

Development and Conservation
North Herts Council
PO Box 7075
Manchester
M28 8JX

Dear Melissa Tyler

Re: Planning Application 26/00760/FP – Erection of Two Detached Residential Dwellings, Mill Street, Ashwell

Ashwell Parish Council (“APC”) has considered the above planning application and resolves to object to the proposal for the erection of two detached residential dwellings on land at the former Merchant Taylors School, Mill Street, Ashwell.

The Council’s objection is made with reference to the Ashwell Neighbourhood Plan, in particular the following policies:

- **Policy ASH2 – Housing Mix**

APC notes that the application proposes two larger detached dwellings. The Parish Council considers that there is a greater local need within Ashwell for smaller and more affordable homes, particularly for younger people seeking to enter the housing market and for older residents wishing to downsize. The proposal is therefore not considered to support the housing mix objectives set out in Policy ASH2.

- **Policy ASH20 – Parking and Highway Safety**

APC is concerned that the level of off-street parking proposed is unlikely to meet the parking demand generated by the development. This is likely to result in additional on-street parking on Mill Street, which is a narrow road with no pavements or grass verges. The Parish Council considers that increased roadside parking would create difficulties for the safe and free passage of larger vehicles, including refuse collection vehicles, delivery vehicles, and emergency service vehicles.

Ashwell Parish Council respectfully requests that these concerns are taken into account when determining the application.

Yours sincerely,

Nicola Forrester
Deputy Clerk
Ashwell Parish Council