



Meadow Edge (Western Boundary)

The Meadow Edge will form a soft, natural transition between the new homes and the open countryside

- Meadow planting, trees, and informal seating areas
- Ecological scrapes and fruiting trees for biodiversity and foraging
- Long, open views across the landscape
- Linear paths for dog walking and quiet recreation



Bedford Road Park (Eastern Boundary)

Along the eastern edge, **Bedford Road Park** provides a landscaped green buffer between new homes and the main road.

- Reduces the visual and noise impact of traffic
- Adds tree planting and meadowland to soften the approach to Ickleford
- Offers informal recreation space for new and existing residents



Planting and Biodiversity

Native and climate-resilient species will reinforce local character and biodiversity, including:

- **Woodland and hedgerow planting** to reinforce boundaries
- **Meadows** to attract pollinators and add seasonal colour
- **Wetland planting** with reeds, grasses and aquatic species to improve drainage and biodiversity
- **Street trees, hedgerow planting and front gardens** for a greener public realm
- "Edible landscapes" with apple, plum, cherry and nut trees, berry shrubs, and herbs for foraging

The proposals will deliver at least a **10% biodiversity net gain** and meet all national green infrastructure and open space standards, providing **over three times** the area required under Fields in Trust benchmarks.



Designing for Active Travel and Wellbeing

The green infrastructure is also the movement network.

- **Continuous walking and cycling routes** link the school, homes and local footpaths.
- **Safer Bedford Road crossings** will make everyday journeys on foot and by bike easier.
- **Paths will connect directly to the improved bus services**, encouraging sustainable travel.
- **Play, sport and recreation are integrated into the landscape**, supporting health and wellbeing for all ages.



Sustainability and Climate Resilience

The landscape design supports North Hertfordshire's **Climate Change and Sustainability Strategies (2022–2030)** by:

- Integrating **Sustainable Urban Drainage Systems (SuDS)** into the streets and parks
- Designing landscapes to capture and reuse rainwater, reduce runoff, and improve water quality
- Using recycled materials and permeable paving
- Encouraging walking and cycling to reduce reliance on cars





A Landscape for Learning, Play and Wellbeing

Across Icknield Fields, play and recreation are integrated into the green network.

- Primary and secondary play spaces designed for all ages
- Outdoor classrooms and nature learning areas near the SEN school
- Paths, benches, and informal open spaces for exercise and relaxation

The landscape design aims to create a place that supports physical and mental wellbeing, creating places to walk, play, learn, and connect with nature.



Play Areas Sketch (Click image to enlarge)



Headline Facts

- Around **40% of the site** dedicated to green space
- **Four character areas:** Wetland Park, Green Link, Meadow Edge, Bedford Road Park
- **10% biodiversity net gain** with new natural habitats, landscaping and tree planting to create environments that support local flora and fauna
- **Native planting**, edible landscapes, and climate-resilient design
- **Educational and wellbeing benefits** for school pupils and residents

New Homes

New Homes and Affordable Housing

Icknield Fields will provide up to **250 new homes** within a landscape-led masterplan that respects Ickleford's rural character and celebrates its green setting.



Illustrative View Along Upgraded Icknield Way



Delivering 50% Affordable Housing

Half of all homes at Icknield Fields will be affordable housing, exceeding North Herts Council's policy of 40% and reflecting the national priority to deliver genuinely affordable homes.

The tenure mix will be agreed with North Herts District Council but is expected to include:

- **Shared Ownership:** Buyers purchase a share of a home (usually between 25% and 75%) and pay rent on the rest. Owners can buy bigger shares when they want to, until they own the whole home. This makes it easier to get on the housing ladder with a smaller deposit.
- **Affordable Rent:** Homes are rented by Registered Providers who set rents at least 20% below local market rents (including service charges), for local people on the council's housing waiting list.

This will help people who live and work locally to stay in the area, providing homes that are affordable to local families, first time buyers and key workers.

Design and Character

All new homes will be designed in accordance with the key principles established through the **landscape strategy**:

- Buildings no higher than **two storeys**, in keeping with Ickleford's scale.
- **Tree-lined streets**, green frontages and generous gardens.
- **Pedestrian-friendly design**, with clear connections to the Icknield Way and village.
- Integration of **green buffers and open spaces** between groups of homes.

The result will be a neighbourhood that feels semi-rural in character, green in setting, and connected by landscape.



Sketch illustration view from the main entrance into Icknield Fields

Sustainability and Comfort

All homes will be built to modern energy performance standards and will include:

- **Air-source heat pumps** to reduce energy consumption
- **Electric vehicle charging points** as standard
- **High-performance insulation** to reduce heat loss and energy bills

Homes will be designed to minimise their carbon footprint and a healthy and comfortable living environment.



Meeting Housing Need in North Hertfordshire

Our proposals will help to meet a clear and pressing need for new homes in North Hertfordshire:

- Around **2,500 households** are currently on the council's housing waiting list, with 120 new applications each month.
- **Over 1,900 households** are living in unsuitable accommodation and cannot afford a home of their own.
- The district has only a **3.7-year housing land supply**, below national requirements, with only **98** affordable homes delivered in 2022/23 despite council evidence showing the need for around **354** new affordable homes per year.
- Government targets identify a continued shortfall in housing across the region.

