

3 Green Lane
Ashwell
Baldock
Hertfordshire
SG7 5LW

29 May 2025

Attn Ms Melissa Tyler
North Herts Council,
[REDACTED]

Dear Ms Tyler,

Your Ref:- 24/02214/FP

Full Planning Permission: 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.

Thank you for your letter dated 14 May 2025, requesting our views on the revised documents. We are residents of Green Lane Ashwell and are writing to **object** to the above application for Full Planning Permission.

Our concerns were outlined in our previous letters, and these have not been addressed by the current amendments. We specifically refer to these documents:-

✓		NEW RECEIVED JAN 2025 Planning History Overview of Green Lane	24/02214/FP	24/03/2025
✓		NEW RECEIVED 07.02.2025 Covering Letter	24/02214/FP	24/02/2025
☐		NEW RECEIVED 07.02.2025 GLA-P-02A Sketch CGI View 1	24/02214/FP	17/02/2025
☐		NEW RECEIVED 07.02.2025 Location Plan for No. 7 Green Lane, Ashwell	24/02214/FP	17/02/2025
☒		NEW RECEIVED 07.02.2025 ITL-16680-006B TN Updated Transport Statement	24/02214/FP	17/02/2025

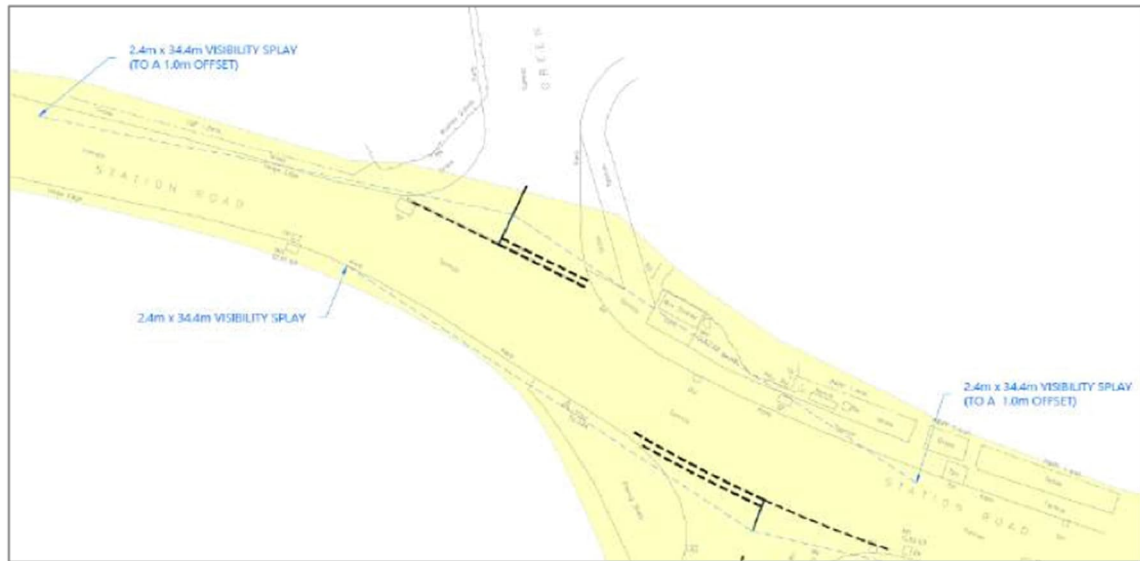
The Covering Letter lists the Amendments including the provision of an additional pedestrian refuge to the south.

The Amendments do not resolve the issue of the traffic pinch point between numbers 5 & 7 Green Lane and The Maltings, and the distance that vehicles will have to reverse.

The Amendments do not change the increased volume of traffic from the development, further increasing the risk of entering / leaving Green Lane onto Station Road close to the junction with Lucas Lane.

The main risk is from traffic travelling fast down Station Road towards The Mordens. Refer to Image 5.2, clearly showing that Station Road is not straight at this point. Vehicles frequently pass the end of Green Lane at speed, on the wrong side of the road, as they have not slowed down for the bends in the road. The recently installed bollards around the War Memorial have further contributed to vehicles being even further on the wrong side of the road.

Image 5.2: Station Road / Green Lane visibility splays



Source: Consultant

The traffic data supplied by the applicant in the Updated Transport Statement shows that the Automatic Traffic Counter was installed at the end of Green Lane close to the junction with Lucas Lane, and that the traffic speeds were substantial, bearing in mind the width of the offset crossroads and the distance from the junction. The data shows that 15% of the vehicles were travelling at more than 26.2mph! These are the vehicles that are travelling along Station Road and not turning in / out of Lucas Lane.

	Eastbound	Westbound
Total	4066	4156
Mean Speed	21.6	21.7
85%	26.2	26.3

Yours sincerely,

Mr Alan Munns and Mrs Jane Munns

Cc Mr Tom Tyson by email. [REDACTED]