

Public comments from the Neighbourhood Plan Policy Consultation feedback forms – for ease of reading, grouped into main areas.

1) Density and size of development.

- Development size must be met based on a case by case basis, not a set number of 25 houses.
- This seems too high and should not be allowed to influence developers trying to cram as many houses as possible onto sites.
- Not sure about 20 dwellings per hectare, sounds too many.
- I am not sure about the relationship between 20 dwellings per hectare to 25 houses in any one development.
- Should be current density which is 13.
- I find this page difficult to complete as I would rather there was almost no further development in the village.
- We will have no control over numbers - NHDC
- Reference to the housing density and timescales as stated in the village survey would have been helpful. Not sure how these findings would tally with the above number, size of developments etc.
- With the proviso that 'several' does not equal over 75.
- Not sure the needs can be met without one significant development.
- I think the restriction of 25 houses per development should be reviewed – it should be dependent on the size of the plot the houses are going on.
- The Steering Group cannot state the number or volume of housing in the village, sadly. NHDC will be forced to follow government guidelines and build as many as we can accommodate.

2) Clarity, extent and wording of the policies.

- Light Pollution policy needs to be more specific.
- Light pollution is very poor. All street lights should face down.
- Heritage Policy needs to be clearer, more specific and more of it. Don't understand it. Heritage sites don't seem to get covered really – but is that because they are protected already? Should there be a policy that simply says, Pirton's historic buildings and sites will be protected.
- Policy re Local need – this could be even more specific about meeting local needs and even more specific re development for the needs of Pirton people and those with connections to the village. More emphasis on need for houses for downsizing as well as for the children of villagers. Also re not adversely impacting on those already living in the village.?
- Greenery and landscaping b) re trees - aesthetic rather than amenity value.
- Farming needs policy unclear.
- Facilities policy unclear. How does it relate to all age groups and what does it mean?
- I am not sure re the meaning of association with the direct needs of a farming business.
- Some of the policies are not clear eg Facilities. How do these policies relate to all ages etc?

3) NHDC Local Policies

- Don't know what the policies are.
- I understand that the NHDC has the ability/right? to change the boundaries of our village. I find this very surprising. Can this process be challenged?

- It would be very useful to know why NHDC can be allowed to change (spoil) the character of our village just to meet their housing targets.

4) **Traffic and highways**

- Development in Pirton should depend on significant improvements to the roads in the village and between the villages and Hitchin- both via Holwell and via Hangmans Cross. A bye pass connected to developments is essential and control of on road parking within the village is imperative.
- The impact of traffic during construction.
- I would very much like to support objective 3 of the PNP ie maintaining Pirton Parish as a safe place to live. I am particularly concerned about the impact of traffic into and out of the village. I do not see how building any houses at Holwell Turn can be a safe thing to do.
- Parking problems on road generally.

5) **Importance of incremental growth and adequate Infrastructure.**

- Growth should be organic/incremental and sustainable, not by large step changes. These would risk damage to the community which is the very reason that developers see Pirton as an attractive place for growth.

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6) **Comments specifically about the Elmtree Farm planning application**

- The roads cannot cope with approx... 150 extra cars.
- Many people park on the road as they do not have garages.
- This proposal is in direct conflict to health and Safety.
- The road into Holwell is narrow and has blind corners, it is used by the local bus and three school buses in the morning rush hour.
- The A 600 will have extra traffic from the new crematorium.
- Hedges on the site must be preserved.
- The developer has no right to access Hambridge way except on foot.
- Extra school buses would be needed.
- I do believe that some villagers would like a letter of objection ready for them to sign and send off.

7) **Design and Style of Development**

- Style of estate - well spaced designed houses.
- Some housing provision should be made for young single people unable to pay 2affordable rent 2 or 2/3 bed house eg studios/one bed apartments.
- Better built houses – space between with bigger gardens including 2\3 beds.
- Larger scale developments (ie in excess of 25 units) can be designed in such a way as to create separate distinctive areas. This requires imaginative architects and imaginative planners eg use five separate architects on a 75 unit development and the result will not be a dull uniform housing development.
- Lets get away from the idea that childrens play areas constitute landscaping.
- Smaller developments with well built and designed houses, rather than look like any other estate. Lots of trees and green areas, space between the buildings. It would be awful to have 99 houses all crammed on top of each other. It would be awful to see this aspect coming into Pirton.
- Lighting must be appropriate to a rural setting.

