

Land at Pound Farm

Conclusion



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The proposals represent a significant opportunity to create a distinctive and sustainable extension to the village.

The proposals for Pound Farm set out a planned extension to the village that includes a SEN school, new housing including 50% affordable homes, sports facilities, community facilities and associated infrastructure. The masterplan has been informed by the site's landscape features, the established character of the area and feedback received from the local community.

A key component of the scheme is the independent special school, which will provide specialist education for children with complex needs and act as a central facility within the new neighbourhood. The development also includes a mix of homes, areas of public open space and community facilities such as a new sports pitch, arranged within an integrated layout.

The design process has been undertaken with reference to the Ickleford Neighbourhood Plan and the strategic objectives of the North Hertfordshire Local Plan. The proposals incorporate measures to support walkability, landscape integration and a clear structure of streets and spaces, ensuring that the new neighbourhood relates appropriately to its surroundings and the existing village.

The development will provide a range of social and environmental benefits. These include additional housing, affordable homes, specialist education provision and new recreational facilities. The scheme introduces new green spaces, improves access across the site and establishes a layout that supports active travel and outdoor activity.

Overall, the proposals present a coordinated masterplan that delivers new homes, community facilities and open space in accordance with relevant planning policy. The scheme is designed to integrate with the existing settlement and to form a functional and long term part of the village.





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