

Mr Alex Howard
Senior Planning Officer
North Herts Council

BY EMAIL

09 September 2024

Dear Mr Howard,

Re 24/01444/FP Land between Hunts Ridge and Ashwell House (the field known locally as Hunts Close located between the unmade track known as the Ruddery, part of Ashwell Street, and Lucas Lane).

Erection of 14 dwellings (including affordable housing) including creation of access from Ashwell Street, footpath link to Lucas Lane, public open space and soft and hard landscaping, biodiversity enhancement and, associated infrastructure on land north of Ashwell Street, Ashwell.

Ashwell Parish Council considered this application and agreed to object on the following grounds:

- contrary to Ashwell Neighbourhood Plan policies;

ASH 3 Section A. Development proposals should conserve and enhance the Conservation Area, the Character Areas V1 to V5 as shown in Figure 6.1 , and key views and assets identified in the Conservation Area Character Statement 2019. This proposed development would degrade rather than preserve or enhance the Conservation Area.

ASH 8 The development conflicts with View SV12. The policy is designed to protect the rural character and locally significant views.

ASH 9 This policy seeks to protect the natural landscape and rural character. Damage to the Icknield Way would be unavoidable from the proposed development, and would directly conflict with the views of Historic England reference SE03 Pg 51 of the Neighbourhood Plan.

<https://www.north-herts.gov.uk/ashwell-neighbourhood-plan>

- site not allocated in the Local Plan and not listed as a requirement to meet the 5 year housing supply;
- adverse impact on the Conservation Area in particular on the ancient trackway known as The Ruddery, part of the Icknield Way
<http://greatchalkway.org.uk/routes/icknield-way/>

It was noted that the potential for damage to surfaces and surrounding trees/vegetation during the build process should be addressed;

- adverse impact on the Conservation Area in particular on the important views identified in the Character Appraisal and Management Plan.

<https://www.north-herts.gov.uk/conservation-areas-villages>

- adverse impacts on the transport network including Kingsland Way and Ashwell Street;
- lack of an agreed Section 106.

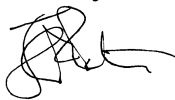
The Parish Council requests that specific conditions be imposed

- to ensure retention of the public open space for the village in perpetuity;
- to include a change of status to the adjacent BOAT and physical measures to restrict access; bollards should be installed to restrict access by four-wheeled vehicles and the vehicular access should be sited as far to the west as possible to limit damage to the ancient trackway;
- to protect the trees on the site boundaries.

The Parish Council continues to have significant concerns re the disputed boundary issue; this could affect the position & layout of the houses being proposed. The view has been expressed that the current application should not be processed while this remains unresolved.

Please get in touch if any clarification is required.

Yours sincerely,



Jane Porter, Clerk, on behalf of Ashwell Parish Council

cc. Cllr Tom Tyson