

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

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.