

PLANNING STATEMENT



Ickleford Mill Reserved Matters
Application for erection of 55 dwellings

On behalf of Hill Group

March 2026

Site Name	Ickleford Mill Reserved Matters Application
Client Name	Hill Group
Type of Report	Planning Statement
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Revision	-
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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Ceres Property on behalf of Hill Group in relation to their Site at Ickleford Mill, Arlesey Road, Ickleford. The description of the proposed development is:

Reserved matters application for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space pursuant to Outline Planning Permission 17/01955/1 (as varied by Section 73 Planning Permission)

- 1.2 This Reserved Matters Application follows the grant of Outline Planning Permission 17/01955/1 which was granted on 11 March 2024 for:

Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).

- 1.3 This Reserved Matters Application has been submitted concurrently with a Section 73 Planning Application which seeks to amend Outline Planning Permission 17/01955/1. The proposed amendments submitted in respect of the Section 73 application primarily relate to the relocation of the emergency access on Arlesey Road to approximately 15 metres to the south of its approved location under the original Outline Planning Permission. The Section 73 Application also proposes a minor change to the approved Developable Areas Plan to ensure improved alignment with residential garden boundaries. The full scope of the Section 73 Application is set out on a separate Section 73 Application Cover Letter, prepared by Ceres Property. The intention is that the Section 73 Application will be approved prior to the issue of the Decision Notice for the Reserved Matters Application.
- 1.4 This Reserved Matters Application follows a current Non-Material Amendment Application (NMA) 25/02832/NMA which proposes amendments to the wording of conditions 3, 8, 9, 24, 25, 26, 29, 36 and 38, to allow demolition of the existing buildings on site. This NMA application is at an advanced stage and is due to be issued for determination in early March 2026.

- 1.5 The purpose of this Planning Statement is to provide a detailed assessment of the Reserved Matters proposals having regard to the relevant national and local planning policies and other material considerations.
- 1.6 This Reserved Matters Application is accompanied by a Statement of Community Involvement, prepared by Meeting Place, which sets out the pre-application engagement carried out with key stakeholders including the public, elected officials, statutory consultees, and North Hertfordshire District Council. The Statement of Community Involvement also explains how this engagement has shaped and influenced the proposed development.

2. SITE & SURROUNDINGS

- 2.1 The site (the Site) is located to the south of Ickleford, just north of Hitchin. The Site is in North Hertfordshire District Council's administrative area. The Site measures 3.59 hectare in area.



Figure 1: The Site (Google Maps)

- 2.2 To the north and east of the Site is the village of Ickleford. To the south are open fields beyond which is Hitchin. To the west and north-east is a wooded area beyond which are open fields. The Site is brownfield and includes detached and linked buildings (including mills dating from the 1960s and 1980s), silos, warehouse, food processing facilities, laboratories, offices, and yard and car parking areas. The demolition of all these existing buildings was approved by Outline Planning Permission 17/01955/1. The River Oughton runs through the Site from west to east. The existing buildings are located within the settlement boundary of the village as defined in the adopted Local Plan, although the open space areas south of the river and the vehicular access are located within the Green Belt. The Site's boundaries are primarily delineated by trees and vegetation.

3. PLANNING HISTORY

3.1 The below table sets out the relevant planning history for the Site:

Application Reference	Description	Location	Decision
To be confirmed	Proposed Section 73 application in respect minor amendments to conditions 4, 10,11,14, 16, 17, 18, 19, 31, 32, 35 and 37 pursuant to outline planning permission 17/01955/1 for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access))	Ickleford Mill Arlesey Road Ickleford Hitchin Hertfordshire SG5 3UN	Submitted concurrently with this application
25/02832/NMA	Amendment to wording of conditions 3, 8, 9 24, 25, 26 29, 36 and 38 (as Non-Material Amendment to outline application 17/01955/1 granted 11.03.2024)	Ickleford Mill Arlesey Road Ickleford Hitchin Hertfordshire SG5 3UN	Pending consideration
17/01955/1	Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).	Ickleford Mill Arlesey Road Ickleford	Approved 11 March 2024

