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NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

TUESDAY, 21ST APRIL, 2026

SUPPLEMENTARY AGENDA

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

- | Agenda No | Item |
|------------------|--|
| 5. | <p><u>25/02401/OP LAND SOUTH OF TURNPIKE LANE, ICKLEFORD, HERTFORDSHIRE (Pages 3 - 6)</u></p> <p>REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</p> <p>Erection of up to 100 dwellings with means of access from Turnpike Lane including associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works following demolition of all existing structures (all matters reserved except means of access).</p> |
| 6. | <p><u>26/00006/FP LAND TO NORTH OF, STEVENAGE ROAD, HITCHIN, HERTFORDSHIRE (Pages 7 - 8)</u></p> <p>REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</p> <p>Erection of 50no. residential dwellings (including affordable) with public open space, associated parking, landscaping and access.</p> |
| 7. | <p><u>25/02794/RM HIGHOVER FARM, HIGHOVER WAY, HITCHIN, HERTFORDSHIRE, SG4 0RQ (Pages 9 - 12)</u></p> <p>REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</p> <p>Reserved Matters for - Construction of Phase 1 Residential comprising 236 dwellings, associated road, drainage, servicing/utilities infrastructure, landscaping and open space provision in accordance with condition 3, 7, 10 and 11 of 18/01154/OP (and the partial discharge of associated condition 19)., The outline application was EIA development and an ES was provided. An EIA update note is provided with this Reserved Matters application.</p> |

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25/02401/OP – Land south of Turnpike Lane, Ickleford, Hertfordshire

Written Update

1. Neighbour Representations

Three further neighbour representations have been received since the publication of the committee report all objecting to the application. The comments are summarised as follows:

- The village is not well served by public transport meaning residents of the development would be reliant on car use which will add to congestion and traffic in the village.
- Concerns around additional demands on village infrastructure and facilities.
- Loss of countryside.
- Inappropriate development in the Green Belt which would erode the rural character of the village.
- Concerns around the village already lacking local services and facilities meaning new residents would have to travel elsewhere increasing pressure on surrounding roads.
- Highway safety concerns around having the main access from Turnpike Lane.
- Reduced air quality on Turnpike Lane.
- Ickleford is already doing enough to support local housing needs with both planned and windfall sites.
- Concerns around the authenticity of 36 comments that were submitted in support of the application in mid-February comprising 16 comments from local individuals and 20 comments from individuals outside Hitchin.

2. CPRE (Campaign to Protect Rural England) Consultation Response

Paragraph 3.26 of the committee report erroneously states that no comments were received from CPRE Hertfordshire. A consultation response was received dated 12 November 2025 objecting to the application. The comments are summarised as follows:

- The development is on Green Belt land.
- Very special circumstances have not been demonstrated.
- The site should be maintained free of development due to the nearby River Oughton, a vitally important natural chalk stream.
- The site is not included in the adopted North Herts Local Plan.
- Harms to the Green Belt.

The full copy of the response is available to view on the Council's website.

3. Errors identified and further points of clarification required within the committee report since its publication

- To elaborate on paragraph 3.30 which provides a summary of the 47 submissions received in support of the application, many of these comments have been submitted in a 'petition' format via a website called Just Build

Homes. Concerns were previously raised about the validity of these representations. The planning technical support team has since investigated this matter and confirmed that the comments can be accepted as submitted. All the comments are available to view on the Council's website.

