

**Minutes of the Ashwell Parish Council meeting held on
Wednesday 2nd November 2016 in the Parish Room**

Present: Councillors Mark White (Chairman), Martin Hoffman (Vice-chairman), Graham Lee, Madeleine Legg, Bridget Macey, David Short, David Sims.
The Clerk was also in attendance.
Members of the public: Eight parishioners.

67. Apologies for absence None.

68. Minutes of previous meetings; Council meeting 5th October 2016.

It was *resolved* that these be approved and signed.

Clerk

69. Matters of general report from previous meetings

69.1 (August Council, 41.1) 1st Ashwell Scout Group fundraising for a Public Access Defibrillator (PAD). It was noted that refurbishment, including repainting, signage and installation of the PAD was pending.

69.2 (August Council, 41.2) Superfast broadband. It was noted that no further confirmed information had been received.

70. Parish management reports (current responsibilities shown in brackets)

(Routine matters concerning the management of parish assets and amenities are usually not discussed or reported to full council meetings; some are dealt with by the Management Committee, others directly by parish councillors and/or the Clerk)

(Draft minutes of last Management/Finance Committee Wednesday 17th August 2016 available)

70.1 Cemetery (Cllr Madeleine Legg)

Cllr Madeleine Legg reported.

70.1.1 Chapel of Rest tenancy. A draft tenancy summary had been received from the solicitor. It had been agreed with Nevilles to include a side letter to cover any potential request for hire by a parishioner.

70.1.2 Recent tree works. Following works to the boundary Holm Oaks, commendations had been received from neighbours. Works to the fencing would be discussed at the Finance Committee.

70.1.3 A proposal had been made to form a 'Friends of Ashwell Cemetery' group that could undertake working parties.

70.2 Recreation Ground and Pavilion (Cllrs Mark White and Madeleine Legg)

Cllr Madeleine Legg reported.

70.2.1 User Group. A meeting was scheduled for 9th November.

70.2.2 New entrance signage. This was pending quotations.

See also 64 below re upgrade project/proposals for bid to NHDC.

70.3 Playground (Cllr Madeleine Legg) Nothing to report.

70.4 Public toilets at the pavilion (Cllr Madeleine Legg)

See item 64 below re enhancement project/claim to NHDC from planning obligations.

70.5 The Springs (Cllr Martin Hoffman)

Cllr Martin Hoffman reported.

70.5.1 Tree and hedge works. The small dead ash tree adjacent to the High Street steps had been removed and the Springhead hedge cut back.

70.5.2 Management Plan. The current plan was due for renewal at the end of this year.

70.5.3 Neighbour's concerns. A resident had raised concerns re the safety of trees in relation to her house insurance; she had been sent details of the procedures in place.

70.5.4 Ashwell 917 celebrations. Following a proposal for bulb planting as part of this event advice would be taken from Natural England.

70.6 Small Gains (Allotments, Accies sports field and shared car parking area) (Cllr David Sims)

Cllr David Sims reported.

70.6.1 New car park surfacing. The grass was already growing through and the area was looking good.

70.7 Miscellaneous amenities

(The Lock Up - Cllr David Short. Merchant Taylors' Green and Carters' Pond - Cllr Martin Hoffman)

Nothing to report.

70.8 Street furniture (Cllr Bridget Macey) Nothing to report.

70.9 St Mary's Churchyard grounds maintenance (Cllr Martin Hoffman)

Cllr Martin Hoffman reported.

70.9.1 Recent tree works. The Holm Oaks alongside Mill Street had been reduced. The tree surgeon had attended following a fallen branch in Hodwell.

70.9.2 Mill Street boundary wall. A survey had been proposed; no further information had been received from the St Mary's PCC.

70.10 Parish Clock (Cllr Mark White)

Cllr Mark White reported that the supplier had attended following reports that the clock was running slow. He had determined that the synchronising motor was beyond repair. The clock had been stopped pending the installation of a new part; the supply of this might take several weeks.

