

To: Henry Thomas – Planning Officer
E- henry.thomas@north-herts.gov.uk

cc: Planning Control - NHC
E- planning.control@north-herts.gov.uk

8th January 2026

Dear Henry

Re: 25/02115/FP : Full Planning Permission : Conversion of 3 existing agricultural buildings to provide 8 residential units, including gardens and formation of vehicular access : Kirby Manor Farm, Northfield Road, Ashwell, Baldock, Hertfordshire, SG75JQ

At the Ashwell Parish Council meeting held on 7th January 2026, councillors unanimously resolved to object to the above planning application. Please find below their objections.

Location of the building and it's sustainability

Councillors endorse the HCC Highways Authority letter dated 10th December 2025 and support their comments relating to safety concerns that the site is located in a rural area accessed by narrow dark lanes with no pedestrian, cycle route or public transport connections. This will increase vehicle dependency, making the site not 'sustainable' according to para 106(a) and para 110 of the NPPF, which requires development to:

"Minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities".

"In accessing sites that may be allocated for development in plans or specific applications for development, it should be ensured that (a) appropriate opportunities to promote sustainable transport can be made or have been taken up, given the type of development and its location"

The NHC Local Plan states in its Policy SP1 'Sustainable development in North Hertfordshire' that it will "... secure any necessary mitigation measures that reduce the impact of development, including on climate change.". Its policy SP6 (f) requires "applicants to provide assessments, plans and supporting documents to demonstrate the safety and sustainability of their proposals;"

The location of the proposed dwellings is outside walking distance from facilities, the bus service in the village, and outside walking/cycling distance from the railway station. There does not appear to be any assessment of the desirability of the change from a sustainability viewpoint or any mitigation proposals for any undesirable consequences.

Note that, the Local Plan at para. 7.12 places emphasis on " ... locating residential development where car use is less likely / and or necessary for many trips."

Neighbour Concerns

Cllrs support the further concerns of the neighbour especially those around sustainability, highways safety, the number of dwellings and design issues including privacy and materials that need to be sympathetic to the existing character of the farmhouse and barns.

In particular, Cllrs wish to draw the Planning Officer's attention to the following neighbour concerns:

Loss of privacy and light pollution

The affected neighbours have advised us that the proposed development would overlook the bedrooms of the farmhouse arising from the proximity of the dwellings, the private gardens and communal parking, which in itself will create light pollution from vehicle headlights, and other lighting.

Boundary wall dispute, construction, vibration risks, water supply and noise disturbance.

Cllrs support the neighbours concerns over the farmhouse boundary wall query; the potential effect to the property of vibration risks during construction, along with noise disturbance during the development of the site. The council was also informed that the proposed water supply to the proposed development is provided by a private water pipe that supplies the neighbours, passes through the neighbours garden and that is unlikely to feed the proposed number of dwellings and request that these concerns are properly addressed by NHC.

Yours sincerely



Sally Roberts

Clerk - Ashwell Parish Council

clerk@ashwell.gov.uk