- Paragraph 5.2.36 b. erroneously states 'London Road/Turnpike Lane'. It should state 'Bedford Road/Turnpike Lane'.
- Paragraph 5.10.2 states that, *"To facilitate the installation of the main vehicular access from Turnpike Lane, the report identifies that one category 'B' tree, four category 'C' trees and one category 'U' tree would need to be removed. It also recommends the removal of several dead/dying category 'U' elm trees in this area as part of the ongoing management of the site"*. As a further point of clarification, these trees, subject to removal, form part of a wider tree belt located adjacent to the southern side of Turnpike Lane which benefits from a blanket TPO.
- The summary of the proposed HCC Highways Strand 2 contribution stated at Paragraph 5.6.14 is incorrect. It should state the following as shown in the Heads of Terms for S106 agreement at Table 3 of the report:

"Contribution of £668,100 (index linked by SPONS from March 2024) to be pooled towards the following schemes:

- i. North Central GTP schemes: SM95, Package 14 of the North Central GTP (P86); Cycle Routes to Henlow Camp and Stotfold*
- ii. INHDC's LICWIP Schemes: Walking and Cycling improvements to the Turnpike Lane junction/roundabout (one of the highest priorities identified in the Ickleford Neighbourhood Plan) and Walking / Cycling connections from Ickleford to North Hitchin (A600).*

Contribution of £300,000 (index linked by SPONS from March 2024 towards the 9D Bus Service operated by Stagecoach from May 2026 will provide an hourly service, Mon to Sat and every 2-hour service on Sunday between Ickleford, Hitchin and Stevenage. This is currently being funded by BSIP for three years. However, the additional funding of £300k from this development will ensure its long-term viability".

4. Application Supporting Documents

Since the publication of the committee report, the applicant has submitted a 'Statement of Community Support' document. The document provides an analysis of contributors' comments in support of the application. The full version of the document is available to view on the Council's website.

Planning Consultation Response Form

Part 1: Consultation Comments	
Consultee:	<i>Ickleford Parish Council</i>
Application Ref:	25/02401/OP - Land South of Turnpike Lane, Ickleford
Site Address:	
Summary of Response:	<i>Support/ Objection/ Holding Objection/ Neither support nor Object/ Comment</i>
Consultation Comments:	<i>Reasons and expansion of above</i>

In Part 2 below, please provide details of all contributions/obligations you consider necessary to mitigate impacts on services etc. that may be included in any S106 Legal Agreement. Multiple suggestions can be put forward (please copy and paste Part 2 as required for each 'project'). Notwithstanding the comments detailed in Part 1 above (i.e. if an objection has been stated) consultees should still seek S106 contributions towards services which can be secured in the event that permission is granted.

Any contributions sought will need to be in line with the CIL regulations and fully justified/ evidenced. Any contributions or 'projects' which are not compliant will not be sought - the decision whether to seek any proposed contributions will be at the discretion of the Planning Case Officer (who can also provide further assistance and guidance where necessary - Some guidance is already provided for each question/ requirement in grey).

Part 2: Required s106 Contributions/ Obligations	
Named Project:	Provision of outdoor adult exercise equipment and construction of an outdoor padel court at Ickleford Sports and Recreation Centre
Responsible Party for named project:	Ickleford Parish Council (in partnership with the Sports and Recreation Centre Management Committee)
Justification and reasoning for named project	
<p>Ickleford Parish currently has limited provision for outdoor fitness and modern recreational facilities for adults and young people. The installation of outdoor adult exercise equipment and a padel court would significantly enhance the range of accessible, inclusive, and health-promoting activities available within the village.</p> <p>The proposed housing growth within and around Ickleford will increase the local population, placing additional pressure on existing recreational and leisure facilities. These new facilities would support physical and mental wellbeing, encourage active lifestyles, and provide opportunities for social interaction across different age groups.</p> <p>Padel is a rapidly growing sport in the UK and would provide a modern, attractive facility for residents, helping to future-proof the village's recreational offer. Outdoor gym equipment would be freely accessible, promoting health and wellbeing for all residents without cost barriers.</p>	

The project aligns with local and national planning policies promoting health, wellbeing, and active communities. It supports the objectives of the National Planning Policy Framework (NPPF) in delivering social infrastructure and promoting healthy, inclusive communities. (To be updated if specifically referenced in a Neighbourhood Plan or local strategy.)

The proposed development will increase the population of Ickleford, placing additional demand on existing recreational and open space facilities. There is currently a shortfall in modern, accessible outdoor fitness and sports provision within the parish.