70.11 War Memorial

Concerns were raised by parish councillors that bird droppings were being deposited on parts of the structure. It was agreed to investigate how best to remove these and how to prevent reoccurrence. **Clerk**

71. Items re other authorities/organisations

71.1 Herts Highways

71.1.1 Cllr David Sims reported on updates received from County Councillor Tony Hunter.

See www.hertsdirect.org/hertfordshire/CouncillorLocalityBudgets (County Councillor Tony Hunter)

(i) Speed Indicator Devices (SIDs); the two bases and one device were due to be installed in the next few weeks, (ii) Re-surfacing of the footway in Station Road at the entrance to Small Gains Lane had been completed, (iii) Verge protection bollards outside the Cemetery; these had been agreed but installation was pending, (iv) Station Road safety improvements; these were still being assessed, (v) A505 Odsey junction; the agreed minor improvements were still pending action, (vi) LED street-lighting; there was no further information, (vii) Yellow lines; a response from County Councillor Tony Hunter was due this month, (viii) Overgrown verges; there was no further information.

71.1.2 Parking adjacent to the Recreation Ground. It was noted that an email had been received from a parishioner, with photos, raising concerns re poor parking at the War Memorial junction in conjunction with Accies Football Club activities. A request had been made to the police and the PCSO had informed that he would liaise with the club re attending fixtures. It was noted that the Accies had been requested on previous occasions to marshal parking and open the gates so that cars could park at the end of the ground. This would be reiterated at the User Group meeting scheduled for Wednesday 9th November. **MNW/MFL**

71.2 Herts Highways/Rights of Way

71.2.1 Byway 51 in Cambridgeshire/rear of Sunnymead Orchard Park Homes site. It was noted that residents had raised concerns with Cambridgeshire County Council re the poor state of the surface. They had also approached NHDC re possible funding. Cllr Bridget Macey reported that she had approached the developer of the adjacent new housing site to request their input; unfortunately this had been unsuccessful.

71.3 Herts County Council

71.3.1 202 Taxibus service to the station. Concerns were noted following an item published in the NHDC Members Information giving details of services to be withdrawn by the County Council due to cost savings:- 'Other contracts with relatively low value for money scores remain under review including: 202 - Ashwell Station Link'. It was agreed that County Councillor Tony Hunter be requested to provide further information. **Clerk**

71.4 North Herts District Council (see 63 below re planning and the draft Local Plan)

71.4.1 Farr Festival/questions re the license granted by NHDC. The response from District Councillor Janine Paterson following her enquiries to the licensing officer was noted. It was agreed, prior to next year's event, to publicise the contact details for the enforcement officers at NHDC, including the 24-hour phone line, and to encourage parishioners with complaints to make their views known. It was noted that details were on the NHDC website including how to use a phone app for noise reporting. **Clerk**

72. Reports re planning matters

(draft minutes of Planning Committee meeting held on Sunday 2nd October available; next meeting scheduled for 6th November -see below)

72.1 Consultations received (from NHDC as Planning Authority to Parish Council as consultee)

(If any objections are raised either by a parishioner or a parish councillor an on-site meeting of the Planning Committee is convened to consider those items; see notice board or contact Clerk for agenda)

[Planning Committee Sunday 6th November at 9.00am

Case Ref 16/02470/1HH. 32 West End.

Full Planning Permission Householder: Single storey side extension.

Case Ref 16/02502/1HH. 40 High Street.

Full Planning Permission Householder: Creation of new vehicular access from Church Street to provide two parking bays. (NB should read Church Lane)

Case Ref 16/02236/1. Land rear of 22 High Street.

Full Planning Permission: Erection of 1x3 bedroom dwelling and creation of vehicular access off of Hodwell.

Case Ref 16/02510/1HH. 108 Station Road.

Full Planning Permission Householder: First floor front extension.]

72.1.1 NHDC Case Ref No: 16/02154/1 J Cooke Engineering, Ashwell Street

Full Planning Permission: Erection of 6 x 4 bedroom dwellings and 1 x 3-bedroom dwelling with detached double garage; associated car parking and ancillary works following the demolition of existing factory building.

It was noted that, following the Parish Council's requests for minor amendments to the proposals, the developer had been in contact with the NHDC Planning Officer. It was agreed that the developer be commended.

Clerk

72.1.2 To propose the response to the following application.

NHDC Case Ref No: 16/02582/1HH. 1 John Sale Close

Full Planning Permission Householder: Replacement windows and doors.

It was resolved that there were no objections and a recommendation be made to the Planning Officer to grant approval.

Clerk

72.1.3 Works to Trees in Conservation Area (TCA) applications to NHDC. None received.

72.1.4 From NHDC. Case Ref No:16/02593/1PN. Kite Barn, Dixies Barns, High Street

Prior approval notification - Class O: Change of use from Use Class B1(a) (offices) to Use Class C3 (residential) to provide additional habitable accommodation for the adjacent dwelling Crow Crag.