Icknield Fields will make a meaningful contribution to the delivery of new homes alongside community benefits that will deliver lasting value.

Key Facts

- ✓ Up to **250 new homes**, with 100 homes proposed in detail with Phase 1, and the remainder in outline.
- ✓ **50% affordable housing**, with a mix of tenures of meet local need
- ✓ **Energy-efficient, sustainable homes** with air source heat pumps and EV charging
- ✓ **Phased delivery** ensuring the SEN school is built in Phase 1

Facilities

Sports and Community Facilities

As part of the first phase of Icknield Fields, the development will deliver **one new 3G all-weather sports pitch**, with dedicated parking and supporting facilities, alongside the new **SEN school**. Land with the potential for future sports and recreation use has also been set aside.

The pitch will be owned and operated by Omnia Foundation, forming part of its diverse educational therapy-first programme, including sports and physical activity.



3G Sports Pitch For Community & Future Sport Pitches

Community Use and Partnerships

Outside school hours, the 3G pitch will be made available for use by local clubs and community groups and Omnia Foundation is in early discussions with **Hitchin Belles Football Club**, England's largest women's and girls' club, about using the new pitch for training and matches through a community use agreement.

Local Need and Pitch Poverty in North Hertfordshire

North Herts faces a growing shortage of good quality local sports pitches, particularly for football and rugby, as identified in North Herts District Council's Playing Pitch Strategy.

These new facilities will directly address this 'pitch poverty', improving access for local clubs and supporting local sport, health and wellbeing.



Integrated with the Landscape

The pitch will sit within a **landscaped green corridor**, linked to the **Icknield Way Green Link** and wider open spaces. This ensures it is well-screened, visually softened by trees and planting, and connected to safe walking and cycling routes across the site.

This approach reflects the site's **landscape-led masterplan**, ensuring that sport and recreation feel part of the natural environment rather than separate from it.

Nearby footpaths, meadows and play spaces will provide opportunities for less formal recreation, making physical activity part of daily life.



Key Benefits

- ✓ **One new 3G sports pitch**, delivered in Phase 1
- ✓ **Land** for future sports and recreation use
- ✓ **Community access** outside school hours through Omnia Foundation
- ✓ **Potential partnership** with Hitchin Belles FC for women's and girls' football
- ✓ **Landscape-integrated design** with green edges, tree planting and natural screening
- ✓ **Part of a wider network** of green spaces and play areas encouraging active lifestyles





Improved Connection

Improved Connections and Active Travel



A safer, better connected Ickleford

The Ickleford Fields masterplan has been designed to make moving around Ickleford safer, easier and greener. New footpaths, cycle and bridleways, and public transport improvements will help people travel sustainably, whether for school, work or leisure.

The masterplan responds directly to community priorities for improved road safety and traffic management on Bedford Road, to make walking and cycling a more attractive, and safe options for local journeys.



Celebrating the Icknield Way

Running through the centre of the site, the historic Icknield Way Path will be transformed into a landscaped, park-like corridor.

- The historic Icknield Way Path will be enhanced as a wide, green pedestrian and cycle corridor through the centre of the site.
- New landscaping, play spaces and seating will make it a destination as well as a route.
- Directly connected into the Public Rights of Way network, linking Ickleford, Pirton and Hitchin.

New and Safer Crossings

We recognise that road safety is an important priority for residents in Ickleford. Working with Hertfordshire County Council highways team, we are developing proposals to create a safer, greener environment for new and existing residents. The masterplan includes:

- New walking and cycle crossing points will be introduced on Bedford Road, improving safety for residents, pupils, and visitors.
- A new Pegasus crossing will be introduced for equestrians linking to the existing bridleways, enhancing the PROW network.
- Junction design to ensure safe access for all road users
- Footpaths will be connected to ensure a continuous, safe routes to the village, schools and bus stops.
- Better street lighting and signage for pedestrians and cyclists



Pegasus crossing designed for horse riders



Encouraging Walking, Cycling and Public Transport

A connected network of **green routes** will link every part of Icknield Fields:

- A **network of new green routes** will link the SEN school, homes, sports pitch and open spaces.
- **New and upgraded bus stops** will be provided on Bedford Road, improving access to public transport.
- **Secure cycle parking and storage** will be included across the site.

Part of a Landscape-Led Movement Network

The movement framework is fully integrated with the wider **landscape-led masterplan**.

Tree-lined streets, green corridors and meadows will make every journey pleasant and safe, while supporting biodiversity and wellbeing.



Sketch illustration view along new walking and cycling route

Key Facts

- ✓ Safer walking and cycling routes across the site
- ✓ Enhanced Icknield Way Path as a central green corridor
- ✓ New Bedford Road crossings and traffic-calming measures
- ✓ Improved access to public transport
- ✓ Active travel routes integrated into the wider landscape

Sustainability



Environment and Sustainability

A green and sustainable neighbourhood

Icknield Fields has been designed as a sustainable, low-carbon community. The masterplan combines energy-efficient homes, natural drainage, new habitats and biodiversity improvements to create a place that is environmentally responsible and resilient to the effects of climate change.

