



East Herts Council
Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

Naomi Reynard
North Herts Council
Council Offices, Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Date: 7th April 2026
Our Ref: S/26/0014/PREAPP
Please ask for: Jade Clifton-Brown
Email: planning@eastherts.gov.uk

Dear Naomi Reynard,

Consultation Response

APPLICATION: 25/03080/HYA

PROPOSAL: North Herts Council consultation 25/03080/HYA: 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.

AT: GA2 Land North-east Of Great Ashby Stevenage Hertfordshire

I refer to the planning application for the above proposal.

The south-eastern part of the application site abuts East Herts District Council's boundary at two points (south of Dane End Farm).

The area within East Herts closest to the boundary is designated Green Belt. The proposed areas abutting the boundary are noted as 'Green Infrastructure' on the submitted Developable Area Parameter Plan (Drawing Number DL19 23-M004) including a drainage basin and woodland planting. The proposed built areas would be set approximately 275m from the boundary surrounded by further green infrastructure. It is considered that the impact on the openness of East Herts' Green Belt would be limited. Notwithstanding this, in the event of approval it would be expected that views of the proposed development from East Herts boundary should be submitted for further assessment.

It should also be noted that there is a Wildlife Site (The Warren) approximately 100m from the south-eastern boundary with an Area of Archaeological Significance to the east of this. It is imperative that the proposal does not result in detrimental impacts to these sites. These matters are not reserved matters and must therefore be assessed at this stage by North Herts Council as decision maker.

In relation to access, there does not appear to be vehicular access from land within East Herts' ownership and the Council trusts that any recommendations received from Hertfordshire County Council regarding pedestrian access from PROW shall be adhered to.

The Council trusts that the development shall be assessed in accordance with local and national planning policies and that any recommendations set out by the relevant consultees shall be taken into consideration with conditions imposed where necessary.

Yours faithfully,

Jade Clifton-Brown
Development Management