It was noted that the Planning Officer had informed that this was 'permitted' development', ie it did not require planning permission, under the Town and Country Planning Order 2015. Some concern was expressed that no detail or the exact location were given.

72.1.5 NHDC Case Ref No: 16/01797/1 Land rear of 4-14, Claybush Road.

Full Planning Permission: 33 dwellings together with associated access, parking, amenity and open space.

It was reported that the application was to be deferred pending further progress of the District Local Plan.

See also 72.3 below re the draft Local Plan public consultation.

72.2 To note any decisions made by NHDC as the Planning Authority on planning applications.

72.2.1 (October Council, 63.2.1) 68 High Street change of use application from commercial to residential/closure of the Star of India take-away due to their tenancy not being renewed.

It was reported that a response had been received from District Councillor Janine Paterson as to why she had not 'called in' this application for a committee decision, 'The planning officer is the expert in the matter, and having looked at her comments to all the points raised by the Parish Council, I could not see a reason that the application would not be approved should it have gone to the planning committee.'

72.3 District Local Plan 2011-31

72.3.1 (September Council. 54.4.1)

72.3.1.1 Letter sent to Mr David Scholes, CEO, expressing concerns at the decision to progress the draft Local Plan 2011-31 without amendment. It was noted that receipt had been acknowledged but a full response was pending.

72.3.1.2 Public consultation between 19th October and 30th November 2016

Cllr David Short reported on the briefing meeting he had attended at NHDC and urged all to review the guidance material issued for responding to the consultation. Responses would be considered by an independent public inspector in accordance with two set criteria, (i) Does the Plan comply with the legal requirements? (ii) Is the Plan a sound plan for the future of North Hertfordshire? The wording of responses needed to be carefully chosen to comply with these.

It was agreed that the response from the Parish Council would reiterate the points made previously, ie

- To applaud the inclusion of policies designed to support rural businesses, the retention of local retail and service outlets, and employment in villages.
- To object to the lack of response by NHDC to alternative proposals for housing land allocation sites made throughout the emerging Neighbourhood Plan process that reflected the housing needs of the village.

- To object to the inclusion of AS1 (Claybush Hill) as a housing land allocation site on the grounds that it would be contrary to National Planning Policy Framework (NPPF) and NHDC’s own current and emerging planning policies in relation to (i) Landscape and Heritage, (ii) Highway Safety. (See Appendix 3 for details).

It was also agreed that, (i) the draft response would be reviewed by the professional previously consulted to ensure that the focus and the terminology used was appropriate, (ii) details of the Parish Council’s response would be publicised as widely as possible to parishioners, (iii) parishioners would be urged to respond individually, to respond to the whole of the submission document not just the Claybush Hill site, and to repeat comments that they might have submitted previously, (iv) publicity would include a leaflet delivered to all households.

It was agreed that the above should be progressed as rapidly as possible.

It was agreed that Cllr Graham Lee would review the assessment of the sites proposed for housing carried out by NHDC, and any subsequent actions, to determine the robustness of NHDC’s procedures and whether they were open to challenge.

Clerk/GEL

73. Reports re Finance matters

73.1 (October Council, 64.1) Section 106 claims and grant proposals to NHDC.

73.1.1 Public toilets/proposals for enhancement of the facilities at the Recreation Ground (claim on planning obligations/section 106 funds held by NHDC). Cllr Madeleine Legg reported that the plans for the Gents were being progressed. Once agreed all the proposals would be forwarded to NHDC.

73.1.2 Pavilion Upgrade/bid to the new Communities Fund. Cllr Madeleine Legg reported that outline details had been submitted by the Parish Council. NHDC had now published the criteria and made available the forms for a formal submission. The bid would be an agenda item for the User Group meeting, to be chaired by the Parish Council Chairman, scheduled for Wednesday 9th November.

73.3 Budget.

The draft proposals for the financial year 2017-18 were noted. It was agreed that full details would be reviewed by the Finance Committee (meeting scheduled for Wednesday 23rd November) and a proposal for the budget and precept for 2017-18 made to the December Council.

73.4 Proposal for approval of monthly Accounts and Bills for Payment.

It was *resolved* that these be approved and paid (see Appendix 2).

