

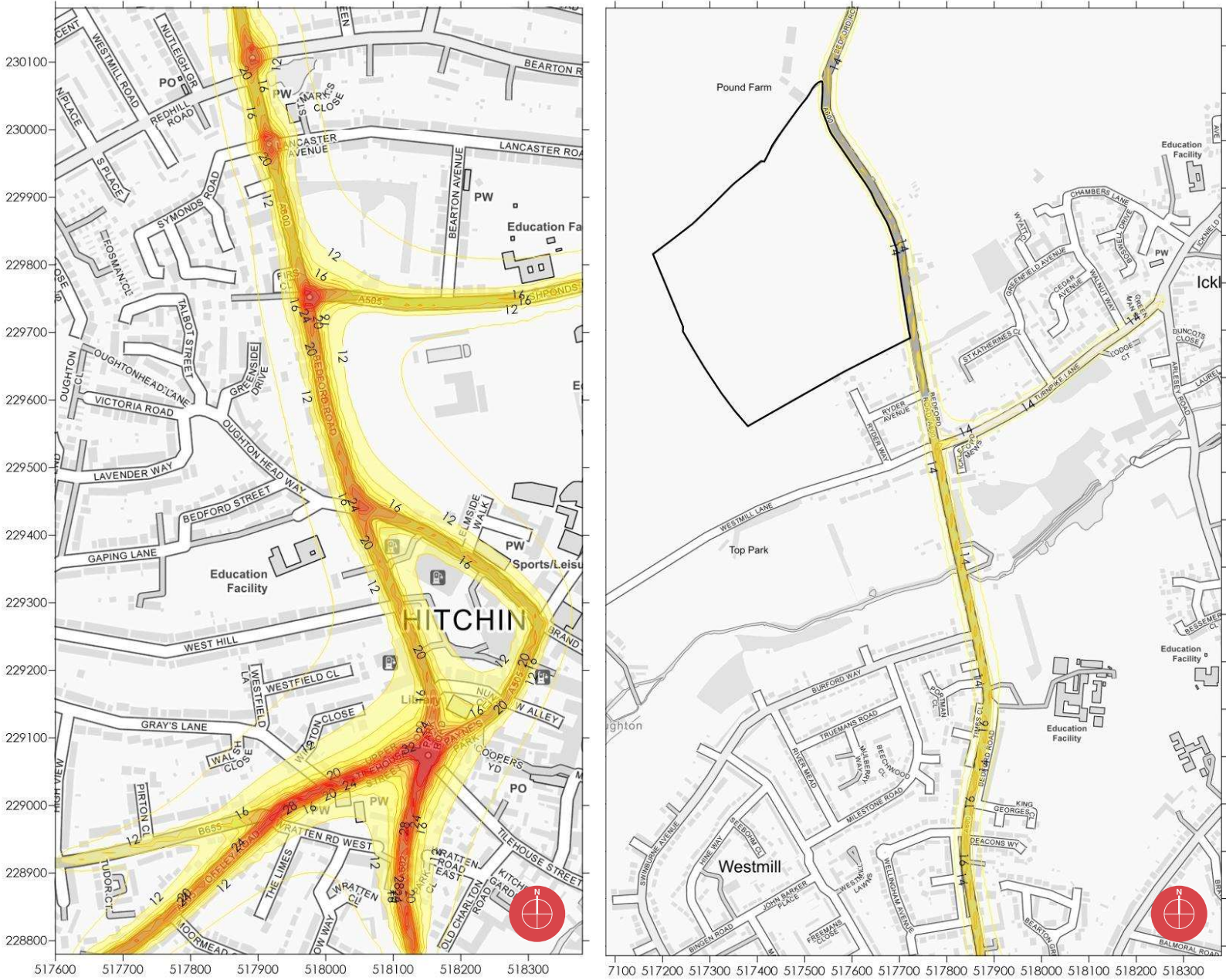
Air Quality Assessment

An air quality assessment has been undertaken to support the proposed residential led mixed use development at Land at Pound Farm, Ickleford

The assessment considers dust generation during construction and road traffic emissions during operation, alongside the potential exposure of future occupants. With the application of standard site control measures, construction phase effects are predicted to be not significant.

Operational phase dispersion modelling demonstrates that predicted pollutant concentrations remain well below relevant air quality objectives at all identified sensitive receptors. Air quality is therefore not considered a constraint to the proposed development

For further detail, refer to Air Quality Assessment - Land at Pound Farm, Ickleford, Redmore Environmental Ltd, [Report Ref 10166r2 / KPM 31355](#), dated **26 January 2026**



Plan reproduced from the Air Quality Assessment prepared by Redmore Environmental Ltd (Report Ref 10166r2 / KPM 31355, January 2026).