Low-Carbon, Energy-Efficient Homes

All new homes will be built to modern energy performance standards, reducing carbon emissions and keeping energy bills low. Each home will include:

- Air-source heat pumps to reduce energy consumption
- Electric vehicle charging points as standard
- High-performance insulation to minimise heat loss
- Efficient heating and ventilation systems for comfort and air quality

Homes will be designed in line with **Circular Economy** and **Whole Life Carbon** principles, meaning they will use fewer resources in construction and operation, with materials chosen for durability, recyclability, and reduced embodied carbon.

Water, Drainage and Ecology

The site's layout integrates **Sustainable Urban Drainage Systems (SuDS)** as landscaped features such as ponds, swales, and wetlands that naturally manage surface water while creating attractive wildlife habitats.

This approach helps to:

- Reduce the risk of flooding
- Filter and improve water quality
- Support biodiversity and pollinators
- Create attractive natural features within public open space



Climate Resilience and Greener Living

The development will help residents live more sustainably by:

- Encouraging walking and cycling through new safe routes and crossings
- Reducing car dependency with a new bus stop on Bedford Road
- Providing access to green spaces, play areas, and local food growing through edible landscapes

Together, these measures will support healthier, low-carbon lifestyles and align with North Hertfordshire District Council's **Climate Change and Sustainability Strategy (2022–2030)**.



Benefits

Community Benefits at a Glance

Icknield Fields will deliver a landscape-led, sustainable new neighbourhood for Ickleford, providing lasting benefits for local families, the environment and the wider community.



A New SEN school – Delivered First

- Fully funded and built as part of Phase 1 of the development
- Around 30 specialist places for pupils aged 12–17 with autism and SEMH needs
- Therapy-first curriculum run by the Omnia Foundation
- No cost to local taxpayers or families – places commissioned by the Local Authority
- Over 250 local residents have already voiced their support



Affordable Homes for Local People

- Up to 250 new homes, with 50% affordable housing – well above policy requirements
- Mix of Affordable Rent and Shared Ownership homes
- Supporting young families, key workers, first-time buyers and older residents downsizing
- Homes designed to be energy-efficient, comfortable and low-carbon



A Landscape-Led Masterplan

- Around 40% of the site as public open space
- Four distinct character areas linked by the Icknield Way Green Link
- 10% biodiversity net gain through trees, meadows and wetlands
- Green buffers, SuDS and native planting to protect and enhance the rural setting

Improved Connections and Road Safety

- Enhanced Icknield Way Path as a safe, accessible walking and cycling route
- New crossings and traffic-calming on Bedford Road
- New and upgraded bus stops to support sustainable travel
- Integrated network of green routes linking homes, the School and village

Sports and Wellbeing Facilities

- One new 3G all-weather pitch delivered in Phase 1
- Land for future sports and recreation use set aside
- Community access for local clubs under a Community Use Agreement
- Potential new home for Hitchin Belles FC, supporting women's and girls' football

Sustainability and Climate Resilience

- Air-source heat pumps, EV charging and high-performance insulation in all homes
- Sustainable drainage integrated with the landscape
- Circular Economy design to reduce waste and carbon
- Promoting greener living, active travel and access to nature

[Give Your Feedback](#)
[Register for Updates](#)

The Site

The Site and Planning Context

The site

The Icknield Fields site lies on land south of Pound Farm, Ickleford, immediately to the west of the Bedford Road (A600). It covers approximately 17 hectares of predominantly open land. Ickleford village lies to the east, with Hitchin around two kilometres to the south.



Aerial Satellite Image (Click to enlarge)

Why this site?

The land south of Pound Farm was identified by Omnia Foundation as the ideal location for a new SEN school and supporting new homes. It's calm, quiet, rural environment, far from the noise and congestion of built-up areas, provides the right setting for the needs of young people Autism and SEMH needs, whilst at the same time, remains close to local communities, services and transport links.

The site is large enough to accommodate both the school and the supporting homes in a landscape-led approach with generous green buffers and open space that protect the semi-rural character of Ickleford.

An assessment of alternative sites confirmed that there are no available, suitable or deliverable locations capable of supporting this proposed development.



Site Context

The existing farm buildings at Pound Farm are not in agricultural use and are currently used for the storage and distribution of materials and aggregates.

The site is predominantly arable land and has no heritage or ecological constraints and lies in Flood Zone 1, the lowest category of flood risk.

The land is mostly classified as 'rural area beyond the Green Belt' in the North Hertfordshire Local Plan, with the southern part of the site lying within the Green Belt.



The Current Site

Grey Belt

Under the Government's new Grey Belt policy, land that is less environmentally or visually sensitive can be released for development where significant community benefits are provided.

Independent assessment confirms that this site:

- Does not risk merging towns
- Makes only a limited contribution to Green Belt purposes
- Has no impact on historic setting or areas of special ecological, archaeological or heritage importance.
- Meets unmet need for the new homes and SEND provision

The Icknield Fields proposals also fully meet the Grey Belt "Golden Rules" through its community benefits offering:

- A fully funded new **SEN school**, delivered in Phase 1
- **50% affordable housing**, exceeding local policy requirements
- **Extensive public open space** and landscape enhancements delivering at least **10% biodiversity net gain**

A Natural Extension to Ickleford

The site is contained by existing field boundaries, trees and hedgerows, forming a logical, compact and sustainable extension to Ickleford. The village has been designated as a village for growth in the North Hertfordshire Local Plan (2022).