Clerk

74. Reports from working groups

74.1 Ashwell Neighbourhood Plan Group (leader Cllr David Short) (see 72.3 above)

74.2 Website Group (leader Cllr Graham Lee) Cllr Graham Lee reported that he had sent out a brief for the new website to several suppliers and now had some quotes in hand. These would be reviewed and further details requested where necessary. He would report further as this progressed.

74.3 Yearbook Group (leader Cllr David Short) Cllr David Short reported that plans for the 2017 edition were progressing well. The deadline for contributions written by parish councillors was 12th December. The Annual Parish Meeting would be held on Wednesday 29th March 2017.

74.4 Speeding Watch Group (leader Cllr Martin Hoffman) It was noted that the group was to review its activities following installation of the Speed Indicator Devices (see 71.1.1 above).

75. PARISH AFFAIRS, REPORTS FROM OTHER BODIES AND OPEN FORUM

Standing Orders suspended for this item; taken at 8.30pm

75.1.1 Henry Colbron Trust. Cllr David Short reported that representatives of the trustees, the Merchant Taylors’ Company, were to visit to formally open the new MUGA (multi use games area) at the school on Tuesday 15th November.

75.1.2 Moss Cottage Homes. Cllr Madeleine Legg reported that the charity was seeking a new clerk. Any potential arrangement with the Parish Council re this would be discussed at the Finance Committee.

75.1.3 Village Hall. Cllr Mark White reported that the new notice board installed by the management group had been commended.

75.2 Items raised by parishioners.

75.2.1 Govia/Thameslink/Great Northern rail services consultation. Parishioner Joan Ridley reported that she had reviewed the documents available. She regretted the lack of detail on timetable changes but had responded in support of maintaining local services. She was thanked for her input.

Chairman's Signature.....	Date.....
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75.2.1 Rail services to Cambridge. A report was received on the continuing poor service; this was particularly disruptive for children accessing education. It was agreed that concerns would be passed to County Councillor Tony Hunter and Sir Oliver Heald, MP requesting their input. **Clerk**

Items 76, 77,78 and 79. Meeting closed to the public at 9.50pm for *in camera* items

Standing Order item 62. That in view of the special nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded and they are instructed to withdraw.

To be considered at an *in camera* session on the grounds that they included personnel matters.

Meeting closed at 9.50pm

Forthcoming meeting dates:

Planning Committee Sunday 6th November at 9.00am (see 72.1 above).

Next monthly Council meeting Wednesday 7th December.

The Annual Parish Meeting will be held on Wednesday 29th March 2017.

Appendix 1 – General material received

Items routinely forwarded to parish councillors by email

- North Herts District Council -weekly ‘Members Information’
- HAPTC -Briefings and Bulletins.
- SLCC -updates and newsletters.
- Police OWL/Rural News/Neighbourhood Watch bulletins.