25/02401/OP: Land South of Turnpike Lane

3.2 On 18 September 2025, an Outline Planning Application was submitted on the land directly to the west of the Site for:

Erection of up to 100 dwellings with means of access from Turnpike Lane including associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works following demolition of all existing structures (all matters reserved except means of access)

At: Land South of Turnpike Lane, Ickleford, Hertfordshire

3.3 The application is currently pending determination.

4. DESCRIPTION OF PROPOSAL

4.1 The description of the proposed development is:

Reserved matters application for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space pursuant to Outline Planning Permission 17/01955/1 (as varied by Section 73 Planning Permission)

Layout

- 4.2 In accordance with the Developable Area Plan, approved as part of the original Outline Consent, the new residential dwellings are situated to the north of the River Oughton, in the north-east of the Site. Although the Outline Consent was granted for a scheme for 71 dwellings, as a result of detailed pre-application discussions with North Hertfordshire District Council, this Reserved Matters Application seeks consent for the erection of 55 dwellings. This reduction in dwelling numbers has facilitated a scheme which provides an acceptable buffer to the River Oughton, and has facilitated a slighter lower density scheme that is more in character with the scale and density of the existing residential development in Ickleford to the north-east. All dwellings have been arranged to front the street scene, with corner turning dwellings in key locations. Dwellings have been designed with active frontage over the river to the south.
- 4.3 As set out within the Section 73 Application, a minor change is proposed to the Developable Area Plan along the northern boundary of the Site. The existing Developable Area Plan includes provision of some very narrow corridors in the north of the Site, which will be poorly overlooked and difficult to manage. The minor adjustments to the Developable Areas Plan allow these areas to be included in private gardens.
- 4.4 To the north of the river, a four-storey landmark apartment block is proposed which follows similar proportions and design to the existing mill building. This building and the dwellings to the east of the Site are buff brick to reflect the character of the existing buildings to be demolished.
- 4.5 Consistent with the Outline Consent, to the south of the river is Public Open Space, which includes a river walkway and a Local Equipped Area of Play. Additional open space, including an attenuation

basin, is situated on the north side of the river, which is also consistent with the approved Developable Area Plan.

- 4.6 The primary vehicular access to the Site remains unchanged from its approved location under the original Outline Consent, which provides access via an existing bridge into the development. The primary road into the Site has a pavement on one side, with shared surface roads to the north and west of the primary road. A pedestrian footbridge is also proposed to the east of the vehicular access, which will provide a car free entrance to the development. A further footbridge is located to the west of the Site to facilitate the riverside walkway.

Houses and Apartments

- 4.7 The proposed development includes 55 high quality dwellings, 40% of which will be affordable dwellings. The proposed mix is:
- 33 market dwellings (comprising 4 x 2-beds, 16 x 3-beds, 7 x 4-beds and 6 x 5-beds);
 - 13 affordable rented dwellings (comprising 3 x 1 beds, 8 x 2-beds and 2 x 3-beds);
 - 1 social rent dwelling (comprising 1 x 4-bed); and
 - 8 shared ownership dwellings (comprising 5 x 2-beds and 3 x 3-beds).
- 4.8 The new apartment block will contain 7 affordable rent dwellings. A communal external amenity area is provided directly to the south of the apartment block. Additionally, 1 of the affordable rent apartments (on the ground floor) will also have its own private amenity space.
- 4.9 The remainder of the dwellings are a mix of terraced (3), semi-detached (20) and detached (25), properties. These dwellings range from 1.5 to 2.5 storeys in height. All dwellings will benefit from gardens.
- 4.10 The proposals include 5 M4(1) dwellings, 48 M4(2) dwellings, and 2 M4(3) dwellings. The proposed dwellings will also meet Nationally Described Space Standards.

Parking

- 4.11 It is proposed that all 2+ bedroom houses will have at least 2 on-plot parking spaces whether this be to the side of the house, in front of the house, and/or in garages. The one and two bedroom flats

within the apartment block will have one parking space each, which will be located in front of the entrance door to the apartment block.