Development here will help meet local needs for homes and specialist education while enhancing the surrounding landscape and creating new connections through the Icknield Way Path.

In light of its location, current use, and compliance with both national and local planning policies, Icknield Fields represents an appropriate and deliverable site for development that provides clear public benefit.

Bugler & Omnia

Bugler Homes & Omnia Foundation

Bugler Homes

Bugler Homes are an award-winning, family owned company based in Hertfordshire, providing high quality homes across London and the South East since 1982.

Our reputation has been built on the highest quality and a fine attention to detail, ensuring that the end result is a home that people are proud to call their own.

We prefer to keep every step of the development process in-house, under the capable control of experienced teams, from sourcing land in desirable locations, to managing every detail of the construction stage. Our tireless approach and commitment to strengthening local communities have been recognised by various industry accolades and peer-voted awards.



Omnia Foundation

Omnia Foundation is a Department for Education-approved Independent Special School, providing therapeutic, physical, and vocational support for young people aged 12-17.

Based in Rayleigh, Essex, the Foundation runs an SEN school supporting students who have been excluded from or disengaged with mainstream education due to neurodiversity, trauma, or complex SEMH needs.

With a commitment to accessibility and inclusivity, the school caters to a wide range of abilities and needs while offering diverse programmes focused on physical activity, the arts, drama, cooking, and other non-conventional subjects.

The Omnia Foundation's approach brings together therapy, sport, physical activity, and vocational pathways within a supportive framework. Building on the proven success of our Essex school, we are now extending this model to Pound Farm, creating new opportunities for young people to thrive.

Find out more about Omnia Foundation and the SEN School plans [here](#)





FAQs

Frequently Asked Questions (FAQs)

The new SEN school

Will the SEN school be fee-paying?	—
No. Places will be funded by Local Authorities through the EHCP process. Families will not pay fees.	
Who will get priority for places?	+
When will the SEN school be built?	+
How many pupils will the school cater for?	+
What curriculum will the school follow?	+

Homes and Affordable Housing

How many homes are proposed?	+
What proportion of homes will be affordable?	+
What types of affordable housing are proposed?	+

Sports and Community Use

Will the sports pitches be available for community use?	+
Will there be more pitches in future?	+
Who will use the pitches?	+

Access, Transport and Connections

How will traffic and road safety be managed?	+
Will there be new walking and cycling routes?	+

Environment and Landscape

How will the proposals protect the local environment?	+
Will there still be open countryside around Ickleford?	+

Planning and the Site

Why is this the right site?	+
What happens if this site isn't approved?	+



Feedback

We want to hear your views on our proposals.

Please take a moment to complete our short **feedback form**

All questions are optional except for no. 16. Please feel free to complete as many of the questions as you wish.

We will be grateful for your views to help us inform the proposals as the application progresses.

*** indicates required fields

About You (to understand who is responding)

Name *

First

Last

Address

Postcode *

Email

What is your age range?

Are you responding as:

- ☐ A local resident
- ☐ A local business owner
- ☐ A parent/carer
- ☐ An education professional working with SEND children
- ☐ A representative of a community or sports group
- ☐ Other

Other

All questions except for no. 16 are optional. Please feel free to complete as many questions as you wish.

The Proposals

1. Do you support the principle of development on this site?

- ☐ Yes
- ☐ No
- ☒ Not sure

2. Do you support the principle of delivering a new SEND School at Icknield Fields?

- ☐ Yes
- ☐ No
- ☐ Not sure

3. Please tell us any comments you have on the SEND School proposals.

Landscape and Masterplan

4. The proposals are landscape-led, with over 50% of the site as public open space, including the Icknield Way Green Link, parks, meadows and play areas. Do you support this landscape-led approach?

- ☐ Yes
- ☐ No
- ☐ Not sure

5. How important to you are the following landscape and environment features?

- ↕ Protection of the rural character and views around Ickleford
- ↕ Public open spaces, play areas and walking routes
- ↕ Tree planting, meadows and biodiversity improvements
- ↕ Sustainable drainage (SuDS) and natural flood management

Move fields from most important to least important.

6. Please share any comments on the landscape design and green spaces:



Homes and Affordable Housing

7. The hybrid application proposes approximately 250 homes, with 50% affordable housing. Do you support this approach?

- ☐ Yes
☐ No
☐ Not sure

8. What types of homes are most needed locally?

- ☐ Large family homes (3-4 bedrooms)
☐ Smaller homes for couples and young families (2 bedrooms)
☐ Adaptable homes for older residents
☐ Affordable homes and social housing
☐ Other

Other

9. Please share any comments on the new homes or affordable housing:

Connections, Road Safety and Active Travel

10. The proposals include improvements to the Icknield Way Path, new walking and cycling routes, and safer crossings on Bedford Road. Do you support these improvements?

- ☐ Yes
☐ No
☐ Not sure

11. How important are the following travel improvements?

- ☐ Safer pedestrian crossings on Bedford Road
☐ Improved walking and cycling links to Ickleford and Pirton
☐ Access to public transport via a new bus stop
☐ Reduced traffic speeds and better road safety

Move fields from most important to least important

12. Please share any comments on walking, cycling or road safety:

Environment and Sustainability

13. The proposals include one new 3G all-weather pitch with community access, and safeguarded land for two future grass pitches. Do you support the sports and community use proposals?

