

Pirton Parish Council



Parish Clerk:
Mr Stephen Smith
The Old Post Office, 6 Great Green, Pirton, Hertfordshire SG5 3QD
Tel: 01462 712279
Email parishclerk@pirtonparishcouncil.org.uk

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26<sup>th</sup> November 2017

Simon Ellis  
NHDC Planning and Development Control

Dear Mr Ellis,

**17/02807/1DOC: Application to Discharge Condition 6 to outline planning permission for Land adjacent to Elm Tree Farm Application No 15/01618/1.**

The Pirton Parish Council has read and considered the CTMP dated 2 November 2017, and the accompanying documents.

**We object to this application.** The proposals deliberately withhold some of the mitigation features regarding road safety that have been a feature of previous applications and remain in application 17/02778/1DOC. This is simply not acceptable. It appears to the Parish Council to be a cheap threat - unworthy of a national developer – to bully both the Planning Committee and the local community into accepting the proposals in application 17/02778/1DOC.

In short, in September 2017 an application to discharge Condition 6 was refused on safety grounds. This is a poorer application, relying for traffic management on the right for all types of traffic to use the roads. There being no change except for the worst as regards road safety, this application should be refused.

1. We note the absence of: phasing development; “2 strike rule”; gateman; reference to HCC before the use of larger vehicles. Although at 3.1.3 there is a reference to passing places, it is unclear where these are or how efficacious they may be.
2. We note that the proposals are consistent in the improvements to construction management contained in 17/02778/1DOC; plywood fencing to address noise and dust, noise and vibration controls to meet BS5228; sites security lighting to be away from residential properties. Nonetheless, we point out that the map at Annex IV still shows hedging being used for dust and noise control which is not consistent with para. 2.2.1 of the CTMP. There is also reference at 3.1.8 to “West Lane” which we believe is a reference to Pirton?
  - a. We seek confirmation that plywood fencing will meet BS5228 and that this standard covers noisy, penetrating reversing signals. We also seek confirmation that the proposed security lighting will be down lighting, and kept to a minimum to preserve the “dark skies” on this side of the village.
3. We remain concerned about blind bends in Waterloo Lane at each end of the lane, the narrowness of the lane itself, and overall safety issues, which are unmitigated and so should lead to the refusal of this application.

Yours sincerely,  
Pirton Parish Council

Alison Smither

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Parish Councillors:
Mrs A Smither (Chair),
Mrs D Burleigh, Mr T Gammell, Mr O Lister, Mrs J Rogers, Mr N Rowe, Mrs A Webb

Chair