

From: XXXXXXXXXX  
Sent: 28 November 2024 14:36  
To: <XXXXXXXXX@matthew-homes.com>  
Cc: XXXXXXXXXXXXXXXX

Subject: Repair to hedge

XXXXXXX

Regarding the large hole that has been created during the housing development and enlarged today by the tree surgeons driving their shredder through the hedge. Following a little research it appears that now is the best time to replant.

The best time to plant a hedge depends on the type of hedge and the type of plant you're using:

- **Bare root:** Plant in late autumn to late winter (November–February). Bare root plants are dug from the field with exposed roots, so they need to be planted soon after arrival to prevent the roots from drying out.

Please can you action immediately as it has created an unsightly hole in the hedge.

Many thanks

XXXXXXXXX



**From:** xxxxxxxxxxxxxxxxxxxxxxxxx

**Sent:** 28 November 2024 13:00

**To:** [planning.control@north-herts.gov.uk](mailto:planning.control@north-herts.gov.uk)

**Cc:** xxxxxxxxxxxxxxxxxxxxxxxxx

**Subject:** Urgent: Risk to public and contravention of planning approval from access to site. Planning application 20/03070/FP

Development on Station Road Ashwell – Senuna park

Planning application number 20/0307/FP

### **Risk to public from unapproved access to site**

Since the start of development about 12 months ago, the site has been accessed via a gate in the corner of the site which is about 2m from the track down to Small Gains, where the local junior football team play and Ashwell Cycle Club access the cycle track. Although this is not the approved access, access to the site has been manageable as the site does not work at weekends when there is considerable foot and car traffic down the lane.

Over the past couple of weeks it has become clear that the developer intends to use this unapproved access for the public to visit the show homes that will soon be completed. This poses major risks to the public and this unapproved access should not be used and every effort be made to complete the approved access 20m further down the road.

### **Risks from use of the unapproved access**

- The public will access the site (visit to the show home etc) when building work is underway and share the same road space as deliveries being made by lorries
- The access does not separate pedestrians from traffic and is not wide enough to do so as lorries turning require the full width of the entrance
- It is too close to the track which is busy at the weekend posing a risk to young children on their way to football
- Entrance has no road marking hence no clarity on priorities especially with the entrance to Small Gains lane being only 2m away risking accidents
- There is limited visibility as there are no splays in place
- Some lorries are too big to turn into/out of the site and hence head down into the village in contravention of the approved traffic management plan

The developer should not be allowed to use the unapproved entrance for public access and they should complete the approved access as per the planning application before the public are allowed to access the site.

Regards

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