- ☐ Yes
☐ No
☐ Not sure

14. How important do you think these facilities are for local sport and young people?

- ☒ Very important
☐ Important
☐ Not very important
☐ Not at all important

15. Please share any comments about the sports and community facilities:

Sports and Community Use

16. The proposals include energy-efficient homes with EV charging, and at least 10% biodiversity net gain. How important are the following sustainability measures to you?

- ☐ Energy-efficient, low-carbon homes
☐ EV charging points
☐ Biodiversity and habitat creation
☐ Sustainable drainage (SuDS) features

Move fields from most important to least important

17. Please share any comments on sustainability or the environment:



Overall

18. What aspects of the proposals do you think will be most beneficial for the local area?

- ☐ SEN School
- ☐ Affordable housing
- ☐ Family homes
- ☐ Landscape and green spaces
- ☐ Icknield Way Path improvements
- ☐ Better walking and cycling connections
- ☐ Safer crossings over the Bedford Road
- ☐ Sports and community facilities
- ☐ Environment and Biodiversity improvements

19. Overall, do you support the proposals for Icknield Fields?

- ☐ Yes
- ☐ No
- ☐ Not sure

Stay Involved

20. Would you like to be kept updated on the project?

- ☐ Yes (please provide your email address)
- ☐ No

Privacy Notice:

Your responses will be used to help shape the final proposals for Icknield Fields. Comments may be summarised in a report submitted to North Herts District Council as part of the planning process. Any personal information you provide will be kept secure, used only for this purpose, and processed in accordance with the UK GDPR. If you opt in to receive updates, your contact details will only be used for this purpose and you can unsubscribe at any time. Read our full privacy policy at: <https://icknieldfields.uk/privacy-policy/>

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Contact Details

- Website address: icknieldfields.uk
- Email: info@icknieldfields.uk
- Call: 020 4538 7200

Important Links

- [Privacy Policy](#)
- [Cookie Policy](#)
- [The CCP](#)





Appendix 4: Leaflet

ABOUT US

OMNIA FOUNDATION

Omnia Foundation is a Department for Education-approved Independent Special School provider, combining therapy, education and sport to support young people with Autism and SEMH needs. Building on our successful school in Essex, we are now extending this model to Ickleford to create life-changing opportunities for local children.

Visit <https://omniafoundation.co.uk/> to learn more



BUGLER HOMES

Bugler Homes are an award-winning, family-owned local housebuilder, based in Hertfordshire. Since 1982 we've delivered high-quality homes across London and the South East, with a focus on craftsmanship, community and lasting value.

Visit <https://buglerhomes.co.uk/> to learn more



HAVE YOUR SAY

The public consultation is open throughout November and will close on Friday 5 December. Your views will help shape the final proposals.

The plans will be submitted as a hybrid planning application, with detailed proposals for the SEN School and around 100 homes in Phase 1, and outline proposals for the rest of the site.

The pre-application public consultation is open throughout November and closes Friday 12 December. Your views will help shape the final proposals before submission. The consultation website will remain live throughout the application process.

Visit our consultation website to find out more and share your feedback:

icknieldfields.uk

info@icknieldfields.uk

0204 538 700

Follow the consultation online and sign up for updates.



THE SITE

Ickleford Fields, land south of Pound Farm, Ickleford



HAVE YOUR SAY ON A NEW SEN SCHOOL, HOMES AND GREEN SPACES FOR ICKLEFORD

Bugler Homes, in partnership with the Omnia Foundation, is consulting on plans for Ickleford Fields, a new, landscape-led neighbourhood on Land South of Pound Farm in Ickleford.

The proposals include:

- A new **Special Educational Needs (SEN) School**, fully funded and delivered first, helping young people with Education Health and Care Plans (EHCPs)
- Up to **250 new homes**, with **50% affordable housing**, meeting housing needs for local people
- Around **40%** of the site as green space, with new publicly accessible **meadows, parks and play areas**
- Enhancements to the historic **Ickleford Way Path**, making it a central feature by creating a park-like green corridor at the heart of the new neighbourhood
- **New walking and cycling routes** connecting to the local Public Rights of Way (PROW) network
- **Active travel improvements**, including safer crossings and bus service improvements on Bedford Road
- A new **3G sports pitch with facilities**, available for community use, alongside land with the potential for future sports and recreation use



INDICATIVE SKETCH ILLUSTRATION

MEETING LOCAL NEEDS

Ickleford Fields responds directly to local priorities in North Hertfordshire:

- Over **8,000 children with SEND** are not receiving the support they need
- Around **2,500 households** are on the housing waiting list in North Herts.
- North Herts. has a **3-7 year housing land supply**, below national requirements
- Local **Pitch Poverty**: a shortage of good-quality pitches for grassroots sports identified in the Council's Playing Pitch Strategy

These proposals help to address these needs, delivering a new SEN School, affordable and private homes, sports facilities, and green spaces that will benefit the whole community.

Visit icknieldfields.uk to share your views.