The provision of outdoor exercise equipment and a padel court is:

- **Necessary** to mitigate the impact of increased population on local recreational infrastructure
- **Directly related** to the development, as future residents will use and benefit from these facilities
- **Fairly and reasonably related** in scale and kind, as the facilities are proportionate community infrastructure improvements supporting increased demand

Estimated Total upfront Costs of project:

- Outdoor adult gym equipment (supply and installation): £25,000 – £40,000
- Groundworks and safety surfacing: £10,000 – £20,000
- Outdoor padel court (including enclosure, surface, and lighting): £90,000 – £140,000

Total Estimated Cost: £125,000 – £200,000

26/00006/FP – LAND TO NORTH OF, STEVENAGE ROAD, HITCHIN, HERTFORDSHIRE

Written Update

The description of development sets out permission is sought for 50no. dwellings. For absolute clarity, planning permission is sought for the erection of fifty dwellings.

This publication seeks to update on the processing of the application and the reasoning behind refusal to accept updated documentation and determining the application within the statutory deadline.

There is no duty for the Local Planning Authority to accept updated documentation during the determination of any planning application. The department takes a bespoke approach on a case-by-case basis as to accepting amended details following submission. Considerations align to the below.

This application has been through two rounds of pre-application advice. In many parts, that advice has not been reflected in the supporting documentation in the application submission.

Updated details have been submitted in respect to noise and layout pursuant to responses from NHC Environmental Health and Place Services (Landscape) respectively.

The amendments in regards to the layout would be a material change which would require full re-consultation in order for interested parties not to be prejudiced, an exercise which could not be carried out within the statutory time limits for determination of the application. In addition, these details would only potentially overcome only one part of a wider reason for refusal.

The noise details also would leave the Council vulnerable to failure to meet the statutory deadline for determination.

Extending the deadlines for determination on applications puts the Council at risk. Extensions place the Council in a position of reliance on applicants ad-hoc agreement. In the event a later extension required by the Council to determine the application is not agreed by the applicant, the Council will fail to meet the deadline for determination of that application.

Ability of the Council to meet deadlines for determination are split between major and non-major applications. There are fewer major applications processed by the Council, so a few not determined in time can have a significant impact on reporting of major applications determined within the timeframe, and leave the Council open to special measures being imposed, relinquishing local control over applications.

There is a fundamental disagreement in this case regarding the site's status and contributions within the Green Belt, and harms thereto. Reducing the reasons for refusal

in regards to flooding or Highways would not result in an alternative recommendation (considering and factoring implications regarding Golden Rules if policy compliant affordable housing percentage were provided).

For the reasons given above, officers have made the determination not to accept amended details in the determination of this application, and to proceed to the Planning Control Committee with a recommendation in order to determine the application within the statutory deadlines prescribed.

25/02794/RM Highover Farm, Highover Way, Hitchin

Written Update

1. The location plan published with the committee report on the agenda was not the latest plan. The plan has been replaced with the up-to-date version on the following page but has been correct on the planning application public access list of documents. The difference between these two plans is that the latest plan expressly excludes the drainage areas which were subject of 'phase 0' under application 24/02780/RM. Otherwise the extent of the red line remains the same.