- 4.12 Larger 4 and 5 bedroom private units will have garages. The internal size of the garage will be at least 7m x 3m.
- 4.13 The proposed layout includes 9 visitor spaces that have been spread out throughout the Site . An additional parking space has been provided next to the substation as required for maintaining the substation.
- 4.14 Garages, sheds and a secure area in the apartment block, will provide space for cycle parking.

Access

- 4.15 The primary vehicular access to the Site was approved under Outline Planning Permission 17/01955/1. As set out above, a Section 73 Application has been submitted concurrently to this Reserved Matters Application which seeks to relocate the approved emergency access approximately 15m further south on Arlesey Road. This Reserved Matters Application reflects this proposed updated arrangement.
- 4.16 Whilst the proposed internal streets are not intended for adoption as highway, the layout is designed in accordance with the hierarchy of street types set out in HCC's Design Guide. All streets will remain in private ownership maintained by a management company. A network of footpaths is proposed across the Site. The open space to the west of the Site incorporates footpaths to ensure it is accessible to the public.
- 4.17 The existing bridges will be retained and enhanced.

Substation and Pumping Station

- 4.18 The Developable Area Plan (001, Revision A), approved at outline stage, details an area for the proposed pumping station to the south of the river, adjacent to the access road. Following pre-application discussions with the LPA, it was agreed that the pumping station could be relocated to the north side of the river as this would have benefits from a design and Green Belt perspective. The proposed pumping station, and a substation, are now proposed to the north-east of the apartment block.

Landscaping and Open Space

- 4.19 The existing Site includes numerous trees. This Reserved Matters Application is accompanied by a detailed Arboricultural Impact Assessment, prepared by Sharon Hosegood Associates. In total, 174 trees are to be retained, 29 are to be removed, and 46 new trees are to be planted (a net gain of 17 trees). Extensive hedge planting is also proposed.
- 4.20 An area of publicly accessible open space is proposed in the west of the Site and the meadow to the south of the river is to be retained and enhanced. The meadow will include a new Locally Equipped Area of Play (LEAP). Play-on-the-Way is also proposed alongside the footpath in the meadow. The river frontage will remain largely undisturbed, enhanced with native planting in the form of pre-planted coir rolls and intermittent seating.
- 4.21 Fencing, timber bollards, and native street trees are proposed along Arlesey Road. The existing bridges will be retained and enhanced.
- 4.22 Further details are provided in the submitted Design and Access Statement, prepared by Hill Group.

Drainage

- 4.23 The proposed surface water strategy incorporates Sustainable Urban Drainage Systems (SuDS) features including permeable paving, an attenuation basin in the western open space and downstream defenders to provide adequate storage for surface water.
- 4.24 The foul water strategy has been designed to pump privately and discharge via gravity to the existing water authorities foul water sewers assets within the vicinity of the Site.

5. **PLANNING POLICY AND MATERIAL CONSIDERATIONS**

5.1 The statutory framework for determining planning applications is:

- Section 38 (6) of the Planning and Compulsory Act 2004 (as amended) requires that if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- Section 70 (2) of the Town and Country Planning Act 1990 (as amended) requires that in dealing with an application for planning permission, the authority shall have regard to the provisions of the development plan, so far as material to the application, and any other material considerations.

5.2 Relevant material considerations are identified below.

North Hertfordshire Local Plan 2011–2031

5.3 The North Hertfordshire Local Plan 2011-2031 which was adopted on 8 November 2022 and is the key development plan document. The following policies are relevant to this application:

- Policy SP1: Sustainable development in North Hertfordshire
- Policy SP6: Sustainable Transport
- Policy SP8: Housing
- Policy SP9: Design and Sustainability
- Policy SP10: Healthy Communities
- Policy SP12: Green infrastructure, biodiversity and landscape
- Policy T1: Assessment of Transport matters
- Policy T2: Parking
- Policy HS2: Affordable housing
- Policy HS3: Housing mix
- Policy HS5: Accessible and adaptable housing
- Policy D1: Sustainable Design
- Policy D3: Protecting living conditions
- Policy NE2: Landscape

- Policy NE6: New and improved open space
- Policy NE8: Sustainable Drainage Systems
- Policy NE9: Water quality and environment

Supplementary Planning Guidance

- Design SPD
- Vehicle Parking Provision at New Development
- North Hertfordshire and Stevenage Landscape Character Assessment

Ickleford Parish Council Neighbourhood Plan

5.4 The Ickleford Neighbourhood Development Plan was made on 22 March 2024. It now forms part of the Development Plan for North Hertfordshire and is an important material consideration.