Not to Scale

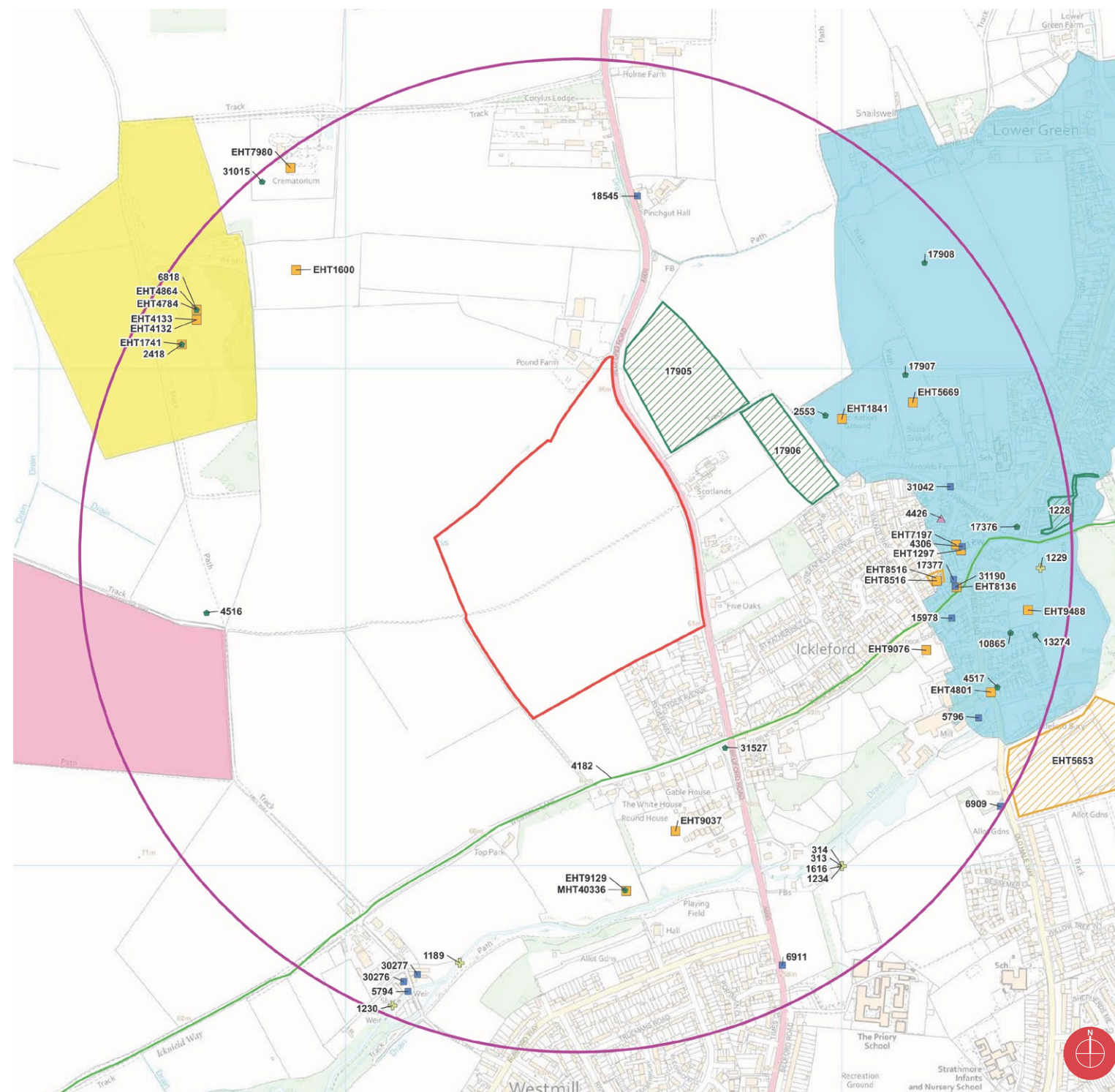
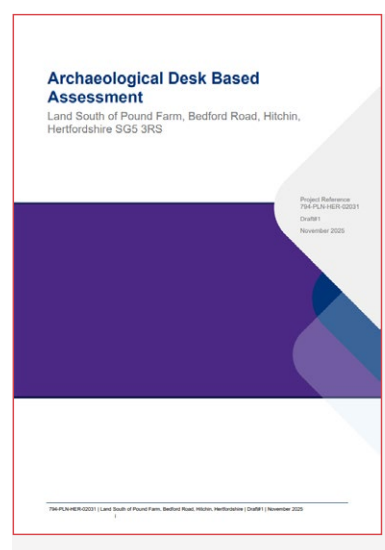
Archaeological Desk Based Assessment

An archaeological desk based assessment has been undertaken to establish the archaeological potential of the land south of Pound Farm, Bedford Road, Hitchin, in support of the proposed development.

The assessment identifies no nationally designated heritage assets within the site or its immediate surroundings. The site is considered to have generally low to moderate archaeological potential for later prehistoric, Roman, and Medieval periods, with any remains likely to be of local significance. Historical mapping confirms the site has remained undeveloped agricultural land throughout its recorded history.

Given the identified potential, it is anticipated that further archaeological mitigation may be required at a later stage, secured through an appropriate planning condition in accordance with national and local planning policy

For further detail, refer to Archaeological Desk Based Assessment – Land South of Pound Farm, Bedford Road, Hitchin, prepared by RPS Group Limited, Project Ref 794-PLN-HER-02031, dated November 2025



Plan reproduced from the Archaeological Desk Based Assessment prepared by RPS Group Limited (Project Ref 794-PLN-HER-02031, November 2025).

