

Natalie McIver

Our Ref : 25/01346/ADJ

Contact : Tom Rea
Direct Line : 01462 474565
Email : tom.rea@north-herts.gov.uk
Date : 29th July 2025

Dear Sir / Madam,

Adjoining Authorities Consultation : Outline application for residential development of 25 dwellings and open space with all matters reserved except access.
NORTH HERTS DISTRICT COUNCIL: ADJACENT AUTHORITY : CONSULTEE ONLY.
Land South Of 52, London Road, Knebworth, Hertfordshire,

I refer to your consultation letter dated 20th May 2025 concerning the above proposed development. I set out below the comments from North Hertfordshire Council. I apologise for the delay in responding.

It is noted from the planning statement submitted with the application that there are a number of reasons why this development should be supported following the previous refusal of planning permission (6/2022/0787/OUTLINE) by Welwyn Hatfield District Council. These are given as follows:

- The utilisation of demonstrably Grey Belt land which makes no contribution to purposes a, b and d;
- Compliance with the Golden Rules described by Framework paragraph 156
- Delivery of market housing in the circumstances of a very significant shortfall that will not be rectified until a new Local Plan is adopted;
- Delivery of 50% of the development as affordable housing, for which there is an acute need;
- The suitability of the site in sustainability terms;
- The economic benefits of development;
- A site suitable for a small/medium builder

In the current climate where WHDC cannot demonstrate a five year supply of housing land nor meet the 75% threshold set out in the Housing Delivery Test and given the Governments stated target of providing 1.5 million homes by 2029 / 30, it is considered that there are compelling reasons why planning permission should be granted and therefore North Herts Council raises no objections to the above development.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves

Development and Conservation Manager

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