National Planning Policy Framework 2024 (NPPF)

5.5 The National Planning Policy Framework ('NPPF') sets out the Government's planning policies for England and how these should be applied. The following chapters are of relevance to this application:

- Chapter 2: Achieving sustainable development;
- Chapter 4: Decision-making;
- Chapter 5: Delivering a sufficient supply of homes;
- Chapter 6: Building a strong, competitive economy;
- Chapter 8: Promoting healthy and safe communities;
- Chapter 9: Promoting sustainable transport;
- Chapter 11: Making effective use of land;
- Chapter 12: Achieving well-designed and beautiful places;
- Chapter 13: Protecting Green Belt land;
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change; and
- Chapter 15: Conserving and enhancing the natural environment.

6. **PLANNING ASSESSMENT**

- 6.1 This section provides a planning assessment of the scheme having regard to key planning policy considerations within the adopted Development Plan, and having regard to other material planning considerations.

Principle of Development

- 6.2 The principle of the proposed development was established by Outline Planning Permission 17/01955/1. This included approving the demolition of all existing buildings on the Site. The planning considerations for this application relate solely to the reserved matters, namely: appearance, landscaping, layout, and scale. Vehicular access to the Site was established as part of the original outline permission, although as set out above, this Reserved Matters Application has been submitted concurrently with a Section 73 Planning Application which, inter alia, seeks to relocate the approved emergency access further south on Arlesey Road. As set out above, details of the Section 73 Application are set out separately within the Cover Letter, prepared by Ceres Property, that accompanies the Section 73 Application.
- 6.3 The Site is situated in a very sustainable location, within an area of acute housing need. Whilst the principle of development is fully established, early consent for this Reserved Matters Application will facilitate the timely construction of dwellings on Site and the delivery of the development. This is a substantial material consideration in favour of the proposed development.
- 6.4 Further to the above, the principle of the proposed development is fully established.

Compliance with Developable Areas Plan

- 6.5 Condition 4 of the approved consent requires that new buildings shall be situated within the Developable Areas only, as shown on the Developable Areas Plan reference P4048 SPA XX ZZ DR A 10 001. The proposed layout of the development, as shown on layout plans submitted with the Reserved Matters Application, broadly align with the Developable Area Plan as approved and the proposed new dwellings are all situated inside of the developable area's boundary.

- 6.6 As set out above, this site is subject to a separate Section 73 application that seeks a minor alteration to the northern boundary of the Developable Areas Plan. The proposals are in full compliance with the Developable Areas Plan as proposed in the Section 73, which has rationalised some areas along the north boundary into the private garden of residential dwellings. Providing this space within the garden of dwellings will ensure suitable management of the space and this amendment is considered to be beneficial in urban design terms, having regard to the requirements of Policy SP9 of the Adopted Local Plan (2022).
- 6.7 The Developable Area Plan as proposed also sets out an indicative location for a foul pumping station. It has also been agreed that the pumping station previously proposed to the south of the river can now be relocated to the north of the river. This will remove this feature from the Green Belt and will improve the arrival experience at the Site, which also aligns with Policy SP9 of the Adopted Local Plan.
- 6.8 Further to the above, it is considered that the proposed development is in full accordance with the Developable Areas Plan.