Not to Scale

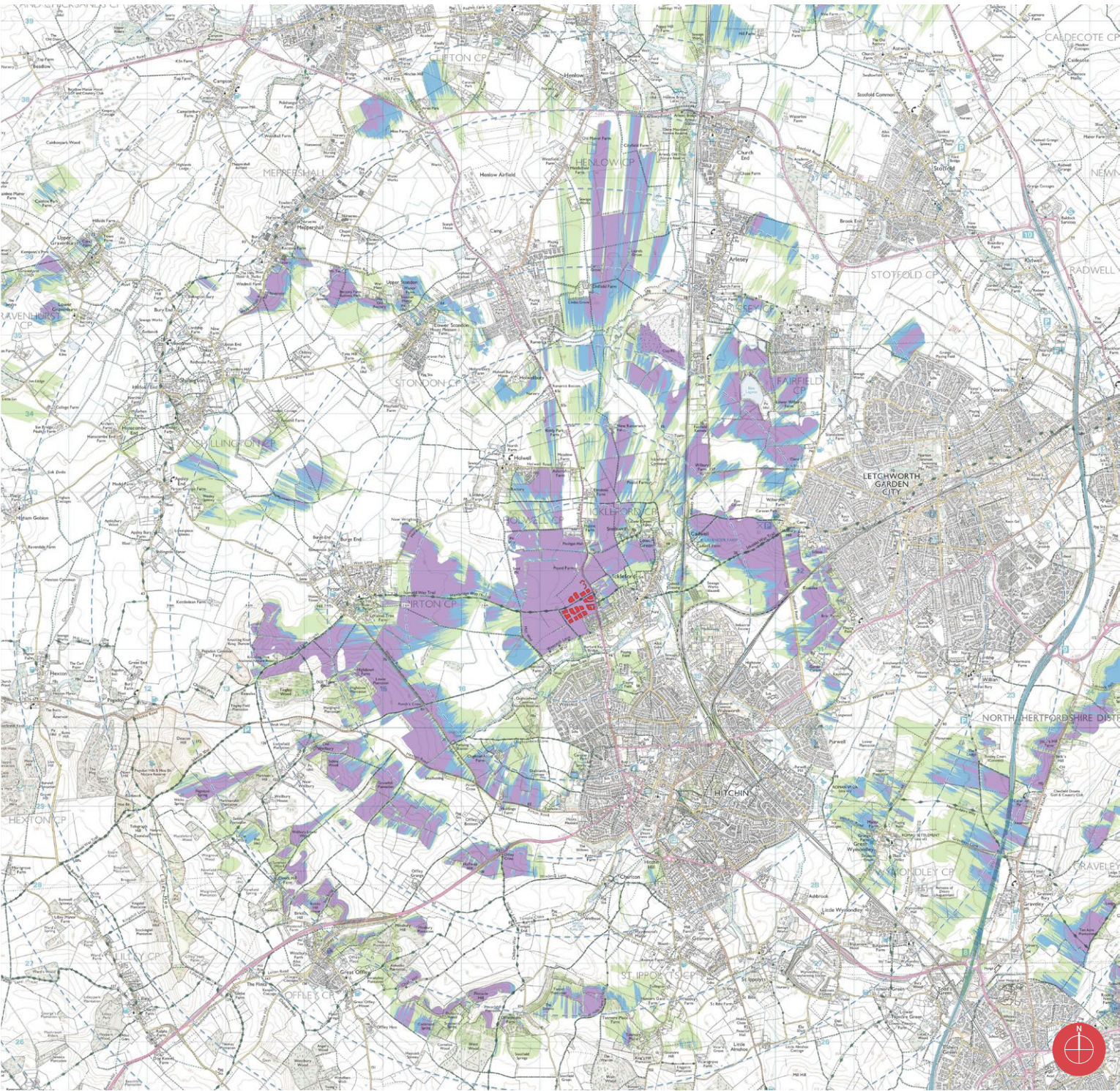
Landscape & Visual Impact Appraisal

A landscape and visual impact appraisal has been undertaken to assess the effects of the proposed development on landscape character and visual amenity at Land at Bedford Road, Ickleford.

The appraisal considers the site within its local and wider landscape context and assesses potential visual effects from a series of representative viewpoints, including public rights of way and nearby residential areas. The assessment identifies that while some views would experience noticeable change in the early years following development, these effects are temporary and largely associated with construction and initial establishment.

The appraisal concludes that, with the proposed landscape mitigation strategy in place, landscape and visual effects would reduce over time and would not result in significant long term harm, and the development is considered acceptable in landscape and visual terms

For further detail, refer to Landscape and Visual Impact Appraisal – Land at Bedford Road, Ickleford, prepared by Enplan UK Limited, Ref 05 1088 / ENP XX XX RPL 90700 P01, dated December 2025



Plan reproduced from the Landscape and Visual Impact Appraisal prepared by Enplan UK Limited (Ref 05 1088 / ENP XX XX RPL 90700 P01, December 2025).

