

Appeal ref. no: 6011736

Address: Land off Station Road, Ashwell, Herts, SG7 5RJ

LPA planning application ref. no: 25/02547/FP

Statement in support of the appeal

1.0 Submitted with the appeal questionnaire are the minutes from the committee meeting where the application was determined and decision notice, which together sets out the reasons for refusal and consideration of the points of the application. In support of the appeal, one of the Cllrs would like the following points considered which support the committee's view that even with the titled balance applied, the harms do not outweigh the benefit of new homes:

2.0 Does not meet housing need:

2.1 Ashwell neighbourhood plan identifies a greater need for 1, 2 and 3 bed homes. This is 36 dwellings including 20 detached homes that are 4-bed+. It does not meet local housing need. Agreed by NHDC housing officer " their proposals do not meet the needs identified in the recent housing needs survey or requirements of the Ashwell Neighbourhood Plan for market or affordable housing."

2.2 No dwelling is proposed to be built to M4(3) standard as requested by the housing officer.

3.0 Harm to views as set out in Place services report (which it is noted was based on a desktop study):

"Whilst the LVA demonstrates that there is some capacity for an extension to the recent development, the proposed layout misses a number of potential opportunities and creates some conflicts with Neighbourhood Plan Policies Ash9 Landscape and Rural Character, by removing a significant portion of the category B woodland. Also there are concerns around the nature of the proposed Public Open Space in terms of the policy wording of Ash9-C.

There are also concerns around the limited proposed pedestrian and cycle routes and the impact this will have on Neighbourhood Plan Policy ASH19 Accessible Paths in the Village and Rural Areas".

4.0 Harm to the woodland

4.1 The removal of 24 mature trees.

5.0 Development in rural area beyond the green belt where there should be restraint. This is outside of the village settlement area. It does not meet any of the exceptions of Policy CGB1 and conflicts with the provisions of Local Plan Policies SP2, SP5 and CGB1 and ANHP ASH 1.

5.1 Essentially paragraph 4.4.1 of the committee report which states:

"As set out above, this proposal conflicts with Local Plan Policies relating to the location of residential development. Specifically, the site is located outside of the village settlement boundary within the Rural Area Beyond the Green Belt, S106 HoTs are not fully agreed, and whilst the application is proposing 40% affordable housing,

it would not fully address locally identified need. The proposal would also not fully meet the locally identified need for smaller dwellings sizes and would not provide a wheelchair accessible 4-bedroom home for affordable housing. Individually I give each of these objections moderate weight in the planning balance”.