

Shaun Greaves & Melissa Tyler
Planning Office – NHC
Planning.control@north-herts.gov.uk
Via email

12 November 2024

Dear Mr Greaves & Ms Tyler

Full Planning Permission : Ref. 24/02214/FP : *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.*

Ashwell Parish Council wish to register their **objection** to the above planning application which has raised many concerns from local residents and the Parish Council, the key concerns are outlined below:

The planning application shows a location plan illustration of Green Lane not an Ordnance Survey map. It is very important to note that previously HCC reported that the OS map was flawed and research has showed it is not a public right of way. The road is privately owned, however ownership of the access road has not been identified and subsequently the owners obligations.

When the site previously went to appeal in February 2018, the key issue by the Inspector was the access road and in particular the narrow pinch-point which measures between 3-3.7m which impacts on road safety for pedestrians and vehicles.

To illustrate the above, by comparison, NHC required the road in Chalk Bank Close to be made 6 metres wide. It should also be noted that there is a potential that legal issues around achieving agreement by residents on widening the road to give adequate safety standards could be considerable.

The site in question has been the subject of a number of previous applications going back to the 1980s, all of which were rejected by NHC due to the above.

The Parish Council ask that the Planning Officer notes that the local plan meets a 5 year supply identifying sites and windfall sites. The Ashwell Neighbourhood Plan states an adequate quantity of new development with no further windfall sites.

Yours sincerely



Sally Roberts
Clerk – Ashwell Parish Council