

## **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.