

Baldwins Corner
Green Lane
Ashwell
Baldock
Hertfordshire
SG7 5LW

8th January 2024

Attn Ms Melissa Tyler
North Herts Council,
By email melissa.tyler@north-herts.gov.uk

Dear Ms Tyler,

Your Ref:- 24/02214/FP

Full Planning Permission: Erection of two 2-bed dwellings, three 3-bed dwellings and two 4-bed dwellings, with associated access, landscaping and parking.

Land on the north west side of Green Lane, Ashwell, Hertfordshire, SG7 5LW.

We write to confirm that our **objection** to the above application remains.

Thank you for your letter 23 December 2024, (all of our previous comments and objections remain and still stand). The key issues with updated information remain:-

1. Green Lane is currently unsafe based on the traffic it already experiences
2. The information provided does not address the current safety issues and significantly down plays the increased risk to safety as a result of any development
3. The status of Green Lane remains a Private Lane with no rights of access

Point 1: The fact remains the Green Lane is currently an unsafe lane for the amount of traffic it experiences. We have two young children who already have to navigate the gauntlet of traffic caused by the bottle neck at the beginning of Green lane, through to the Houses of No.s 5 & 7 due to the narrowing of the road. This safety risk will be doubled with the introduction of the proposed site access as our children will have two critical safety points to overcome. The reality of the situation means that any exiting traffic from the proposed site entrance/exit will NOT in practice look "left" when exiting the proposed site. Therefore, would not see potential pedestrians or traffic coming from Baldwins Corner. This we already see in practice now. This fact is extremely concerning and deeply upsetting to think we will have to live with this significant and increased risk.

Point 2: The information provided still does not address the safety concerns of both the current and proposed plan. It is deeply upsetting and worrying to see how the previous applications, subsequent rejections and appeals that were upheld have been dismissed.

In addition the impact of the proposal has been significantly down played in relation to the previous attempts at development and is any but “modest”. The reality remains that the potential of 7 dwellings will mean a minimum of 14 additional cars on the road every day. The lane, as reported, narrows to between 3-3.7 meters. This simply can't be changed or addressed meaning the safety risk remains but at an increased level. In addition, the refuge points do not remove the safety risk impact that this creates. Indeed, my reading of HCCH's consultation response simply raises the same concerns/conclusions as to unsafe access on Green Lane. This has been proven through the previous applications and upheld appeals.

Point 3: The owners and applicants appear to have continued to ignore the status of Green Lane, despite the owners acute awareness that it is a Private Lane with no rights of access. This feels pertinent information that the HCCH representative should have been made aware of both prior and during the pre-app.

If I look at the documentation on the application you can see that there is absolutely **no support** for this proposed development from anyone who actually lives in the village including the Parish Council (other than the owners and applicants), which I think highlights the risks and concerns raised by all those objecting.

In summary, for all of the above reasons we again request that the NHC committee **refuse** this planning application.

Yours faithfully

Matthew and Louise Lee
Baldwins Corner
Green Lane Ashwell
SG7 5LW