



Date
11/08/2026

Naomi Reynard MRTPI
Senior Planning Officer
Major Projects
North Herts Council

By email only

Application Ref: 25/03080/HYA

Description: Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2/ Use Class E) 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/ Use Class E), with associated infrastructure. (As amended).

Location: GA2, Land North-East of Great Ashby Stevenage Hertfordshire

Thank you for re-consulting us on the amended submission.

The revised description of development and amended supporting information have been reviewed. I note that the principal amendment relates to the proposed community hub through the inclusion of Use Class E alongside Use Class F2, with no substantive changes to the proposed landscape strategy, green infrastructure framework, parameter plans or other aspects of the development that materially influence the landscape and visual effects of the scheme.

Accordingly, the amendments do not alter the conclusions of my previous landscape consultation response. My earlier comments, recommendations and requested conditions therefore remain applicable and should continue to be taken into account in the determination of the application.

Should you have any questions or require further clarification, please let me know.

Kind regards,



Ryan Mills BSc (Hons) MSc CMLi
Director and Landscape Architect, Planscape Consultants

Please note: This advice note is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.