Appendix 2

ACCOUNTS AND BILLS FOR PAYMENT -November 2016			02 November 2016			
			Declarations: item 169 Cllr Legg			
Proposed (i) Cllr Sims (ii) Cllr Macey						
			£	£	£	
Receipts			Precept	Grants	Other	
					Total	
47	Neville Funeral Service	chapel rent			68.75	68.75
48	Santander	bank interest			7.48	7.48
49	Ashwell Cricket Club	rent rec and pavilion 2016-17			850.00	850.00
50	Dignity Funerals Ltd	Crouch memorial (cemetery works 16.18)			120.00	120.00
51	Dignity Funerals Ltd	Crouch burial (cemetery works 16.19)			120.00	120.00
52	Eon account credit	chapel electricity			94.06	94.06
Total			0.00	0.00	1,260.29	1,260.29
			Admin, office costs & Other Misc	Management of Parish Assets & Amenities	VAT	Total
Payments						
By Direct Debit						
144	E.ON (31/10/16)	toilets electricity		8.55	0.43	8.98
145	E.ON (31/10/16)	pavilion electricity		21.69	1.08	22.77
146	E.ON (01/11/16)	chapel electricity		11.00		11.00
147	NHDC (01/08/2016)	trade refuse bin (Rec charity)		87.62		87.62
By Cheque						
148	J C M Porter	Clerk's salary	1097.99			1,097.99
149	J C M Porter	reimbursement office expenses	74.45		11.55	86.00
150	J C M Porter	reimbursement Norton 360	66.66		13.33	79.99
151	J C M Porter	reimbursement Office 365	66.66		13.33	79.99
152	J C M Porter	reimbursement software for yearbook	149.00		29.80	178.80
153	HCC Pensions-LGPS Account,	clerk's pension	402.70			402.70
154	M Barden	Environmental Cleansing		253.03		253.03
155	M Barden reimbursement expens	petrol		6.00		6.00
156	M Chandler	Duties at Pavilion and Rec		73.20		73.20
157	Post Office	tax&NI to Inland Revenue		295.00		295.00
158	K Clifford	Premises duties		30.00		30.00
159	David Grech	Neighbourhood Plan report	450.00			450.00
160	The Play Inspection Company	RoSPA inspections at the Rec and the Springs		125.00	25.00	150.00
161	Howes and Boughton (Letchwor	hand dryer at public toilets		354.00	70.80	424.80
162	The CGM Group (East Anglia) Lt	pitch mowing at the rec 27/09		29.07	5.81	34.88
163	DJ Granger Grounds Maint. Ltd	grounds maintenance worksheet 17		306.00	61.20	367.20
164	B Hudson	tree works at cemetery		3750.00		3750.00
165	The Blue Tree Company Ltd	tree works at St Mary's Churchyard		1600.00	320.00	1920.00
166	The Blue Tree Company Ltd	tree works at St Mary's Churchyard		100.00	20.00	120.00
167	The Blue Tree Company Ltd	tree works at the Springs		250.00	50.00	300.00
168	The Blue Tree Company Ltd	hedge works at the Springs		300.00	60.00	360.00
169	M F Legg	refund allotment deposit		20.00		20.00
Total			2307.46	7620.16	682.33	10,609.95
Outstanding Accounts						
Yearbook 2016 adverts (x1)					65.00	
Total						65.00
Money at bank						
Current Account			27 October 2016		45,346.57	
Deposit Account			03 October 2016		30,438.07	
Total						75,784.64
Cheques banked after/BACS transfers after						120.00
Cheques drawn but not cleared/DD's outstanding						328.00
Total						75,576.64
Total after paying this months cheques						64,966.69
Total in current a/c after paying this months cheques						34,528.62

Appendix 3 Local Plan consultation - details and supporting evidence

1. Ashwell Parish Council is in favour of policies designed to support rural businesses, the retention of local retail and service outlets, and employment in villages.

The policies in the draft Local Plan are consistent with National Planning Policy Framework (NPPF) Section 3 - Supporting a prosperous rural economy. Paras 28 and 70.

Local Plan policy ETC6: Towns and Local Centres.

Paragraph 3.37 states:

‘The village centre of Ashwell contains a more limited range of shops and services, and is more fragmented than Codicote and Knebworth's village centres. However, Ashwell still has enough shops, services and facilities to have a designated centre, unlike many other small settlements in the district.’

Paragraph 12.7 of the section on Ashwell reads as follows:

‘The facilities of Ashwell are designated as a village centre under policy ETC6, with some protection provided by policy ETC10.’

Local Plan Policy ETC10: Local centres states:

‘In the local centres the Council supports the provision of shopping and service facilities for local people...The Council will only grant development proposals for a change of use from use classes A1, A2, A3, A5, D1 or D2 at ground floor level, to residential or other use not listed above, in exceptional circumstances, and where it can be demonstrated through documentary evidence that the proposal is consistent with the principles of sustainable development.’

2. Land Allocation for housing. Ashwell Parish Council has already objected to the inclusion of the Claybush Hill site (AS1) in the emerging Local Plan. The emerging Ashwell Neighbourhood Plan, resulting from widespread public consultations and surveys, has been ignored. This is undemocratic and fails to satisfy the requirements for local democracy (Localism Act 2011).

Ashwell Parish Council has not objected to the principle of development and has been pro-active, through the Neighbourhood Plan, in identifying what type of development is required to satisfy the housing needs of the village and the sites suitable for it. These would more than adequately satisfy the number of units required.

Supporting evidence for this includes:

A. Preferred Options Consultation November 2014. (i) Letter from Ashwell Parish Council to NHDC setting out its reasons for rejecting the Claybush Hill site. (ii) A total of 135 relevant and specific objections, 92% from residents of Ashwell. Just one letter in support. This from a community of 800+ households.

