

To: Justin Boolj – Senior Planning Officer NHC

Cc: North Herts Planning Control

4th December 2025

Dear Justin

25/0257/OP : Growing Baldock Development Site

Ashwell Parish Council has carefully considered the application as submitted and wishes to confirm its **objection** to the current submission in relation to transportation, impact on Baldock town centre and lack of clarity over a number of elements of the scheme.

The Parish Council acknowledges the allocations within the current local plan for the expansion of the town to the north east- including allocation BA1, BA 2 BA3 and BA10. The council is aware of the significance of these allocations and accepts that the development of the sites is likely to come forward in one form or another.

The comments/ objections made below are therefore not related to the principle of the development, but to the details of, and implications of the submitted application documents upon the residents of Ashwell and other villages to the NE of Baldock.

Ashwell Parish Council remains disappointed, that having engaged proactively in the pre application discussion with the developer, that the submission does not reflect the genuine planning concerns of the parish particularly in respect to transportation impact on access for residents to and from Baldock.

Transportation

Ashwell is a rural village with limited access to public transport and as such is largely dependent on the private car for transportation; and it is reliant on Baldock for a range of higher order services and facilities offered by the town and consequently the ability to access and park in Baldock is very important to the parish residents.

The Parish Council considers that the assumptions underlying the transportation strategy are unrealistic, untested and are consequently an unreliable basis from which to plan.

Ashwell Parish Council consider that the transport implications of the new development and its transportation assumptions will inevitably have significant adverse impacts on the village residents and their ability to conveniently access the larger scale services and facilities in Baldock.

The proposed closure of Bygrave Rd to vehicles and contraflow proposals for North Rd are very likely to make access to Baldock Station and Baldock Town Centre from the Northern & Western villages much slower and a greater distance. Coupled with disruption in & around Baldock during construction, no consideration has been given to the probability of an

additional traffic load from Bygrave and Southern Ashwell routing through the centre of Ashwell to access Ashwell Station or other routes to the A505. Evidence of such impact has recently been experienced by the closure of Bygrave / Ashwell Rd due to water mains replacement in Bygrave.

Ashwell Parish Council consider that the increase difficulty in accessing Baldock along with the scarcity of parking within the town will force people to divert trips to other nearby towns thus leading to longer trips and increased use of the car and consequential increase in carbon footprint which is contrary to national policy.

In addition, Ashwell Parish Council is concerned that this diversion of trips to other towns will adversely impact on the small businesses within the town which are reliant on dual/ multi-purpose 'pop in' trips, which in turn could lead to a reduction in the attractiveness of the town centre.

The Parish Council is concerned that there is a lack of clarity and certainty in relation to timing of a number of elements of the overall proposal – particularly the nature and location of the secondary school as this will have significant impact on transport throughout the town and its surrounds.

Ashwell Parish Council is concerned that the proposal will lead to more commuters from the north east of Baldock finding access to the town and station more convoluted and consequently looking to use Ashwell and Morden Station rather than Baldock; with a consequent increase in pressure on parking in the vicinity which is already leading to several hundred meters of parking along the highway verge on Station Road.

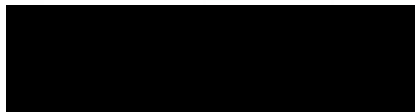
Ashwell Parish Council requests that consideration be given By NHDC to seeking a S106 contribution to provide combined footpath/ cycleway from the Hertfordshire Cambridgeshire boarder to the Ashwell and Morden station, with some additional parking nearby to facilitate more effective use of this sustainable rural transport hub.

Closing comments

The parish council would welcome the opportunity to discuss its objections with the case officer as appropriate in relation to the objection above and the request for a (S106) financial contribution.

In the event that modifications are made to the application the parish council reserves the right to submit additional comments and or objections within future re- consultations.

Yours sincerely

A black rectangular box redacting the signature of Sally Roberts.

Sally Roberts

Clerk – Ashwell Parish Council