Housing

- 6.9 Policy SP8: Housing, supports a range of housing tenures, types, and sizes. Policy HS2: Affordable housing, sets out standards for affordable housing. Policy HS3: Housing mix requires developments to propose an appropriate range of housing types and sizes. The proposal should be compliant with the Design SPD and the Government's additional technical standards for the size of new homes and, in specified circumstances, accessibility. Policy HS5: Accessible and adaptable housing, requires proposals for major residential development to demonstrate that at least 50% of homes can be built to the M4(2) Accessible and Adaptable standard, and on schemes where 10 or more affordable units will be delivered, 10% of these can additionally be built to the M4(3) wheelchair user standard. Schedule 2 of the Section 106 Agreement dated 23 February 2024 explains that at least 40% of the dwellings shall be affordable housing.
- 6.10 The proposed development includes 55 high-quality dwellings, 40% of which will be affordable. The proposed mix is:
- 33 market dwellings (comprising 4 x 2-beds, 16 x 3-beds, 7 x 4-beds and 6 x 5-beds);
 - 13 affordable rented dwellings (comprising 3 x 1 beds, 8 x 2-beds and 2 x 3-beds);
 - 1 social rent dwelling (comprising 1 x 4-bed); and

- 8 shared ownership dwellings (comprising 5 x 2-beds and 3 x 3-beds).

6.11 The mill building, to the north-west of the primary access, will be replaced by a landmark apartment block, which will mimic the design of the existing building. The new apartment block will contain 7 of the affordable rent dwellings. The remainder of the dwellings are a mix of terraced (3), semi-detached (20), and detached (25) properties. These dwellings range from 1.5 to 2.5 storeys in height.

6.12 The Section 106 (dated 23 February 2024) provides the following indicative breakdown of affordable dwellings (for a 71 dwelling scheme):

6.13 Affordable Rented Units:

- 4 x one bedroom flats;
- 2 x two bedroom flats;
- 5 x two bedroom houses;
- 6 x three bedroom house

6.14 Social Rented Units:

- 1 x four bedroom house

Affordable Housing Totals: 18 dwellings (64% of affordable provision)

6.15 Shared Ownership Units:

- 2 x one bedroom flats;
- 2 x two bedroom houses;
- 5 x three bedroom house; and
- 1 x four bedroom house.

Intermediate Housing Totals: 10 dwellings (36% of affordable provision)

6.16 The above figures total 28 affordable dwellings, which is 40% of the possible 71 dwellings approved by Outline Planning Permission 17/01955/1. However, to ensure a high-quality layout and design, this Reserved Matters Application proposes 55 dwellings, including 22 affordable dwellings (40%). In

accordance with the Section 106, 64% of the affordable dwellings are Affordable Housing (14/22), and 36% are Intermediate Housing (8/22). The proposed affordable mix has been subject to pre-application discussions and is considered acceptable.

- 6.17 The proposal includes 5 M4(1) dwellings, 48 M4(2) dwellings, and 2 M4(3) dwellings. The delivery of 48 M4(2) dwellings is substantially above the 50% planning policy requirement set out in Policy HS5. The 2 M4(3) dwellings are affordable units and therefore the proposals comply with Policy HS5. The proposed dwellings will also meet Nationally Described Space Standards.
- 6.18 Further to the above, it is considered that the proposed development is in accordance with policies SP8, HS2, HS3, HS5, and the Section 106.

Design

- 6.19 Policy SP9: Design and Sustainability and Policy D1: Sustainable design, promote good design and sustainability. Policy D3: Protecting living conditions, seeks to avoid unacceptable harm to living conditions.
- 6.20 This Reserved Matters Application was subject to collaborative and positive pre-application engagement with North Hertfordshire District Council, whereby the design of the scheme evolved over time. Pre-application meetings were also held with the Highway Authority and the Lead Local Flood Authority. Details of this engagement are included in the submitted Design and Access Statement, prepared by Hill Group.
- 6.21 This application is accompanied by a Statement of Community Involvement, prepared by Meeting Place, which sets out further detail on pre-application engagement carried out with key stakeholders, including the public, elected officials, consultees, and North Hertfordshire District Council. The Statement of Community Involvement also explains how this engagement has shaped and influenced the proposed development to ensure it is acceptable.
- 6.22 The Design and Access Statement, prepared by Hill Group, sets out the rationale behind the proposal's design. As explained above, the number of proposed dwellings has decreased from the 71 possible under the outline, to 55. The decision to reduce the number of proposed dwellings was made to promote good design and ensure living conditions for surrounding and future residents are protected. This change facilitated a reduction in hardstanding across the development, maximising plot settings and gardens, and making properties more practical e.g. avoiding rear accessed homes. This also responds to the requirements of the Ickleford Design Code, which is a

Supplementary Document to the Neighbourhood Plan. This advocates a lower density for new developments in the village, having regard to the character and density of the existing village.