A NEW SEN SCHOOL FOR NORTH HERTFORDSHIRE

At the heart of the proposals is a fully funded **Independent Special School** for around **30 pupils aged 12-17** with **Autism and Social, Emotional and Mental Health (SEMH)** needs.

Owned and run by the **Omnia Foundation**, following their unique, Department for Education approved, **therapy-first curriculum**, the school will:

- Be delivered first in **Phase 1**
- Include specialist classrooms, therapy spaces and outdoor learning areas
- Safe outdoor spaces and recreation areas, including a **3G sports pitch**
- Provide places for local children with **EHCPs**

The school will offer a calm, **inclusive environment where pupils can thrive** closer to home, easing SEN pressures on local schools and improving learning outcomes

Over 250 local people have already expressed their support, recognising the urgent need for more local SEN provision.

'I have worked for the SEND Team as an EHCP Coordinator. The shortage of suitable places is severe. This school would directly address a critical gap in local education.' North Herts resident



SKETCH ILLUSTRATION VIEW ALONG ICKLEFORD WAY

HOMES AND AFFORDABLE HOUSING

The plans include up to **250 new homes**, with **50% affordable housing**, exceeding North Herts' 40% policy, and helping local people stay in their community.

The affordable housing will include:

- **Affordable Rent homes** with rents set at least 20% below local market rents for local people on the council's waiting list
- **Shared Ownership homes**, helping first-time buyers and key workers onto the housing ladder.

All homes will be two-storey houses, designed in keeping with Ickleford's rural character and built to modern energy-efficient standards with air-source heat pumps, EV charging points and high-performance insulation.

LANDSCAPE-LED MASTERPLAN AND THE ICKLEFORD WAY PATH

Ickleford Fields has been shaped by its landscape and environment.

Around **40%** of the site will be green space, with publicly accessible **parks, meadows, and play areas** connected by new walking and cycling routes.

The historic **Ickleford Way Path**, which runs through the site, will be celebrated as a central feature, becoming a wide, landscaped, park-like 'green link' with space to walk, cycle and enjoy, connecting Ickleford and Pilton.

Other public benefits include:

- New, **safer crossings** for walkers, cyclist and horse riders on Bedford Road
- New **walking and cycle routes**, and improvement of existing bus services and potential for additional bus stops on Bedford Road
- **Tree lined streets**, linking the new neighbourhood with Ickleford

The landscape-led masterplan approach will make Ickleford **safer, greener and better connected**.

INDICATIVE MASTERPLAN

- 1 SEN school
- 2 3G sports pitch
- 3 Space for future sports and recreation uses
- 4 'Green Link' and play area
- 5 New walking and cycling connection
- 6 New controlled pedestrian and equestrian crossings
- 7 Improved bus stops and new crossing
- 8 Enhanced Ickleford Way





Appendix 5: Social Media

Sponsored · 🌐

Bugler Homes are consulting on plans for a new landscape-led neighbourhood in Ickleford.

The proposals include a new SEN School, sports facilities, 50% affordable housing and 40% green space.

New green spaces, walking and cycling routes and road crossings will create a safe, green and connected neighbourhood.

Click the link to view the plans and share your feedback.



icknieldfields.uk
Have Your Say

[Learn more](#)



Like



Comment



Share



Appendix 6: Ickleford Parish Council Meeting Minutes extract

Screenshot of minutes from 12 November meeting

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Pre-application:

- Land south of Pound Farm / Bedford Road. 200 dwellings, SEND school and sports pitches

Not yet submitted

Design Workshops on Wednesday 19th and 26th November at Priory School 6-8 pm.

Full minutes available to view online at: <https://ickleford-pc.gov.uk/wp-content/uploads/simple-file-list/Minutes/Minutes-and-Draft-Minutes-2024-25-and-2025-26/Draft-Minutes-12th-Nov-2025-v2.pdf>



Appendix 7: Workshop Presentation

Presentation Slides



Workshop Agenda

Welcome and Introductions (5 minutes)
 Introductory Video (5 minutes)
 Masterplan Presentation, James Chell (5 minutes)
 Q&A (10 minutes)
 SEN School Presentation, David Kreyling (5 minutes)
 Q&A (10 minutes)
 Roundtable Discussion (30 minutes)
 Table Feedback (15 minutes)
 Wrap Up and Next Steps (5 minutes)



bugler HOMES

Bugler Homes are an award-winning, family owned company based in Hertfordshire, providing high quality homes across London and the South East since 1982.

Our reputation has been built on the highest quality and a fine attention to detail, ensuring that the end result is a home that people are proud to call their own.

Icknield Fields

Proposals for Icknield Fields at Land South of Pound Farm in Ickleford.

The Vision

- A landscape-led masterplan that delivers:
 - A new Special Educational Needs (SEN) School
 - Up to 250 new homes, including 50% affordable
 - A new 3G sports pitch with space for future sports and recreation uses
 - 40% of the site as green space, including publicly accessible meadows, parks and play areas
 - Celebrates the Icknield Way as a central feature
 - Creates new walking and cycling routes
 - Introduces safer crossing points for walkers, cyclists and horse riders on Bedford Road.