Not to Scale

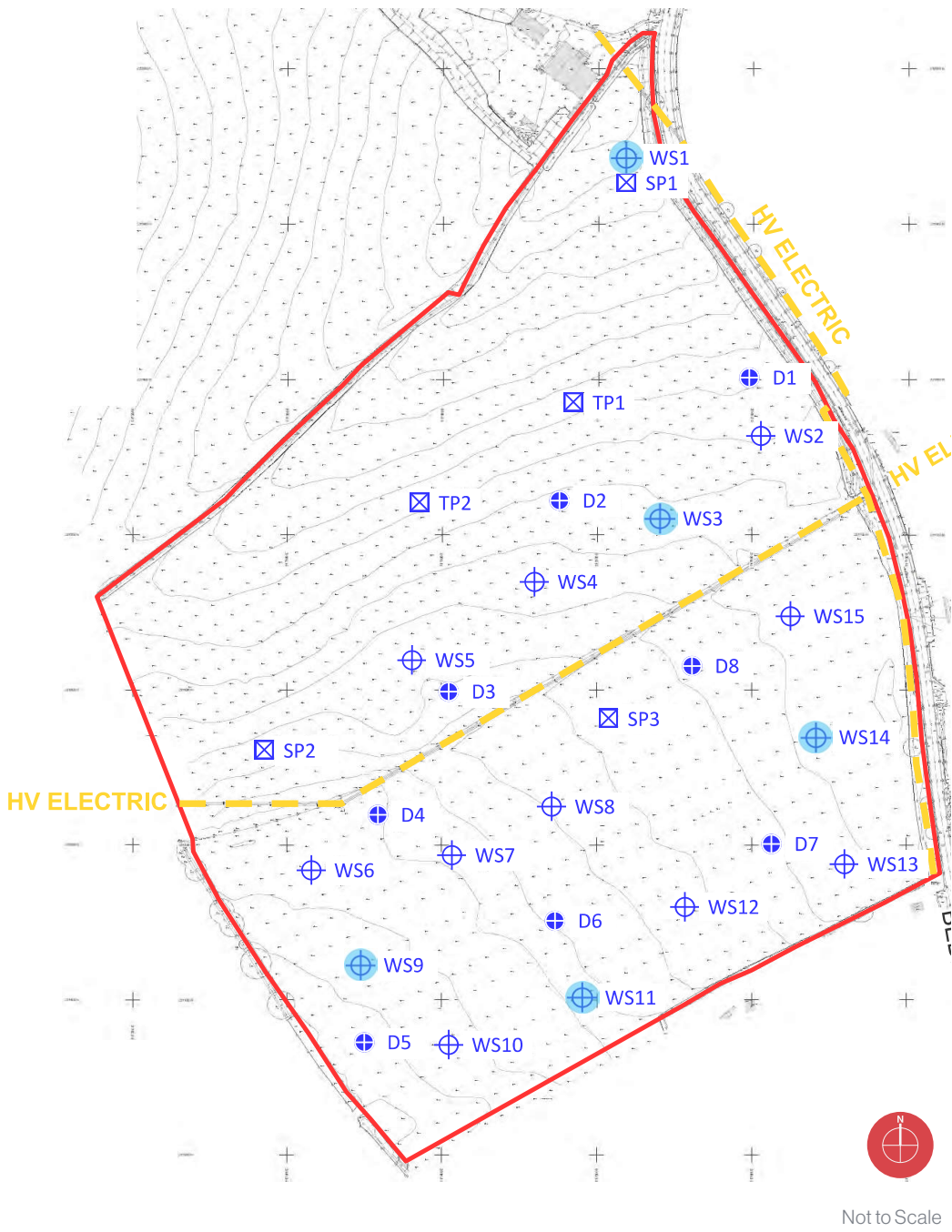
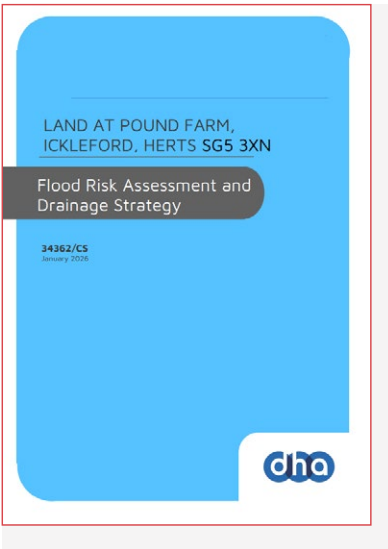
Flood Risk Assessment & Drainage Strategy

A flood risk assessment and drainage strategy has been undertaken to assess flood risk and surface water management

The assessment confirms that the site is located entirely within Flood Zone 1 and is therefore at low risk of fluvial flooding. While small areas of surface water flooding have been identified, these are associated with existing low points and watercourses and are addressed through the proposed site layout and drainage strategy.

The proposed scheme incorporates a sustainable drainage strategy using SuDS features to manage surface water runoff at greenfield rates, ensuring that flood risk is not increased on or off site and that the development accords with national planning policy and drainage standards

For further detail, refer to Flood Risk Assessment and Drainage Strategy – Land at Pound Farm, Ickleford, prepared by DHA Environment, [Report Ref 34362/CS](#), dated [January 2026](#)



Plan reproduced from the Flood Risk Assessment and Drainage Strategy prepared by DHA Environment (Report Ref 34362/CS, January 2026).



Extent of 1 in 30 Year Surface Water Flooding (High)



Extent of 1 in 100 Year Surface Water Flooding (Medium)



Extent of 1 in 1000 Year Surface Water Flooding (Low)

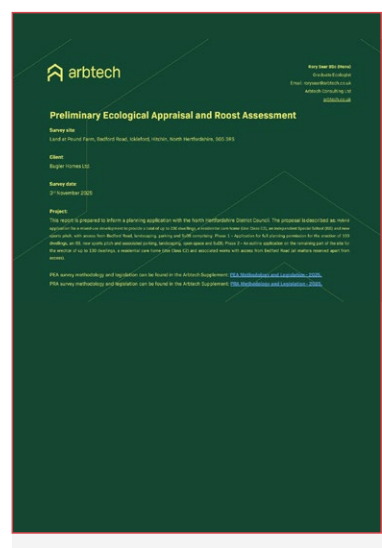
Ecological Appraisal & Roost Assessment

A preliminary ecological appraisal and roost assessment has been undertaken to assess ecological constraints

The assessment identifies a range of common habitats on site, including arable land, grassland, hedgerows, trees and ditches, with one hedgerow classified as an important hedgerow under the Hedgerow Regulations. Evidence of protected species including nesting birds and badgers was recorded, while habitats were identified as providing moderate value for bat foraging and commuting, although no bat roosts were identified within trees proposed for removal.

The report concludes that, subject to the implementation of standard precautionary measures and targeted further surveys where required, the proposed development is unlikely to result in significant ecological effects and can proceed in accordance with relevant legislation and policy

For further detail, refer to Preliminary Ecological Appraisal and Roost Assessment – Land at Pound Farm, Bedford Road, Ickleford, prepared by Arbtech Consulting Ltd, **Report Version 3.0**, dated **21 January 2026**



Plan reproduced from the Preliminary Ecological Appraisal and Roost Assessment prepared by
Arbtech Consulting Ltd (Report Version 3.0, January 2026) & Utility Report



Not to Scale

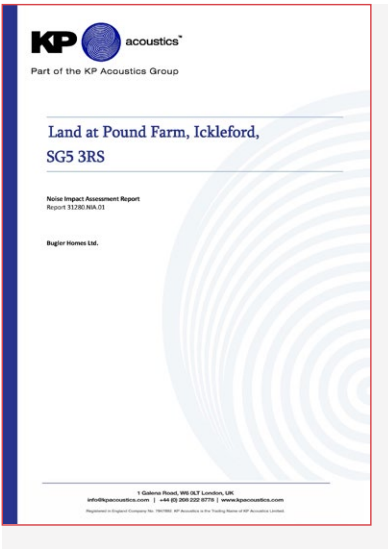
Noise Impact Assessment

A noise impact assessment has been undertaken to assess existing noise conditions and the suitability of the proposed development.