- 6.23 The layout provides active frontage throughout, with corner turning dwellings at key frontages. The Site has also been separated into two character areas. These are the 'Old Mill Area' which includes the proposed apartment block and surrounding buildings, whilst the rest of the Site is classed as the 'Riverside Area'. To the east of the Site, the dwellings have buff brick to reflect the former mill character of the area, with the four-storey apartment building providing a positive landmark building at the entrance of the Site. The dwellings to the west and north of the Site, are based on the architectural details and materials seen in the village, however, the main detailing will be taken from buildings within the Conservation Area and Listed Buildings. The main wall material throughout the Riverside area will be red brick, followed by rendered properties with occasional black horizontal clad units near to the green belt edge. Further details are provided in the Design and Access Statement.
- 6.24 All terraced, semi-detached, and detached dwellings will benefit from their own garden, whilst a communal external amenity area is provided directly to the south of the apartment block. Additionally, 1 of the affordable rent apartments (on the ground floor) will also have its own private amenity space. It is proposed that for all houses, the refuse will be stored within the units garden. The apartment block will have a dedicated bin store within the footprint of the apartment block. The proposals will create a high-quality built environment which is complemented by carefully considered landscaping and substantial areas of open space.
- 6.25 Further to the above, it is considered that the proposed development is in accordance with policies SP9, D1, and D3.

Landscaping, Open Space and Arboricultural

- 6.26 Policy SP10: Healthy Communities, promotes healthy and inclusive communities, including protecting, enhancing and creating new physical and green infrastructure. Policy SP12: Green infrastructure, landscape, and biodiversity, seeks to protect, identify, manage and, where possible, enhance a strategic multi-functional network of green infrastructure. Policy NE2: Landscape, seeks to protect and enhance landscape character. Policy NE6: New and improved open space, supports the provision of new and/or improved open space.
- 6.27 This submission is accompanied by a Landscape Strategy Document, prepared by Guarda Landscape, which sets out the narrative behind the proposed landscape design approach and

anticipated appearance for the former Mill Site. The strategy explains the key design principles, landscape structure, and material palette that will inform the development, ensuring a cohesive and contextually responsive scheme. The landscape design for the Site has been informed by the Ickleford Design Code (May 2022). The development has been structured around a series of distinct character areas that reflect both the wider village context and the intrinsic qualities of the site.

- 6.28 An area of publicly accessible open space is proposed in the west of the Site and the meadow to the south of the river is to be retained and enhanced. The meadow will include a new Locally Equipped Area of Play (LEAP). Play-on-the-Way is also proposed alongside the footpath in the meadow. The river frontage will remain largely undisturbed, enhanced with native planting in the form of pre-planted coir rolls, and intermittent seating. This area will provide a substantial area of open space, which will be a significant benefit to both existing and new residents. This is a substantial benefit of the proposal.
- 6.29 Fencing, timber bollards, and native street trees are proposed along Arlesey Road. The existing bridges will be retained and enhanced. Please note the submitted bridge details (drawings 531, 532 and 533) have been submitted to show design intent only. It is requested that the final design detail for the bridges is required by pre-occupation condition.
- 6.30 Conditions 6 and 7 of Outline Planning Permission 17/01955/1 seek to protect existing trees. This application is accompanied by an Arboricultural Impact Assessment and Method Statement Report, prepared by Sharon Hosegood Associates. The report details tree condition, the impact of the proposal on, and from, the existing trees, and the measures taken to protect trees to be retained. No Tree Preservation Orders protects trees on the Site, and the site is not within a Conservation Area.
- 6.31 In total, 174 trees are to be retained, 29 are to be removed, and 46 new trees are to be planted (a net gain of 17 trees). Pre-application discussions were held in relation to the retention and removal of trees. Of particular interest was the large lime tree (T4) to the west of proposed Plot 22. Unfortunately, on close inspection, it was found that the tree had decay fungi and was structurally compromised. However, it was agreed this tree could be replaced by a semi-mature tree to act as a focal point.
- 6.32 Further to the above, it is considered that the proposed development is in accordance with Policy SP10, SP12, NE2 and NE6.