Icknield Fields at a glance

- New SEN School**
Fully funded and delivered first, helping young people with Education Health and Care Plans (EHCPs) access the education they need closer to home.
- A mix of homes**
with the majority being family houses, meeting needs for local people.
- 50% affordable housing**
supporting local families, first-time buyers, key workers and downsizers.
- Landscape-led masterplan**
around 40% green space, featuring publicly accessible meadows, parks, play areas, the Icknield Way "Green Link", and new walking and cycling routes.
- Sports Pitches**
a new 3G sports pitch will be provided with the school, available for community use, alongside land with the potential for future sports and recreation use.
- Environmental and Sustainability benefits**
at least 10% biodiversity net gain through new habitats, trees, landscaping and Sustainable Urban Drainage Systems (SuDS).
- Active travel improvements**
including enhancements to public rights of way, cycle routes and improvements to bus services and safer crossings on the Bedford Road.

Icknield Fields

Public Amenities

1. New walking and cycling route
2. New walking and horse rider crossing
3. Publicly accessible footpath around the site
4. Children's Play Areas
5. 3G Sports Pitch
6. Informal play and learning spaces connected to nature
7. Open meadows with capacity for future sports and recreation uses
8. Wetland and Woodland spaces
9. SuDS pond in the 'Green Link' at the centre of the site



Icknield Fields

Play Spaces

A sequence of playable spaces, located in key areas of the development are provided for children and families.

Themes are being explored to create diverse experiences and connect children with nature.



Icknield Fields

New walking and cycling routes, connections and crossings

The proposals include improved accesses to open space and existing public rights of way, which will be improved.

This also includes new and improved crossing points on Bedford Road.






New Homes

- **50% affordable housing**, including Shared Ownership and Affordable Rent, helping local people who live and work locally to stay in the area
- Buildings **no higher than two storeys**, in keeping with Ickleford's scale.
- **Tree-lined streets**, green frontages and generous gardens.
- **Energy efficient, sustainable homes**, with air-source heat pumps Electric vehicle charging and high-performance insulation



Omnia Foundation is a Department for Education-approved Independent Special School, providing therapeutic, physical, and vocational support for young people aged 12-17.

Based in Rayleigh, Essex, the Foundation runs a SEN school supporting students who have been excluded from or disengaged with mainstream education due to neurodiversity, trauma, or complex SEMH needs.

With a commitment to accessibility and inclusivity, the school caters to a wide range of abilities and needs while offering diverse programmes focused on physical activity, the arts, drama, cooking, and other non-conventional subjects.

The Omnia Foundation's approach brings together therapy, sport, physical activity, and vocational pathways within a supportive framework.

Sketch illustration of the new SEN School layout.

SEN school facilities

The school will include:

- Specialist classrooms and therapy spaces
- Safe outdoor spaces and recreation areas
- Sports facilities, including the new 3G pitch
- A calm, inclusive environment where pupils can thrive academically, socially and emotionally.



School Offer



30-place school for children aged 12-17



Therapeutic, physical, and vocational curriculum



A 3G Sports pitch, open for community use



Rural, calm environment ideal for SEMH support

Benefits

A new SEN school here will:



Help to bridge the gap in local SEN provision



Reduce reliance on costly out-of-county placements



Be fully funded and delivered at no risk or cost to Herts County Council or council taxpayer



QUESTIONS?



A New SEN School

An Independent Special School for North Hertfordshire

A new **Independent Special School (ISS)** for around 30 pupils aged 12-17 with **Autism and Social, Emotional and Mental Health (SEMH)** needs.

The school will be owned and run by the **Omnia Foundation**, following their bespoke DfE approved **therapy-first curriculum**.

The new SEN school will **help local children access the right education closer to home**, easing SEN pressures on local secondary schools and improving outcomes for young people across the area.



Sketch illustration of the new SEN School



QUESTIONS?



Appendix 8: Stakeholder Briefing Presentation

Presentation Slides





SEN school and sports facilities briefing

WELCOME







Agenda

- Welcome and Introductions (10 minutes)
- Presentation: Bugler Homes and Omnia Foundation, James Chell & David Kreyling (20 minutes)
- Presentation: Final plans walkthrough (20 minutes)
- Table Discussion (30 minutes)
- Discussion Feedback & Q&A (20 minutes)
- Next Steps & Closing (10 minutes)




Bugler Homes is a family owned, Hertfordshire based housebuilder.

We build high quality homes that people are proud to call their own.

Omnia Foundation is a DfE-approved Independent Special School, for young people aged 12–17.

Our approach brings together therapy, sport, physical activity, and vocational pathways within a supportive framework.

PRE-APPLICATION PROJECT TIMELINE

June 2025 – January 2026
DESIGN DEVELOPMENT

July – December 2025
ENGAGEMENT WITH LOCAL STAKEHOLDERS

September – October 2025
SEN SCHOOL AWARENESS CAMPAIGN

November – December 2025
PRE-APPLICATION PUBLIC CONSULTATION

January 2026
PLANNING APPLICATION SUBMITTED

Icknield Fields at a glance



New SEN School

Fully funded and delivered first, helping young people with Education Health and Care Plans (EHCPs) access the education they need closer to home.



A mix of homes

with the majority being family houses, meeting needs for local people.



50% affordable housing

supporting local families, first-time buyers, key workers and downsizers.



Landscape-led masterplan

around 40% green space, featuring publicly accessible meadows, parks, play areas, the Icknield Way "Green Link", and new walking and cycling routes.