The assessment includes an environmental noise survey and detailed modelling to evaluate the effects of road traffic noise, external amenity areas, plant noise, and the proposed multi use games area. The results have informed appropriate building fabric specifications, glazing requirements, and ventilation strategies to ensure internal noise levels meet relevant guidance.

The assessment concludes that, subject to the recommended design measures being implemented, the proposed development can achieve acceptable internal and external noise environments and would not result in significant adverse noise impacts in accordance with national policy and standards

For further detail, refer to Noise Impact Assessment – Land at Pound Farm, Bedford Road, Pirton, Hitchin, prepared by KP Acoustics Ltd, [Report Ref 31280.NIA.01](#), dated 30 January 2026



Plan reproduced from the Noise Impact Assessment prepared by KP Acoustics Ltd (Report Ref 31280.NIA.01, January 2026).

Not to Scale

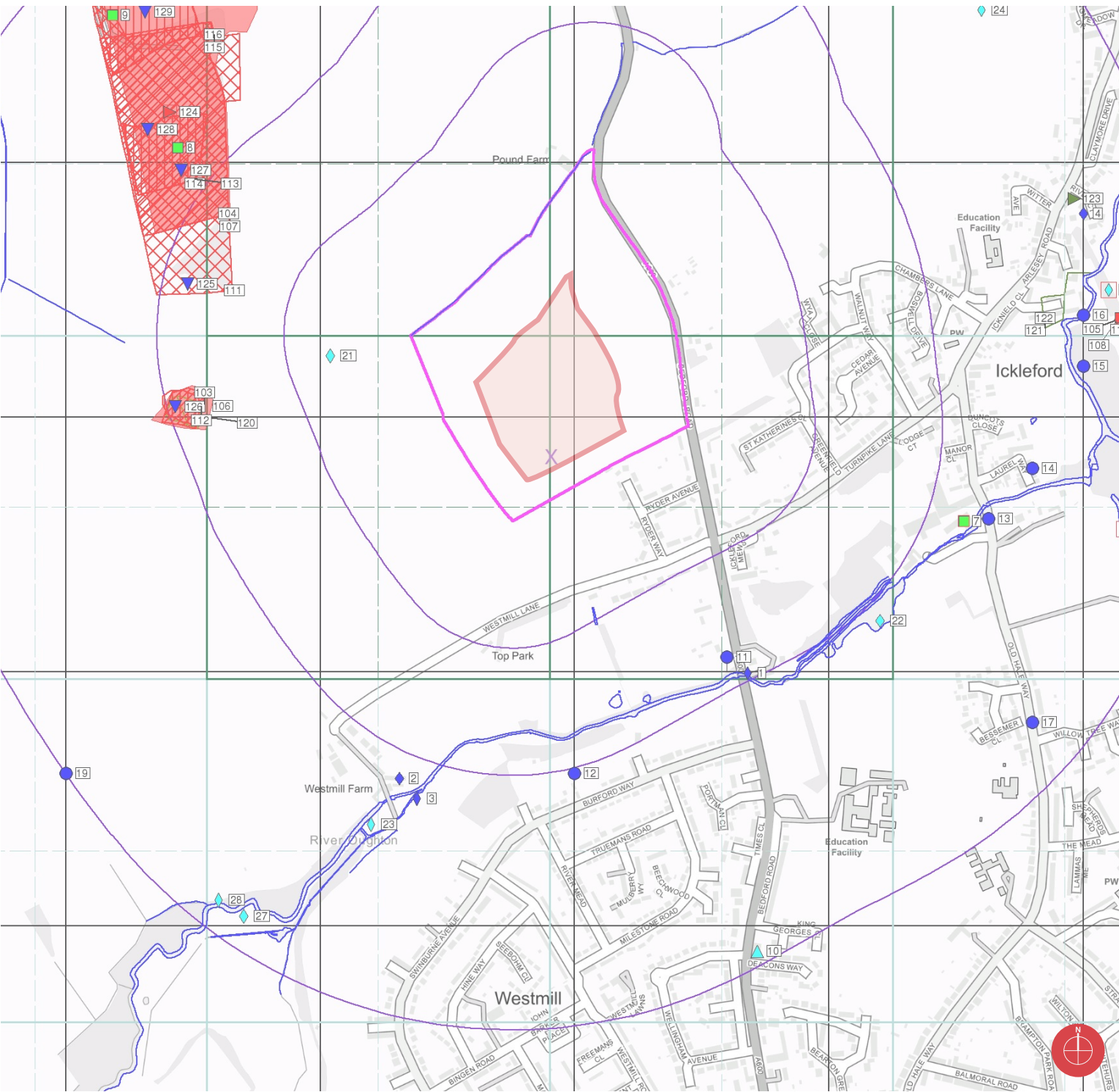
Preliminary Risk Assessment

A preliminary risk assessment has been undertaken to assess potential land contamination, ground conditions, and geotechnical risks

The assessment comprises a desk study review and site walkover to identify potential sources of contamination, pollutant pathways, and sensitive receptors. The site is identified as having remained undeveloped agricultural land, with no evidence of significant contaminative activities, landfill, or hazardous ground gas sources, and the overall environmental risk classification for the site is considered to be very low.