Ecology

- 6.33 Policy SP12: Green infrastructure, landscape, and biodiversity, seeks to protect, enhance and manage biodiversity networks. Policy NE4: Biodiversity and geological sites explains all development should deliver measurable net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.
- 6.34 The ecological impact of the proposed development was assessed at Outline Planning Application stage and ecology is not a reserved matter. However, the Outline Planning Permission includes conditions which require the protection of ecological features and evidence that the required level of biodiversity net gain has been met on Site. This information will be submitted separately through discharge of condition applications.
- 6.35 Further to the above the proposed development remains in compliance with policies SP12 and NE4.

Transport

- 6.36 Policy SP6: Sustainable transport, seeks to deliver accessibility improvements and promote the use of sustainable transport modes insofar as reasonable and practicable. Policy T1: Assessment of transport matters requires applicants to demonstrate how the site will be integrated into the existing pedestrian and cycle, public transport, and road networks.
- 6.37 The proposed layout has been designed to ensure that a range of sustainable transport options are available to all potential occupants and users. This application is accompanied by a Transport Statement, prepared by KMC. As set out in the report, the principle of the development has been established through the Outline Planning Permission. Transport effects were considered by the highway authorities and no objections were raised. Therefore, it is not necessary to undertake further transport assessments or analysis as part of the Reserved Matters Application.
- 6.38 Measures to integrate the Site into the surrounding pedestrian, cycle, public transport, and road networks were secured under Outline Planning Application 17/01955/1. As set out above, a Section 73 Application has been submitted concurrently to this Reserved Matters Application which seeks to relocate the approved emergency access approximately 15m further south on Arlesey Road. This Reserved Matters Application reflects this proposed updated arrangement.
- 6.39 Whilst the internal streets are not intended for adoption as highway, the internal layout is designed in accordance with the principles set out in the HCC's design guide based on a hierarchy of street

types. All streets will remain in private ownership maintained by a management company. The streets within the layout are appropriate for the scale of development and is targeted at creating streets for people, prioritising pedestrian movements and reducing the dominance of vehicles. Traffic calming is incorporated in the alignment of the streets, materials, and landscaping.

- 6.40 Vehicle swept path analysis for a refuse vehicle has been undertaken to show how waste might be collected for all homes. The proposed Site layout has been assessed to ensure a fire tender can access homes and move around the streets within appropriate parameters.
- 6.41 Further to the above, it is considered that the proposed development is in accordance with policies SP6 and T1.

Parking

- 6.42 Policy T2: Parking, requires parking to be provided in accordance with the minimum standards set out in Appendix 4 of the Local Plan. The North Hertfordshire SPD standards set out the minimum cycle parking requirement for C3 residential dwellings is one secure covered space per dwelling.
- 6.43 The submitted Design and Access Statement sets out that the proposal will meet the parking requirements set out in Policy T2. It is proposed that all 2+ bedroom houses will have at least 2 on-plot parking spaces whether this be to the side of the house, in front of the house and/or in garages. The one and two bedroom flats within the apartment block will have one parking space each which will be located in front of the entrance door to the apartment block.
- 6.44 Larger 4 and 5 bedroom private units will have garages that have been designed to meet the parking standards as set out within Appendix 4 of the North Hertfordshire Local Plan 2011-2031. The internal size of the garage will be at least 7m x 3m.
- 6.45 The proposed layout includes 9 visitor spaces that have been spread out throughout the Site. An additional parking space has been provided next to the substation as required for maintaining the substation.
- 4.25 In relation to cycle parking, Appendix 4 requires provision where a garage or secure area is not provided within the curtilage of the dwelling. Garages, sheds and a secure area in the apartment block, will provide space for cycle parking. Therefore no additional cycle parking provision is required. Access from the street to cycle storage locations will be at least 1.2m wide.

- 6.46 Further to the above, it is considered that the proposed development is in accordance with Policy T2.