Sports Pitches

a new 3G sports pitch will be provided with the school, available for community use, alongside land with the potential for future sports and recreation use.



Environmental and Sustainability benefits

at least 10% biodiversity net gain through new habitats, trees, landscaping and Sustainable Urban Drainage Systems (SuDS).



Active travel improvements

including enhancements to public rights of way, cycle routes and improvements to bus services and safer crossings on the Bedford Road.





INTRODUCTIONS







Tonight's meeting

- A briefing on what has been submitted
- A chance to discuss the submitted proposals, ask questions and clarify details
- Not a decision-making meeting, but a chance to understand the plans and identify next steps.
- The statutory consultation is the formal route to comment on the proposals

Pound Farm, Ickleford



The site

Ickleford

The Emerging Vision

A landscape-led masterplan that delivers:

- A new Special Educational Needs (SEN) School
- Up to 250 new homes, including 50% affordable
- A new 3G sports pitch with space for future sports and recreation uses
- 40% of the site as green space, including publicly accessible meadows, parks and play areas
- Celebrates the Icknield Way as a central feature
- Creates new walking and cycling routes
- Introduces safer crossing points for walkers, cyclists and horse riders on Bedford Road.










Icknield Fields

The Final Vision

The same:

- A new Special Educational Needs (SEN) School
- A new 3G sports pitch with space for future sports and recreation uses
- 40% of the site as green space, including publicly accessible meadows, parks and play areas
- Celebrates the Icknield Way as a central feature
- Creates new walking and cycling routes
- Introduces safer crossing points for walkers, cyclists and horse riders on Bedford Road.

Changes:

- Up to 230 new homes, including 50% affordable
- A 65-bed care home






Meeting Local Need

SEND Need

There is a SEND crisis in Hertfordshire.

- 23.4% of children with identified SEND needs in Hertfordshire are not receiving the support they require (approx. 8,400 children).
- Around 6,500 children in Hertfordshire with Education Health and Care Plans (EHCPs) have SEMH as their primary need.
- Diagnoses of Autism have risen by 49% in Hertfordshire between 2015-16 and 2019-20.

The new SEND School at Icknield Fields offers a practical, deliverable solution.

Sports Need

Pitch Poverty: NHDC faces a growing shortage of good quality local sports pitches, particularly for football and rugby, as identified in the Council's **Playing Pitch Strategy**.

Housing Need

Government targets identify a continued shortfall in housing across the region.

- c.2,500 households are currently on the council's housing waiting list
- Over 1,900 households are living in unsuitable accommodation
- NHDC has only a 3.7-year housing land supply, below national requirements.

School Offer



30-place school for children aged 12-17



Therapeutic, physical, and vocational curriculum



A 3G Sports pitch, open for community use



Rural, calm environment ideal for SEMH support

Benefits

A new SEN school here will:



Help to bridge the gap in local SEN provision



Reduce reliance on costly out-of-county placements



Be fully funded and delivered at no risk or cost to Herts County Council or council taxpayer

Icknield Fields

Hybrid Planning Application

- Submitted to North Herts District Council in January 2026

Phase 1 (detailed application - fixed) will be delivered first. Phase 1 includes:

- The SEN School
- The 3G Sports Pitch and associated facilities
- 100 homes

Phase 2 (outline application). A further reserved matters (detailed) application will come forward in the future for:

- Space for up to 2 additional sports pitches
- 100 homes
- 65-bed care home

Phase 1 Detailed Plans






A New SEN School

An Independent Special School for North Hertfordshire

A new **Independent Special School (ISS)** for around 30 pupils aged 12-17 with **Autism and Social, Emotional and Mental Health (SEMH)** needs.

The school will be owned and run by the **Omnia Foundation**, following their bespoke DfE approved **therapy-first curriculum**.

The new SEN school will **help local children access the right education closer to home**, easing SEN pressures on local secondary schools and improving outcomes for young people across the area.





SEN School layout plan

SEN school facilities

The school will include:

- Specialist classrooms and therapy spaces
- Safe outdoor spaces and recreation areas
- A multi-purpose hall, potentially available for community use
- Sports facilities, including the new 3G pitch
- A calm, inclusive environment where pupils can thrive academically, socially and emotionally.

Sports Facilities

- Working in partnership with Omnia Foundation
- Ownership and operation
- Community use arrangements
- Bookings, access and safeguarding
- Potential future sports pitches x2 and changing facilities

SEN School layout plan

bugler HOMES Icknield Fields OMNIA FOUNDATION

DISCUSSION FEEDBACK & QUESTIONS

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THANK YOU

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Table Discussion

30 minutes to discuss the SEN school and sports facilities with the team.

Write down your questions, comments and feedback.

Each table will feedback to the room following the discussion.

We'll send you an FAQs following the meeting based on the key themes raised.

Next Steps

Once the application is validated, the **public consultation** will begin. It's important to **Have Your Say** so decision-makers understand local opinion.

We will share the link to the planning application as soon as it is live and a **short guide** on how to submit a comment and what information is most helpful.

Application submission timeline

APPLICATION PROCESS			PLANNING COMMITTEE DECISION MEETING
VALIDATION	STATUTORY CONSULTATION	OFFICERS REPORT	