it to the planning app. 26/00006/FP land between Ashbrook and Kingshott school where the problems will be the same.

The end of the old Stevenage road joins, via a left hand bend, the A602 with a 'T' junction where the dual carriage way (Wymondley by-pass) also joins the original Stevenage road into Hitchin. The history of accidents as has not lessened. On the outside of the bend, all to close to said main 'T' junction is the 'T' junction to the restricted width cul-de-sac giving access to our three cottages and the school.

Traffic queue's exist on a daily basis as you now are aware ref other planning application. Kingshott school use this entrance as their main gateway to the school for parents cars, coaches and commercial deliveries. Out of school hours their recreational facilities are leased to various companies for both educational and sporting activities, 7 days a week, at times well into late evening, it's a busy junction.

Now we receive another planning request (26/01597/PIP) for a **third 'T' junction** adding more congestion on this **down hill** bend. Again giving unwelcome increase in vehicle movement bearing in mind all the commercial services required to and from this proposed housing development.

Our equestrian paddocks, with this proposed lay out will have all the back gardens against our fencing. The welfare of our show ponies is paramount and we have concerns should children be naturally interested feeding 'titbit's to them. Also of course there is the dumping of garden rubbish on the pretence of "free meal for the ponies". For example, grass clippings will cause immediate colic.

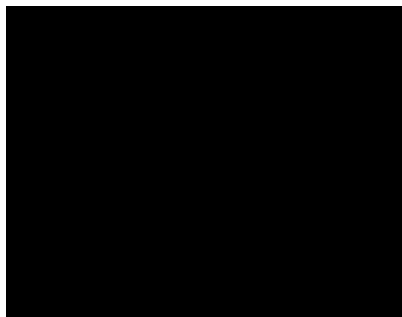
For this reason we feel 6 foot panelled fencing the full length of the rear gardens more appropriate (rather than hedging) giving a degree of safety and privacy again should the application be granted.

One must take into account that should the application for this development be favourable it is felt once the door is open so to speak, there's bound to be another application for further development in the rest of the field in the none too distant future.

Having lived here for 53 years currently, surface water draining from the industrial area at the top of the field plus all the water on un-absorbent proposed road, paths and roof tops it will require more than a "attenuation? basin" to drain into, any over flow will then follow the down hill course across our adjacent paddock.

I believe the owner of this land has tried unsuccessfully for planning development of this land in the past and appears to be trying again by a more round about rout.

The bottom line here is whether you consider this **additional junction** to be detrimental to a less safe traffic scenario.



Yours Faithfully

Mr. J. I. Boyle
Mrs. C. Boyle

