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Ashwell Parish Council
89 Back Street
Ashwell
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Our Ref : 25/02547/FP
Contact : Anne McDonald
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Email : anne.mcdonald@north-herts.gov.uk
Date: 6 July 2026

F.A.O Sally Roberts

Dear Sir / Madam,

**Town and Country Planning Act 1990
Appeal under Section 78**

Appeal by: Mr Ben Wilkinson

Appeal ref: 6011739

Site address: Land To The South And East Of Senuna Park, Station Road, Ashwell,

Description: Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping.

Appeal Start Date: 1 July 2026

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission by this Council.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate

North Herts Council, PO Box 7075, Manchester, M28 8JX

c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by 05 August 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference 6011739**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents can be viewed on our website <https://www.north-herts.gov.uk/view-and-comment-planning-applications> using the application reference **25/02547/FP**.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> and on the Council's website <https://www.north-herts.gov.uk/view-and-comment-planning-applications>

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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