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Frances Button  
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David Scholes  
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David Ames  
Head of Planning  
Letchworth Garden City Heritage Foundation  
43 Station Road  
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27 November 2016

Dear Sir/Madam

Further to meeting David Ames by chance at the Heritage Foundation stall in Letchworth town centre on 26 November 2016, my wife and I were made aware that there are ongoing consultations with regard to a possible development of 37 houses on the old Norton School Playing Fields behind Croft Lane/Casio Lane in Letchworth Garden City.

I am unclear as to which of your respective organisations are responsible for providing planning consent for this respective development, so I have sent it to all of you to register the reasons why planning permission should be rejected.

When I brought my house in 2006, a key consideration was the beautiful surroundings of Croft Lane which included the open playing field behind the house. This is recognised by The LGCHF in designating the area/my house as one of special interest and that the land behind being subject to a very long covenant restricting any development/building of residential houses on the land (I was informed that the primary use of the land would continue to be that of recreational use as these were formally the old playing grounds of Norton School). Indeed prior to purchasing my house, I made enquiries of North Herts County Council Planning Department to confirm that no building of residential houses would be permitted on the land given the legal covenant over the land, which to date has been effectively enforced. I would therefore like to understand on what grounds there can now be a legal basis to consider building residential properties on this land?

I was also disappointed that neither I nor my neighbours have received any communication of this matter from the LGCHF/NHDC. In this respect, I would be grateful if you could send copies to me for

my records. Could I also ask/suggest that you also correspond with me/my fellow neighbours (Croft Lane/Casio Lane/Norton Road) if there is any subsequent developments on the matter.

Irrespective of the above, such a proposed development would undoubtedly:

- Damage the surrounding area;
- Negatively impact the views from the rear of our houses;
- Significantly impact Croft Lane/Casio Lane which were not designed for such increased levels of activity/traffic flow (indeed they currently struggle to deal with current levels of traffic with vehicles regularly parked on the pavements); and
- Significantly increase to noise and disruption both during the building phase and thereafter.

There are limited playing fields/areas of recreational planned in the area, and I do not believe it to be within the design principles of Letchworth Garden City, let alone the legal covenant, for development for residential properties on such a piece of land. Such a proposed development would have a negative impact on Letchworth Garden City and upon its founding principles.

My wife and I therefore ask that you firmly reject the proposed plans for development of residential properties behind Croft Lane/Casio Lane and enforce the legal covenant over this piece of land.

I have also consulted with a number of my neighbours, who like my wife and I, are disappointed and confused over the lack of direct communication in respect to the development of land that borders our respective properties. We can only assume that this is done so deliberately in the interest of achieving the objective of obtaining planning permission. Could I please ask that as a minimum that there is direct communication with all parties immediately impacted by such a proposed development on a go forward basis and that the consultation period is adjusted to reflect this.

We look forward to hearing from you.

Yours faithfully,

David & Jo Burridge