

To: Melissa Tyler – Senior Planning Officer, NHC
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Cc: North Herts Planning Control
E- planning.control@north-herts.gov.uk

8th January 2026

Dear Melissa

Re: 25/03050/FP : Erection of 4 dwellings including parking and landscaping : The Ruddery, Ashwell Street, Ashwell, Hertfordshire, SG7 5QF

Ashwell Parish Council held its full council meeting on 7th January 2026 and Cllrs wish to make the following comments in relation to the above planning application.

Cllrs noted that whilst the proposed development falls within the settlement boundary the development location on the edge of the settlement boundary should consist of a lower density of dwellings. However they felt that the proposed dwellings were of a good quality design and commended the proposal for air-source heat pumps and solar panels that would have a positive climate impact.

However it was also acknowledged that the Ashwell Neighbourhood Plan policy ASH2 reflects the need for smaller dwellings in the community rather than the 4 bedroom size of two of the proposed dwellings.

POLICY ASH2

Housing mix: In the neighbourhood area there is a demand for a greater number of smaller one, two and three-bedroom dwellings at lower quartile cost (as indicated by ONS Housing datasets for the district of North Hertfordshire).

The demand comes from single people, young couples, small families and older people who also need developments to be in suitable locations, close to public transport, the village centre and other amenities. Therefore, planning applications should be for smaller dwellings (up to three bedrooms) at a cost or at a rent that is financially within the reach of these demographic categories.

Councillors were in agreement that Ashwell Parish Council would support a planning application that comprised a smaller size housing mix with a low density impact.

Yours sincerely



Sally Roberts

Clerk – Ashwell Parish Council E- clerk@ashwell.gov.uk