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NORTH HERTFORDSHIRE DISTRICT COUNCIL

COUNCIL

THURSDAY, 28TH NOVEMBER, 2024

SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No Item

8. **ITEMS REFERRED FROM OTHER COMMITTEES (Pages 3 - 6)**

To consider any items referred from other Committees. Any items referred to this meeting will be published as a supplementary document.

8b) Land North-East of Great Ashby (GA2) Strategic Masterplan – referral from Cabinet – 19 November 2024 – to be considered with Item 9.

8c) North Stevenage Strategic Masterplan Framework – referral from Cabinet – 19 November 2024 – to be considered with Item 10.

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Item No	Referred from:	Cabinet
8b	Date:	19 November 2024
	Title of item:	Land North-East of Great Ashby (GA2) Strategic Masterplan
To be considered alongside agenda item:	Agenda Item 9	

The report considered by Cabinet at the meeting held on 19 November 2024 can be viewed here: [Agenda for Cabinet on Tuesday, 19th November, 2024, 7.30 pm | North Herts Council](#)

RECOMMENDED TO COUNCIL: That the Strategic Masterplan Framework for the land North-East of Great Ashby (Local Plan site GA2), attached at Appendix A, is approved and adopted as a material planning consideration for relevant planning decisions relating to the site.

REASONS FOR RECOMMENDATION:

- (1) To set an agreed design framework for the delivery of a strategic site within the Council's adopted Local Plan.
- (2) To accord with policy requirements of the Local Plan.

Audio recording – 38 minutes 33 seconds

Councillor Daniel Allen, as Interim Executive Member for Planning and Transport presented the report entitled 'Land North-East of Great Ashby (GA2) Strategic Masterplan Framework' and advised that:

- This report was asking Cabinet to refer this masterplan to Full Council for adoption as a material planning consideration for approximately 600 homes and supporting infrastructure.
- Council Officers and advisers had worked with a development team to produce this masterplan which had been overseen by the Project Board.
- The final version of the masterplan was a more visual report which delivered the key requirements of the Local Plan.
- This masterplan had set six silver and two gold targets of achievement against the Sustainability Supplementary Planning Document (SPD) which supported the Local Plan.
- If Cabinet approve to refer this masterplan to Council, Officers would provide Members with a presentation of key plans at the meeting on 28 November.
- Members had been invited to attend a briefing session on the masterplan on 6 November which had been well attended.

The following Members asked questions:

- Councillor Daniel Allen
- Councillor Amy Allen

- Councillor Ian Albert

In response to questions, the Strategic Planning Manager advised that:

- The masterplan identified two off site cycling routes, one to the southwest and the other to the south which went towards the secondary school.
- There was currently one bridleway at the access point to the south and there was a proposal to upgrade the footpath currently on the northern boundary to also be a bridleway.
- The masterplan included a rights of way plan which could be found in both the masterplan and the supplementary document.
- Officers would check updated advice produced by Hertfordshire County Council to ensure that all stakeholders were working alongside each other and report back at Full Council on 28 November.

The following Members took part in a debate:

- Councillor Daniel Allen
- Councillor Dave Winstanley
- Councillor Mick Debenham

Points raised in a debate included:

- This development would be going ahead as it was already in the Local Plan and the masterplan would ensure the best options for residents.
- The member briefing session had made the scope and purpose of a masterplan very clear and was very useful.
- The use of masterplans was an excellent process.

Councillor Amy Allen proposed and Councillor Mick Debenham seconded and, following a vote, it was:

RECOMMENDED TO COUNCIL: That the Strategic Masterplan Framework for the land North-East of Great Ashby (Local Plan site GA2), attached at Appendix A, is approved and adopted as a material planning consideration for relevant planning decisions relating to the site.

REASONS FOR RECOMMENDATION:

- (1) To set an agreed design framework for the delivery of a strategic site within the Council's adopted Local Plan.
- (2) To accord with policy requirements of the Local Plan.

Item No	Referred from:	Cabinet
8c	Date:	19 November 2024
	Title of item:	North Stevenage Masterplan Framework
To be considered alongside agenda item:		Agenda Item 10

The report considered by Cabinet at the meeting held on 19 November 2024 can be viewed here: [Agenda for Cabinet on Tuesday, 19th November, 2024, 7.30 pm | North Herts Council](#)

RECOMMENDED TO COUNCIL:

- (1) Following the Full Council decision not to adopt the masterplan in July 2024, the additional information and clarification in this report is noted.
- (2) The Strategic Masterplan Framework for North Stevenage, attached at Appendix B, is approved and adopted as a material planning consideration for relevant planning decisions relating to the site.

REASONS FOR RECOMMENDATIONS:

- (1) To facilitate the delivery of a strategic site within the Council’s adopted Local Plan.
- (2) To accord with policy requirements of the Local Plan.

Audio recording – 50 minutes 21 seconds

Councillor Daniel Allen, as Interim Executive Member for Planning and Transport, presented the report entitled ‘North Stevenage Strategic Masterplan Framework’ and advised that:

- This report was asking Cabinet to refer the masterplan back to Full Council for reconsideration.
- The masterplan was originally considered at Council back in July 2024 but was not adopted at that time as a number of issues were raised by Members.
- This report provides an update on the issues and clarifies several changes that have been made and more visual material has now been used.
- This report clarifies the access arrangements into the site, detailed how cars will be able to circulate within and between the two schemes using the access points from North Road and an internal connection at the east of the site.
- All parts of the NS1 site are within a 20-minute walk of the school and shops on site.
- This masterplan was aiming to meet several gold targets set in the Sustainability Supplementary Planning Document (SPD) which supported the Local Plan.
- If Cabinet approve to refer this masterplan back to Council, there would be a presentation of key plans to Members at the meeting on 28 November.
- Members had been invited to attend a briefing session on the masterplan on 6 November which had been well attended.

In response to a question by Councillor Val Bryant, the Strategic Planning Manager advised that:

- Hertfordshire County Council had decided that two primary schools were required.
- The two primary school had been built in close proximity to each other as schools had to be built on the most accessible and flattest part of the site.
- Detail of the provision of school sites would be decided in the legal agreement at the application stage.

The following Members took part in a debate:

- Councillor Daniel Allen
- Councillor Dave Winstanley
- Councillor Val Bryant

Points raised in a debate included:

- The main concern was how to improve integration between the two sides of the sites.
- This was an excellent masterplan with a good spread of affordable housing within the two sites.
- The masterplan provided good phasing particularly in regard to green spaces and the allocation of 40% affordable housing at each phase.

Councillor Dave Winstanley proposed and Councillor Val Bryant seconded and, following a vote, it was:

RECOMMENDED TO COUNCIL:

- (1) Following the Full Council decision not to adopt the masterplan in July 2024, the additional information and clarification in this report is noted.
- (2) The Strategic Masterplan Framework for North Stevenage, attached at Appendix B, is approved and adopted as a material planning consideration for relevant planning decisions relating to the site.

REASONS FOR RECOMMENDATIONS:

- (1) To facilitate the delivery of a strategic site within the Council's adopted Local Plan.
- (2) To accord with policy requirements of the Local Plan.