B. Neighbourhood Plan. (i) Emerging plan has included parish-wide surveys and the preparation of a draft plan during the last 2 years. (ii) Meetings with an NHDC Senior Planning Officer who has advised and guided the group. (iii) December 2015 details of three alternative sites provided to NHDC that would meet the housing needs identified that cannot be catered for by AS1. (iv) The draft emerging Neighbourhood Plan issued to NHDC May 2016, ie within the timetable given for registering alternative options for consideration for the NHDC draft Local Plan.

C. NHDC Council meeting 20th July 2016/Draft Local Plan. (i) Letter from Ashwell Parish Council, in advance of the meeting, to all NHDC members reiterating the reasons for rejecting the Claybush Hill site. (ii) Presentation to the meeting by a representative of the Parish Council and the Neighbourhood Plan working group reiterating the reasons for rejecting the Claybush Hill site. (iii) Letter to David Scholes, CEO NHDC, following the meeting expressing concerns at the undemocratic decision to progress the draft Local Plan despite a plethora of consultee objections and reiterating the reasons for the objections.

3. Site AS1 Claybush Hill/Land Allocation for Housing. This site fails to comply with NPPF and the draft Local Plan policies on the following grounds.

3.1 Landscape and Heritage: Development on this site would fail to comply with National Planning Policy Framework (NPPF) and NHDC's own local planning policy, both current and emerging, to protect valued landscapes and heritage.

The site falls within the North Baldock Chalk Uplands Character Area designated by NHDC for its landscape value, '... considered to be of moderate to high sensitivity. Open views and skylines throughout the Character Area are particularly sensitive to development.'

Supporting evidence for NHDC Policy HE1: Heritage Strategy states '...development of any scale within the site is likely to impact upon views north towards Ashwell Church Tower from Claybush Hill across the site'. Any development would adversely affect the setting of Arbury Banks, a Scheduled Ancient Monument.

NHDC has refused three previous applications on this site for these reasons. The NHDC refusal was upheld by the Planning Inspectorate on the same grounds following appeal by the applicant.

Supporting evidence for this includes:

A. NPPF 11. Conserving and enhancing the natural environment.

NPPF 12. Conserving and enhancing the historic environment.

B. NHDC current policy and emerging policy/draft Local Plan 2011-31.

Policy NE1: Landscape and Environmental Protection (page 56).

Policy HE1: Heritage Strategy (Page 67)

Design SPD (Page 17).

NHDC Supplementary Planning Guidance No.18 Ashwell Village Design Statement.

NHDC Supporting evidence: Landscape Study (Character, Sensitivity and Capacity) 2011; North Baldock Chalk Uplands/Area 224 (page 146). Heritage Assessment Ashwell, June 2016.

Section 12. Communities/Ashwell

'1.9 The impact of the proposed site on heritage assets and the landscape is a key consideration'.

3.2 Highway Safety: Development on this site would fail to comply with both National Planning Policy Framework (NPPF) and NHDC's own current and emerging planning policy for Highway safety including the specific conditions for access to site AS1 in the draft Local Plan 2011-31.

The existing footpath network extending to the junction of Bear Lane and Ashwell Street includes x19 steps and thus fails to meet national and local planning policy 57. There is no land available to overcome this problem. The requirement for adequate pedestrian access to and from the site itself is also unachievable. The proposed route is along a private, un-adopted, unmade, single track road opening onto a complex junction with no pavement provision. Council waste/recycling vehicles servicing this limb of Ashwell Street have to reverse along the road and across the junction. Access to the centre of the village is via a shared road surface with significant traffic flows and a steep gradient that is particularly hazardous in icy conditions. The proposed development of the adjacent brownfield site (Cooke Engineering) for additional housing will exacerbate these concerns.

Supporting evidence for this includes:

A. NPPF Section 4. Sustainable development: 32. 'Safe and suitable access to the site can be achieved for all people...'

B. NHDC current policy and emerging policy/draft Local Plan 2011-31.

Policy D1: Design and Sustainability (Page 45): 7.11 The policy seeks to ensure that the design and location of new development makes it accessible to all potential users.

Policy 57: ‘...road and footpath layout provides safe and convenient pedestrian routes between homes and local community facilities’.

Section 12. Communities/Ashwell site AS1.

‘1.10 Currently there is no pedestrian access along Claybush Road, therefore the development should deliver a pedestrian access route into the village to enable access to services and facilities.

1.11 The footpath network in Ashwell currently extends to the junction of Bear Lane and Ashwell Street and there may be opportunities to connect from here from the north of the allocated site.’