

Standing up for Hertfordshire's countryside

Andrew Hunter  
Planning and Building Control  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
Herts SG6 3JF

Our Ref:

Your Ref:

5<sup>th</sup> April 2019 (by email)

Dear Mr. Hunter,

**Application No. 19/00455/FP**

**Erection of 9 (6 No. Three Bedroom, 3 No. Four Bedroom) dwellings with associated parking, amenity space and associated ancillary works, following demolition of existing redundant structures, creation of new access from Station Road on Land at the junction of Ashwell Street and Station Road, Ashwell, Hertfordshire.**

This is a resubmission of withdrawn application 18/01874/FP with very minor amendments. While we welcome the additional information which has been provided with the application documents in regard to ecology, archaeology and drainage (which were missing from the original application), CPRE Hertfordshire maintains its objections to this application.

The Applicant again makes the point that while the site is not designated as a potential development site in the Submission Local Plan, the Council has proposed to adjust the settlement boundary to remove the site from the Rural Area Beyond the Green Belt. The fact that the Inspector has not referred to this either in the Examination in Public or subsequently, is not relevant. The removal of this site from the Rural Area Beyond the Green Belt was objected to at the Examination In Public and to approve development in advance of the Inspector's adjudication would be inappropriate.

We maintain our view that while there is development along the north side of Station Road, there is an absence of residential development along this stretch of the road on the south side. Accordingly, the erection of a group of dwellings on what is currently open pasture will adversely affect the character of this part of the village and impact on the conservation area.

While providing fuller information on the points we have noted above, the application now omits details which were in the original planning statement such as former para. 6.2.2 which stated that "*The local school is close to capacity and there may be problems with patient registrations at the Ashwell surgery. If this is the case a scheme of 9 new dwellings might give rise to a degree of social harm.*" As before, there is no attempt in the accompanying documentation to assess the likely impact of the development on local

services such as the JMI school, health services etc or the ability of residents to access them. Consequently we question the sustainability of the proposal.

The application does not comply with current Local Plan policies nor meet the sustainability criteria in the National Planning Policy Framework. The Examination in Public has yet to conclude and it would be inappropriate and premature to approve it as presented prior to the adoption of the emerging Local Plan.

Consequently we urge the Council to refuse the application.

Yours sincerely,

David Irving