

Mr Ian Fullstone
Director - Place
North Herts Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

14 May 2025

Dear Mr Fullstone

Re: Townsend Meadow, Ashwell (Planning App: 19/00455/FP)

We are writing to seek your intervention to force the developer (Oakbridge Bespoke Homes Ltd) to construct or fund the construction of a footpath along the Station Rd boundary of their development in accordance with conditions 8 and 21 of the consent (see Annex). These conditions should have been met before first occupation but have never been satisfied, despite our repeated requests to NHC Planning for follow-up action.

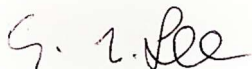
Residents of Townsend Meadow are unable to directly access a footpath without walking onto Station Road to either cross the road to the nearest footpath or walk along the road to join the nearest footpath on the West side of Station Road. Station Road is a major access road in and out of the village, hence the original condition designed to overcome the safety concerns of pedestrian access to and from the development.

However, far from being just a matter of principle or of parishioner safety, failure to enforce planning conditions sends a clear signal to developers. The signal being that they can ignore the Planning system whenever it suits them, especially on matters which may incur a cost that does not necessarily benefit the market value of the properties they seek to build.

We look forward to hearing what action NHC propose to take on this matter.

With regards

Yours sincerely



Graham Lee
Chairman on behalf of Ashwell Parish Council.

CC: Clare Billing – NHC Chair
Anthony Roche – NHC Chief Executive
Tom Tyson – Councillor

Annex

Conditions of the consent that are the subject of this letter:

8. Prior to the first occupation of the development hereby permitted, a provision of footway (minimum width as agreed with DM- implementation team) towards North direction of proposed access should be provided and connected with existing footway up to 54 Station Road. Also, provision of tactile paving pedestrians crossing point onto Station Road as shown on drawing (Ref- 263-100, Rev-B) should be provided.

Reason: Policy 1, 7 and 8 of HCC's LTP4

21. Prior to the first occupation of the development hereby permitted, provision of a tactile paving pedestrian crossing point onto Station Road as shown on drawing (Ref- 263-100, Rev B) shall be provided.

Reason: In the interests of pedestrian and highway safety.