

10 Green Lane,
Ashwell
Baldock, Herts
SG7 5LW

Attn: Melissa Tyler

NHDC Planning



Re: Planning Application No:24/02214/FP Land to rear of 7 Green Lane, Ashwell, Herts

Dear Sir/Madam,

We would like to express our overall disappointment to see yet another planning application in the Green Lane area of Ashwell.

We wish to **object** to the above application and reiterate Ashwell Parish Council's objection as per their letter to NHDC dated 12th November 2024.

There have previously been **two refusals** (both considered on appeal) and subsequently rejected in 2016 and again in 2018 on issues concerning highway safety, at this an already dangerous junction with Station Road and Lucas Lane. In the previous decision published it stated, **"the impact is therefore SEVERE and in accordance with the NPPF, development should be prevented and refused"**.

Green Lane is a private, unadopted, no through gravel lane (maintained by residents). This lane is totally unsuitable for any increase in traffic (possibly 14 more vehicles) which will inevitably be incurred by this development, due to the inadequate width of Green Lane, even taking into account the proposed passing point! The possibility of sufficient space for emergency vehicles and access hasn't been addressed either.

Green Lane is currently accessed by 22 flats (The Maltings), 6 houses and land adjoining Baldwins Corner for stabling and grazing for horses and sheep which requires ongoing access by agricultural vehicles.

We confirm that we are not only the owner of 10 Green Lane, Ashwell, but we also own the agricultural property adjoining the proposed site. This land is used for grazing horses and sheep.

The first section of Green Lane is surfaced and wide enough for two vehicles to pass but is used by residents of Station Road for parking due to yellow line restrictions being put outside their own properties some years ago, therefore, reducing the width of access and egress to and from Green Lane /Station Road.

We consider that the current application does not address the main reason for the NHDC Planning Control Committee's previous appeal decision which states, "**the impact of the proposal in terms of its failure to provide a safe cumulative impact on highway/pedestrian safety**". This clearly must be taken into account when considering this current application.

Furthermore, in light of this current application legal advice has been sought and it has been determined that although Green Lane is Private with no public rights of way, each property owner owns half way across the road, for the width of their property frontage. The only rights of access are those given by various owners on the lane, therefore, this application would rely on the consent of the various owners concerned. We can confirm that we would **NOT** agree to this "right of access".

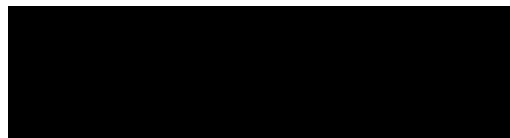
On a personal note, I (Christopher) have lived in Green Lane for 68 years and I (Jill) has lived in Green Lane for 55 years. It would be a shame to see yet another bit of **rural** Ashwell unnecessarily developed.

Therefore, we would request the NHDC Planning Committee to refuse this application.

Yours faithfully,



Christopher Powell



Jill Powell