- I would stress the quality of design. I'm disappointed by the rather uninspired design of the new mixed development off Pollards way. Whilst not wishing to turn Pirton into a ?--- something more visually subtle would have been preferred. Character therefore essential.

8) Extensions

- Proposals for extensions must not over develop existing sites and must demonstrate high standard of design and visually contribute to good quality of environment and surrounding buildings, green spaces etc.

9) Character, views and heritage

- It is crucial that any development is in keeping with the character and rural nature of the village and that it is of a size supported by the current infrastructure and not overwhelming of the village size, nature and character which is so vital to all of us who have chosen to make this outstanding village our home.
- The views from (and to) the Bury should have similar protection to that of AONB.
- We need a village preservation order.
- Which views are to be protected?
- Important that development doesn't overwhelm character of village.
- Views from and to the Bury should be protected the same as the AONB
- Development outside the village boundary cannot possibly 'protect the local landscape'.
- Didn't see anything about the Archaeological considerations – or did I miss it?

10) Services and facilities

- For sustainability we should encourage services to come to us eg doctors, butchers ,fishmongers et. Providing this is not detrimental to existing facilities and services like the village shop.

11) Other comments

- I welcome new development as long as it reflects the comments previously indicated. Lets be positive and gain (s106) planning gain if we are to have some development which seems likely 9SHLAA
- Is the proposal that the Parish Council uphold the views of the responses to this questionnaire. The questions have been worded to be in the positive, however the Parish Council have not commented on developments, which go against some of these views.
- Would have liked to have known more re the strength of the NP in dealing with hungry developers who have no regard for the village or its future.
- We should embrace change but ensure its carried out in a controlled manner and in the best long term interests of Pirton,
- Any damage to verges be repaired completely not filled with leftovers. Ie Both verges in June. Danefield Road and Pollards Way still look awful.
- Wild Life Information – Pipestrelle bats currently present at Elmtree Farm (paddock)
- The information from the developer for the proposed 90 houses on Holwell Road was not thought through properly and I felt was trying to persuade me to agree to something based on a very flimsy argument. If we are to discuss developments with developers these conversations should take place prior to the proposal being posted through the doors, which is not, in my view a great way to build relationships and help get the community sufficiently engaged.

- Farming Policy – Not sure about this. In principle should be a good thing BUT we have seen farming businesses use their yards/buildings as a means to increase housing. A farming ‘brown field’ can easily become a housing development opportunity.
- Although it is difficult for the Neighbourhood Plan to address this specifically, I'm concerned that as things stand, developers like Gladman can pick off a site which if approved would fly in the face of what the majority of villagers would like and change the character of the village and the lives of people who have made it their home for generations in order to make money for companies who have no link to the area.

Feedback on the usefulness of the Consultation and the work of the Steering Group

- This is marvellous.
- Well done to the Committee and thanks for all your hard work.
- The answers given to my questions were most informative.
- Well done.
- I am encouraged by the range and depth of the work undertaken so far. Please keep it going and maintain your determined approach.
- Congratulations to the SG for producing robust and coherent policies.
- Thank you for all the hard work you have done. I imagine speed is of utmost importance in getting the plan formally adopted.
- Well done to the Committee. Thank you for all your hard work.
- Definitely on the right lines – particular emphasis on adequate infrastructure- sewage and ---?? and school.
- More people – lots of people have voiced this to me but not turned out tonight . People have said that they’d expressed their opinion in the Neighbourhood Plan already so they felt nothing more needed to be said.
- Thank you for all the effort you have put in.
- Thanks for the excellent work done by the Steering Group. Pity the Parish Council did not listen to you earlier. The strength of the neighbourhood Plan is dealing with hungry developers who have no regard for the village or its future.
- All the questions asked have been bias towards what should happen and not what shouldn’t happen ie Q’s – Do you want 100 houses to be built, should all the roads be widened, should a bigger school be built etc
- Useful to find out what may happen however all questions are bias. Find out what sort of houses maybe built and prices
- Good to have the all detail pulled together in one place.
- Not sure how much these questionnaires will help you as there was not much many people would want to disagree with.
- When will the Plan be finished? If the Plan had already been completed would there have been no Holwell Turn application
- Time scale for publication?
- Thank you – please keep up the good work. Important now and will be into the future.