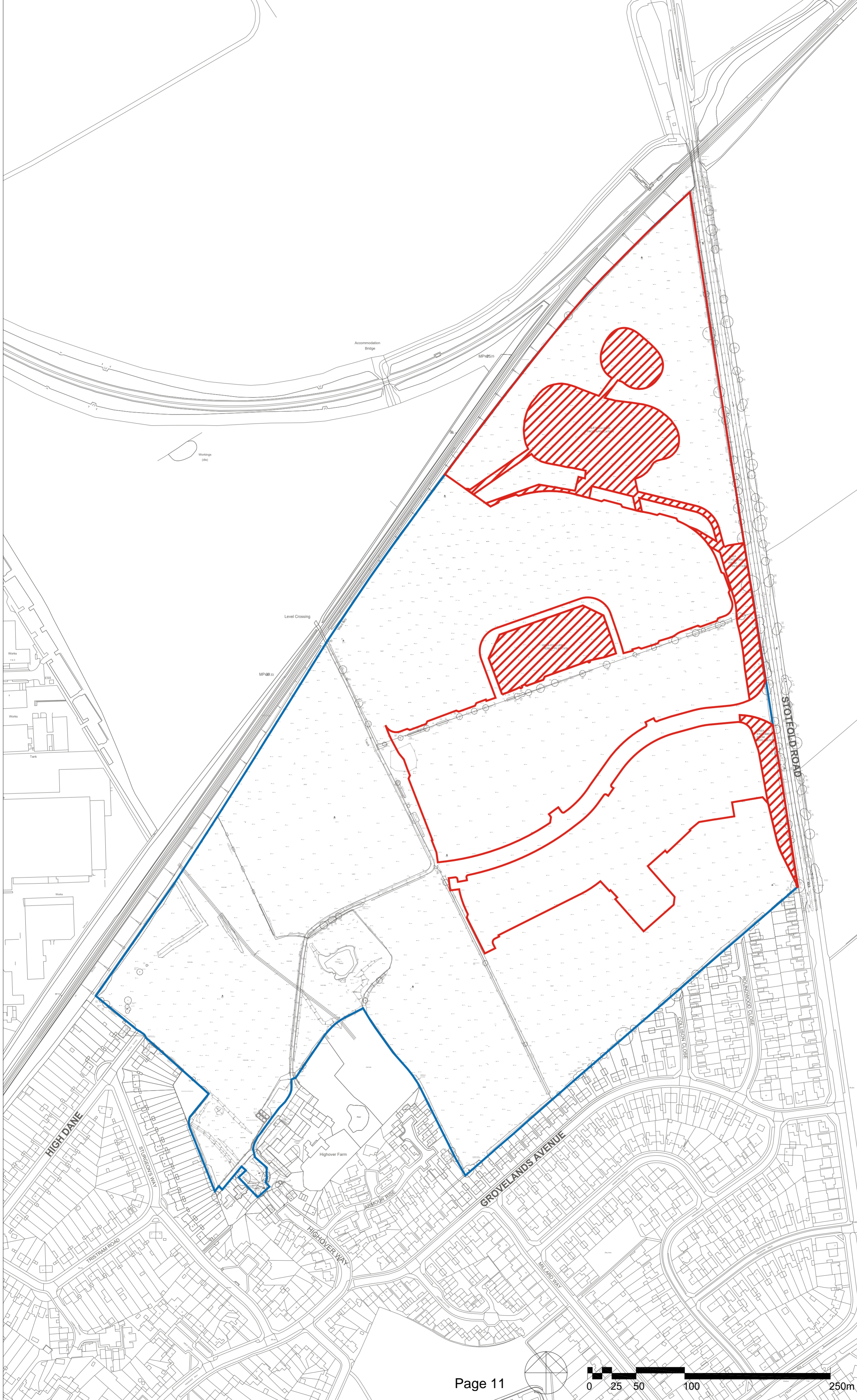
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Notes:
The contractor must verify all dimensions on site before commencing any work on shop drawings. Do not scale from this drawing.
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KEY

- Ownership Boundary
- Phase 1 Boundary
- Area Excluded from Application



P1	Drawing issued for planning	27/10/24	EC	EC
Rev	Description	Date	Issued By	Issued To
EC		EC		EC
61979/61980		OCT 2025	1250 @ A0	
McB Number	Date created		Scale @ A0	

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Client
E B A R A T T
D W I D W I L S O N H O M E S

Project
LAND AT HIGHOVER FARM
HITCHIN
PHASE 1

Drawing Title
RED LINE APPLICATION BOUNDARY - PHASE 1

ARCHITECTURE

Drawing / Document Reference
HITPH1 - MCB - ZZ - ZZ - DR - A - 0199

Status
05 - P1



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