

NORTH HERTS COUNCIL

**MEMORANDUM**

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| To: <b>PLANNING CONTROL AND CONSERVATION</b><br>Naomi Reynard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | From: <b>ENVIRONMENTAL HEALTH</b><br>Alan Stone Ext 4108 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Date: 24 <sup>th</sup> August 2026                       |
| Our Ref: 6806/26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Your : <b>25/03080/HYA</b><br>Ref:                       |
| Subject: Hybrid Application: 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. GA2, Land North-East Of Great Ashby, Stevenage, Hertfordshire |                                                          |

**Comments:**

Thank you for re-consulting Environmental Protection on this application.

The submitted information does not alter the response made in April 2026.

In relation to your specific query in relation to the scheme for protecting dwellings on Grampian Place and Cromdale Walk and fencing, I emailed a response but paste it below for your information:

‘...the report states that ‘it is recommended that consideration be given to mitigation to reduce noise from the new access road off Mendip Way to existing receptors on Grampian Place and Cromdale Walk. Screening could be provided through landscaping measures intervening between the access road and receptors.’

So perhaps this could be used rather than a fence?’

If you have any queries, please do not hesitate to contact me.

Regards  
Alan Stone