Drainage

- 6.47 Policy NE8: Sustainable drainage systems require the implementation of the most appropriate sustainable drainage solution. Policy NE9: Water quality and environment promote river restoration and resilience improvements and requires a minimum 5m wide undeveloped buffer zone from ordinary watercourses.
- 6.48 This submission is accompanied by a Flood Risk Assessment, prepared by Superstructures. The report confirms the discharge rate for the site should be restricted to 7.2l/s to match existing greenfield runoff rates. The surface water strategy will incorporate SuDS features including permeable paving, an attenuation basin in the western open space and downstream defenders to provide adequate storage for surface water. Sufficient storage prior to infiltration will be effective for all storm events up to 1 in 100 + 40% climate change.
- 6.49 The foul water strategy will be designed to pump privately and discharge via gravity to the existing water authorities foul water sewers assets within the vicinity of the Site.
- 6.50 The river frontage will remain largely undisturbed, enhanced with native planting in the form of pre-planted coir rolls and intermittent seating. A 5m wide undeveloped buffer will be maintained from the river.
- 6.51 Further to the above, it is considered that the proposed development is in accordance with Policy NE8 and NE9.

Sustainability

- 6.52 Policy D1: Sustainable design promotes good design and sustainability. The proposal should be compliant with the Government's additional technical standards for water efficiency.
- 6.53 Construction materials will be carefully considered to ensure low environmental impact, and will be locally sourced wherever possible. All timber used in construction will be sustainable and where possible be reclaimed or re-used.

- 6.54 The Site is in a sustainable location at the edge of Ickleford Village and in close proximity to Hitchin, with plenty of amenities and attractions within easy walking distance. In accordance with Policy D1: Sustainable design the proposed dwellings will meet or exceed the optional water efficiency standards. Air Source Heat Pumps and electrical vehicle charging points are also proposed for each home supporting the reduction of carbon emissions and alignment with low-carbon energy targets.
- 6.55 Further to the above, it is considered that the proposed development is in accordance with Policy D1.

Outline Conditions

- 6.56 Further to pre-application engagement with the LPA, it has been agreed that outline planning conditions will be submitted separately to this application.

7. PLANNING BALANCE & CONCLUSION

- 7.1 This Planning Statement has been prepared by Ceres Property on behalf of Hill Group in relation to their Site at Ickleford Mill, Arlesey Road, Ickleford. The description of the proposed development is:

Reserved matters application for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding pursuant to Outline Planning Permission 17/01955/1 (as varied by Section 73 Planning Permission)

- 7.2 This Reserved Matters Application follows Outline Planning Permission 17/01955/1 which was granted 11 March 2024 for:

Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).

- 7.3 The principle of the proposed development was established by Outline Planning Permission 17/01955/1. This included approving the demolition of all existing buildings on the Site. Nonetheless, obtaining reserved matters consent is critical to allowing development to proceed on Site and will secure the delivery of housing on a brownfield Site within an area of acute housing need. This is a very substantial benefit in favour of the proposals.
- 7.4 The planning considerations for this application relate solely to the reserved matters, namely: appearance, landscaping, layout, and scale. As set out within this statement, the proposals have numerous benefits including:
- Provision of urgently needed housing and affordable housing.
 - A well-designed layout, which reflects the character and appearance of the area and is of an appropriate density in keeping with the pattern of built form in Ickleford.
 - Delivery of a substantial area of public open space and a LEAP, which provides significant public and visual amenity benefits.
 - Provision for a network of pedestrian and cycle friendly streets, with good onward connections to Hitchin and Ickleford.

- A drainage strategy that reflects the SuDs hierarchy.
- An informed arboricultural, ecology and landscape strategy that overall seeks to provide enhancements both in ecology and landscape terms.

7.5 Overall, the development is considered to be strongly aligned with the Adopted Local Plan, the Ickleford Neighbourhood Plan, the NPPF, and other material considerations.

7.6 This Planning Statement provides a detailed assessment of the Reserved Matters proposals having regard to the relevant national and local planning policies and other material considerations. As set out in this statement, the proposed development is in full accordance with the Outline Planning Permission and national and local planning policy and should be granted consent.