The assessment concludes that the site is suitable for the proposed development, subject to the completion of a targeted site investigation to confirm ground conditions and refine the conceptual site model in accordance with relevant guidance

For further detail, refer to Preliminary Risk Assessment – Land at Pound Farm, Bedford Road, Ickleford, prepared by Aviron Associates Limited, Report Ref 25 267.01, dated October 2025



Plan reproduced from the Preliminary Risk Assessment prepared by Aviron Associates Limited (Report Ref 25 267.01, October 2025).

Not to Scale

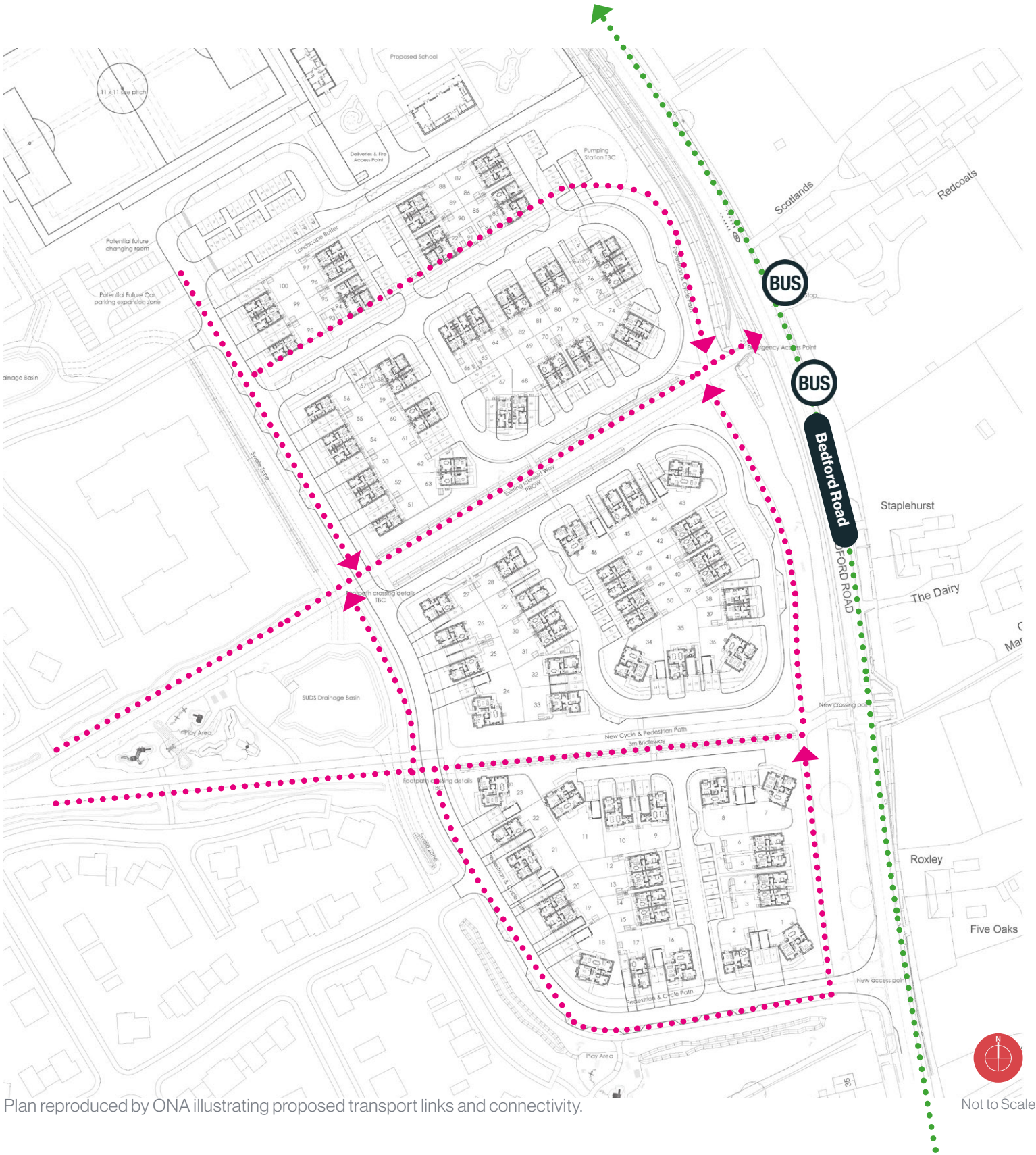
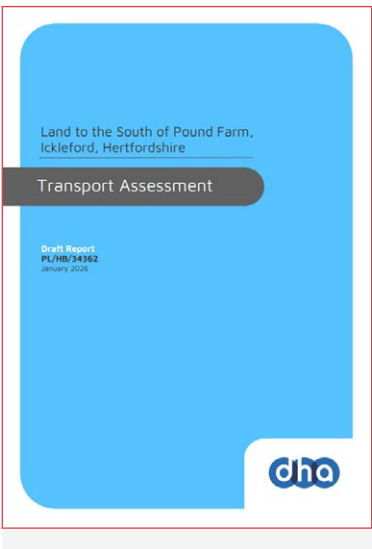
Transport Assessment & Travel Plan

A transport assessment and framework travel plan have been undertaken to assess the transport, access, and highway implications of the proposed development

The assessment reviews existing highway conditions, accessibility by sustainable modes, and proposed access arrangements, with modelling confirming no severe residual impacts on the local highway network. The scheme enhances active travel through improved public rights of way, new pedestrian and cycle links, upgraded crossings, and new bus stops along Bedford Road.

The accompanying travel plan sets out measures to encourage sustainable travel choices for residents, staff, and visitors, including travel information packs, infrastructure improvements, and ongoing monitoring. The assessment concludes that the proposed development accords with national and local transport policy and is acceptable in transport terms.

