

I refer to your consultation letter dated 15th June 2026 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 that this application follows a previous determination for the same site - 6/2022/0787/OUTLINE – Refused. And this is the second consultation with NHC in relation to 6/2025/0847/OUTLINE.

NHC provided a response to the original consultation, dated 29th July 2025 to Welwyn Hatfield District Council. The conclusion of this was that NHC raised no objections to the development, citing the delivery of housing as a compelling reason to concluded that permission should be granted.

The provided consultation letter advises that an update description of development is provided, together with an amended planning statement. It is considered that since the previous consultation letter was provided, there have not been changes to the scheme or pertinent planning policies to result in NHC seeking to object or recommend refusal for the proposed development. An online search advised that WHDC's 5YHLS was last ~2.5 years, and I can find no update. Therefore, it would appear there remains a need for the delivery of housing within the district. Subject to compliance with relevant Grey Belt policy, and other pertinent material planning policies, there is no reason for NHC to object.