



# PUBLIC NOTICE

**Proposal Constituting Major Development, Environmental Impact Assessment (EIA) Development, within the Green Belt, Affecting a Right of Way, and Affecting settings of Listed Buildings.**

Town and Country Planning Act 1990  
Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Notice is hereby given that the following planning application has been received by

## **North Hertfordshire District Council**

Planning Control, Council Offices, Gernon Road,  
Letchworth, Herts SG6 3JF

**CASE REFERENCE NUMBER: 25/03080/HYA**

**LOCATION: GA2, Land North-East Of Great Ashby, Stevenage, Hertfordshire**

**DESCRIPTION:** Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.

Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works.

The outline application, for which all matters are reserved except means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure.

The application details, including the accompanying Environmental Statement may be viewed on the Council's web site at [www.north-herts.gov.uk/planning](http://www.north-herts.gov.uk/planning) (the case reference number will be required).

Any person who wishes to make representations about the proposal should submit them on-line at <https://pa2.north-herts.gov.uk/online-applications> or in writing to Planning Control, North Hertfordshire District Council at PO Box 10613, NG6 6DW quoting the above case reference number by **28 February 2026** (31 days from the date of this notice). I cannot treat your views as confidential and anonymous representations will not be accepted but hope this will not prevent you from writing if you feel so inclined. I would also make you aware that the names and addresses of all people making comments together with their view will be available on the website. The Council's decision (once issued) will be published on the website. The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

There are many areas in the District which have a local parish or town council and these groups are consulted on applications which fall within their own areas. They will then provide a view of each application back to the Local Planning Authority. If you wish to see if you live in an area with a local parish or town council or if you wish to contact them for help or advice please refer to the Council's website which has a list of contact details - <https://www.north-herts.gov.uk/parish-councils-and-parish-meetings>

You may wish also to contact your local Ward Councillor(s) whose name(s) you will find below:

Weston And Sandon Ward

Councillor Steve Jarvis

**SHAUN GREAVES**  
**DEVELOPMENT AND CONSERVATION MANAGER**

**Date: 28 January 2026**