For further detail, refer to Transport Assessment – Land to the South of Pound Farm, Ickleford, prepared by DHA Planning, [Report Ref PL/HB/34362](#), dated January 2026



Plan reproduced by ONA illustrating proposed transport links and connectivity.

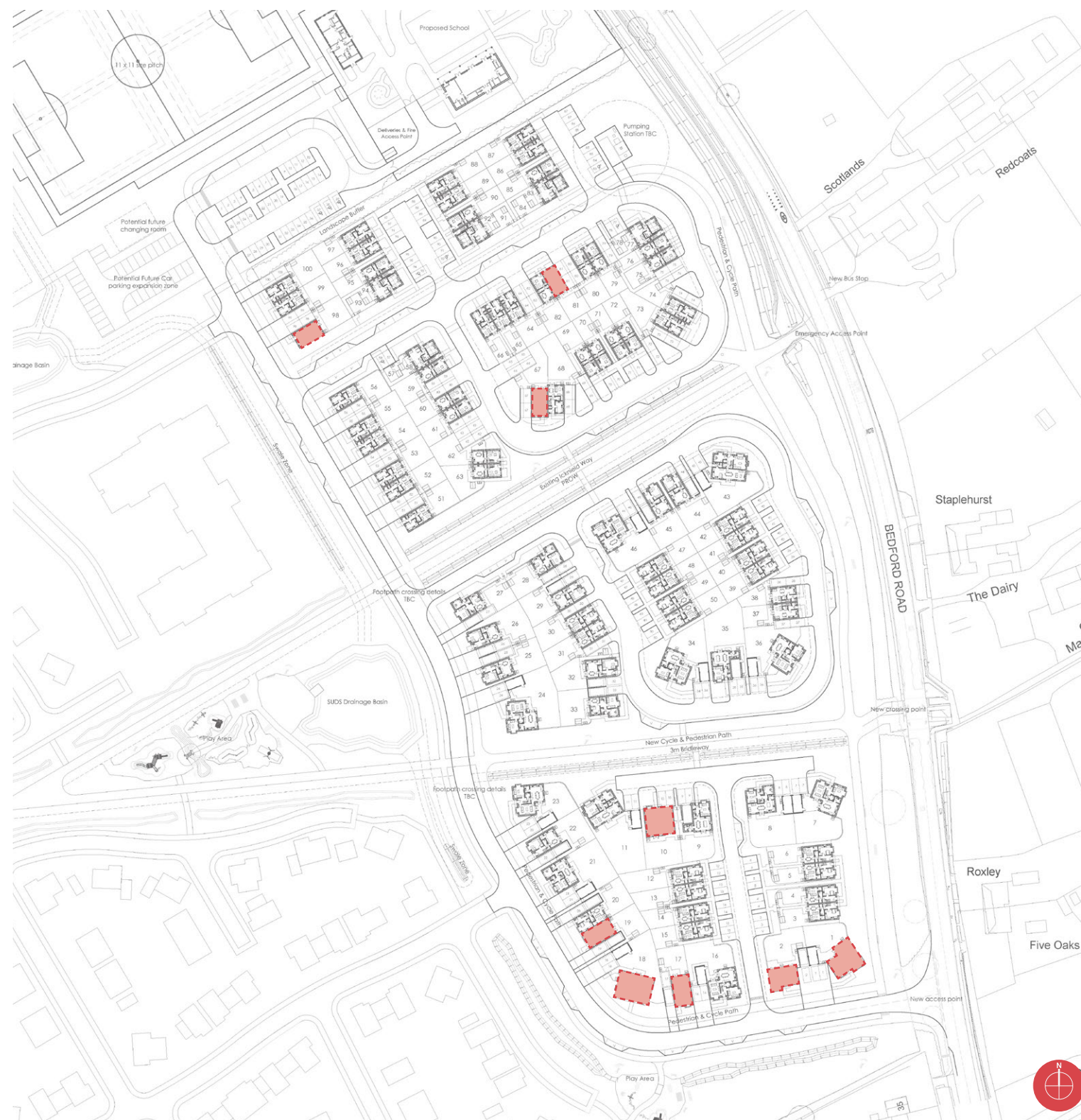
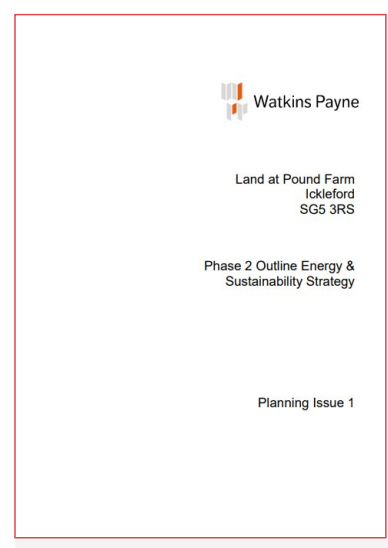
Sustainability & Energy Statement

A sustainability and energy statement has been prepared to set out the detailed energy strategy and carbon reduction measures for the proposed development

The statement follows a fabric first approach in accordance with the North Herts Local Plan and Sustainability SPD, prioritising high performance building fabric, airtightness, and efficient building services to minimise energy demand. The proposed strategy incorporates air source heat pumps to provide space heating and hot water, with dynamic modelling used to assess performance across typical dwellings and non domestic buildings.

