

Baldwins Corner
Green Lane
Ashwell
Baldock
Hertfordshire
SG7 5LW

29 May 2025

Attn Ms Melissa Tyler
North Herts Council,
By email melissa.tyler@north-herts.gov.uk

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. We are writing to confirm that our **objection** to this proposal remains.

The updated information provided by the applicants does not address the proven safety risks associated with Green Lane. They have also sought to provide “*clarity surrounding the planning history of Green Lane*”.

The two previous applications and subsequent appeals that were in turn dismissed, were done so based upon the Safety of Green Lane, as such the fact that the application sites are different is irrelevant.

As the applicants have pointed out in their updated document the reasons for Refusal related to:

- Green Lane is an inadequate width for two-way traffic; and
- The narrow width of Green Lane is inadequate to accommodate large vehicles (e.g. delivery and refuse vehicle) satisfactorily.

In the appeal, the Inspector dismissed the scheme citing the following concerns:

- The distance vehicles would need to reverse if they met on the single-track part of Green Lane;
- The absence of pedestrian provision on Green Lane; and
- The single-track section impeding access by emergency vehicles

These issues remain and can not be addressed. The “reasons to Overcome” do not and cannot go far enough to address these issues due to 1. The length of Green Lane and 2 the serious and immovable Bottleneck that exists from No 7, No 5 and The Maltings of Green Lane.

In order to bring this to life please find below photos of the serious and real safety issues that currently exist as a result of refuse vehicles alone. As evidenced by the photos the proposals do not remove the fact that pedestrians will remain at a severe risk of harm. To reiterate the pedestrian and vehicle “refuges” are wholly insufficient. The Bottleneck that exists is clearly evidenced in the photos and there is no solution to this. We have also previously shared real life near misses at the bottleneck which we would ask be taken into consideration.

These photograph examples are only of one refuse collection only, we have up to three on any specific day. In addition to this there are delivery vehicles, daily Royal Mail vehicles etc etc, not to mention the impact should an emergency vehicle be required to access Green Lane.

In addition to the above safety risks that are present “down” Green Lane there are also real safety issues at the top of Green Lane/Station Road. We have highlighted these concerns in previous objections relating to this specific proposal.

We hope this provides sufficient information and evidence to support our objection and that the planning application will be refused.

Should you require any further information please do not hesitate to contact us.

Yours sincerely,
Mr Matthew & Louise Lee













