

**Application – 23/02650/FP**

**Site – Land south west of and adjacent to Lodge Court, Turnpike Lane, Ickleford, Herts.**

**Proposal – Erection of eight dwellings comprising 3 pairs of semi-detached 3-bed dwellings and two detached 4-bed dwellings .**

**Update to Committee report:**

- 1) There is an error in paragraph 4.1.1 as the site is not within the Green Belt. Under the provisions of the Local Plan 2011 – 2031 the site is white land within the settlement boundary of Ickleford.
- 2) Paragraphs 4.3.17 – 4.3.21 discuss the policies of the Ickleford Neighbourhood Plan (INP). There is an error in the report, as the INP has been examined and the report on this was received in December 2023. The INP is still in progression but is not yet a 'made' plan and therefore full weight cannot be given to the policies contained in it.
- 3) The Independent Examiner on the INP concluded that draft Policy SD2 New Housing Development was too complicated and has recommended the wording of this policy is changed to:
  - a. *'On developments of 3 – 10 dwellings and sites not required to provide affordable housing, the size and mix of dwellings should respond positively to the most up-to-date information available on local housing need.*
  - b. *Development proposals which include smaller homes (1-3 bedrooms) will be particularly supported.'*
- 4) On this basis, there is no objection to this proposal changing the housing mix with the introduction of 3-bed homes on this site, which is considered to be in accordance with draft Policy SD2.