The assessment demonstrates that the proposed development achieves a minimum reduction of approximately 65 percent in regulated carbon emissions beyond Part L Building Regulations for residential dwellings, with the non domestic elements also meeting policy requirements, confirming compliance with relevant local and national sustainability objectives

For further detail, refer to Phase 1 Detailed Energy and Sustainability Statement – Land at Pound Farm, Ickleford, prepared by Watkins Payne, Project Ref 5809, dated January 2026



Not to Scale

Arboricultural Impact Assessment & Tree Protection Plan

An arboricultural impact assessment, tree protection plan and arboricultural method statement have been prepared in accordance with BS5837.

The assessment is informed by a detailed tree survey and confirms that the proposed layout avoids significant arboricultural conflict, with tree removals limited to lower quality specimens where justified. No trees on site are protected by Tree Preservation Orders and the site is not within a Conservation Area.

The tree protection plan and arboricultural method statement set out measures to protect retained trees during construction, and the assessment concludes there are no arboricultural reasons to object to the proposed development, subject to implementation of the recommended measures.

For further detail, refer to Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan - Land at Pound Farm East, Bedford Road, Ickleford, prepared by MJC Tree Services LTD , **No MJC 25 0162 Rev 2**, dated **26 January 2026**

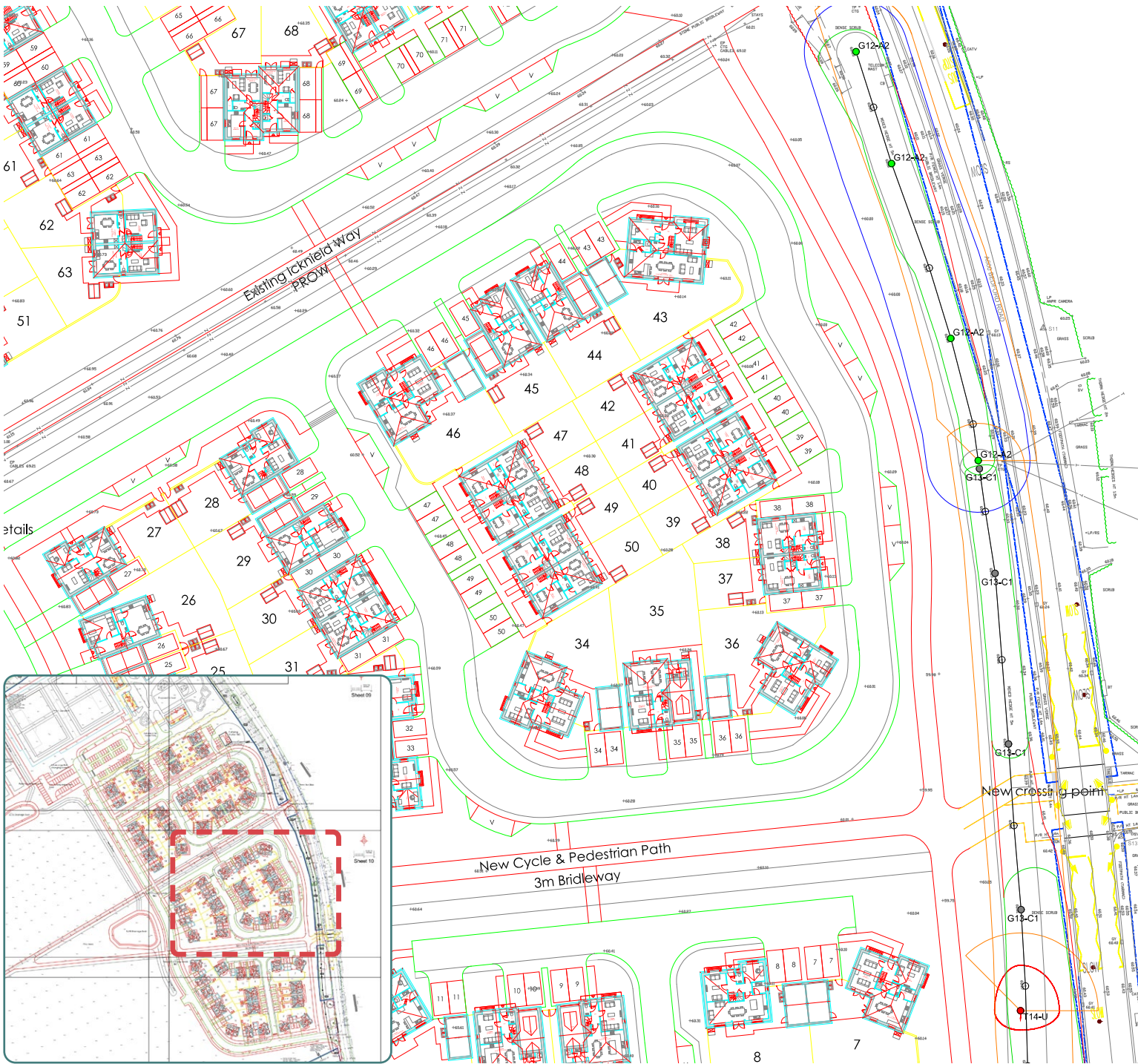


**TREE SURVEY,
ARBORICULTURAL IMPACT ASSESSMENT,
TREE PROTECTION PLAN &
ARBORICULTURAL METHOD STATEMENT**
Rev:2,
with regard to proposed development at:
**Land at Pound Farm (East), Bedford Road,
Holwell, (Ickleford), Hitchin, SG5 3RS,**
for:
Bugler Homes.
Job no. MJC-25-0162

20th January 2026
Mark Carter
Manager
MJC Tree Services Limited
39 School Road
Hitchin
Hertfordshire
SG5 3RS
(01763) 522 712
info@mjc-treeservices.co.uk



MJC Tree Services Limited, Reg. 8338177, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Plans reproduced from the Arboricultural Impact Assessment, Tree Protection Plan and prepared by MJC Tree Services Limited (Job No MJC 25 0162 Rev 2, January 2026).

