

Planning Status / History

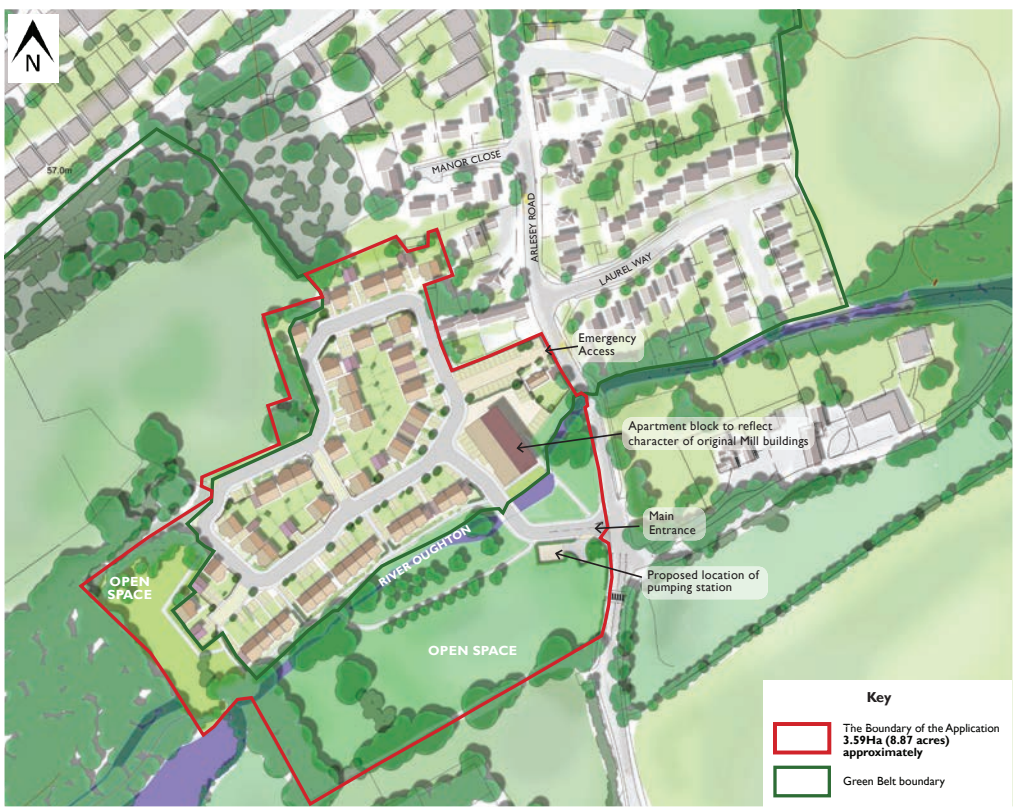
An outline application (ref: 17/01955/1) for the site was made in August 2017 ‘for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access)’. This application was approved with conditions in March 2024.

The Outline Planning Permission established the principle of development for the site. This set the site boundary, access and associated highway works, and extent of developable area:

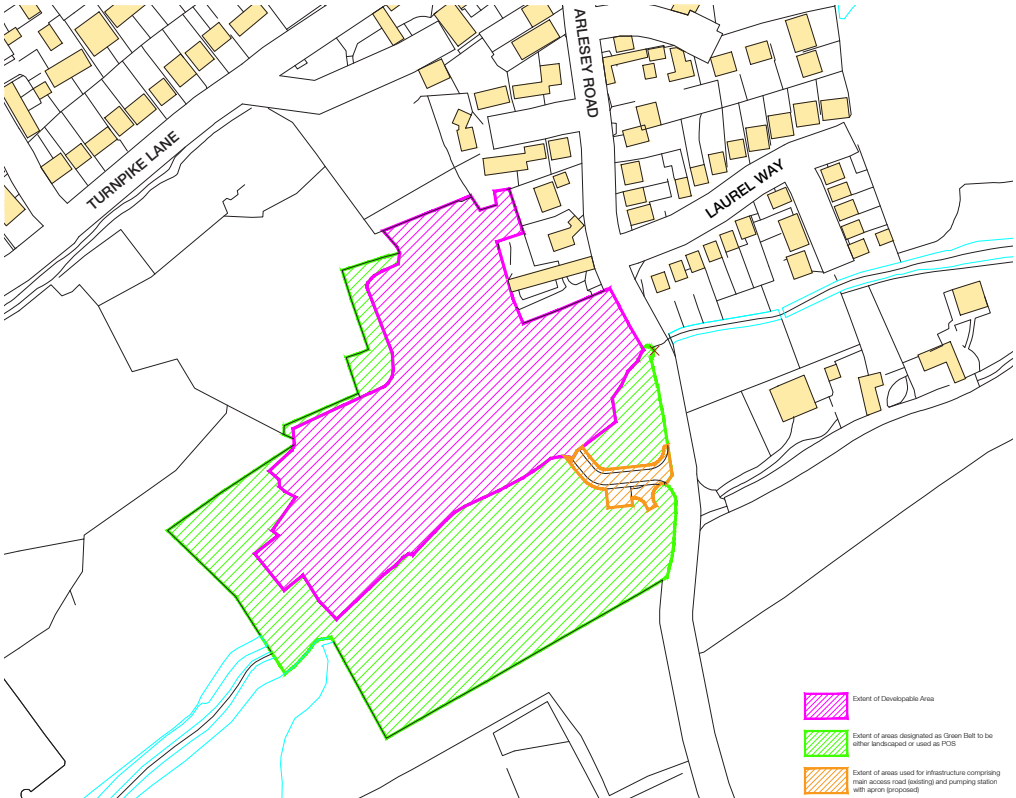
- Site boundary: 3.59ha.
- Access and associated highway works: Access into the site was approved from Arlesey Road. This comprised a 5.5m wide road, with 2no. 2m wide footpaths either side. Along with the access point, various improvements to Arlesey Road were approved including a zebra crossing, bus stops, crossing point and extended footway.
- Extent of developable area: A plan was approved showing the 1) extent of developable area, 2) extent of areas designated as Green Belt to be either landscaped or used as public open space, and 3) extent of areas used for infrastructure comprising main access road (existing) and pumping station with apron (proposed).

A Section 73 Application, seeking to amend the Outline Planning Permission, has also been submitted. The purpose of this is to facilitate the design of the Reserved Matters Application which is detailed within this document.

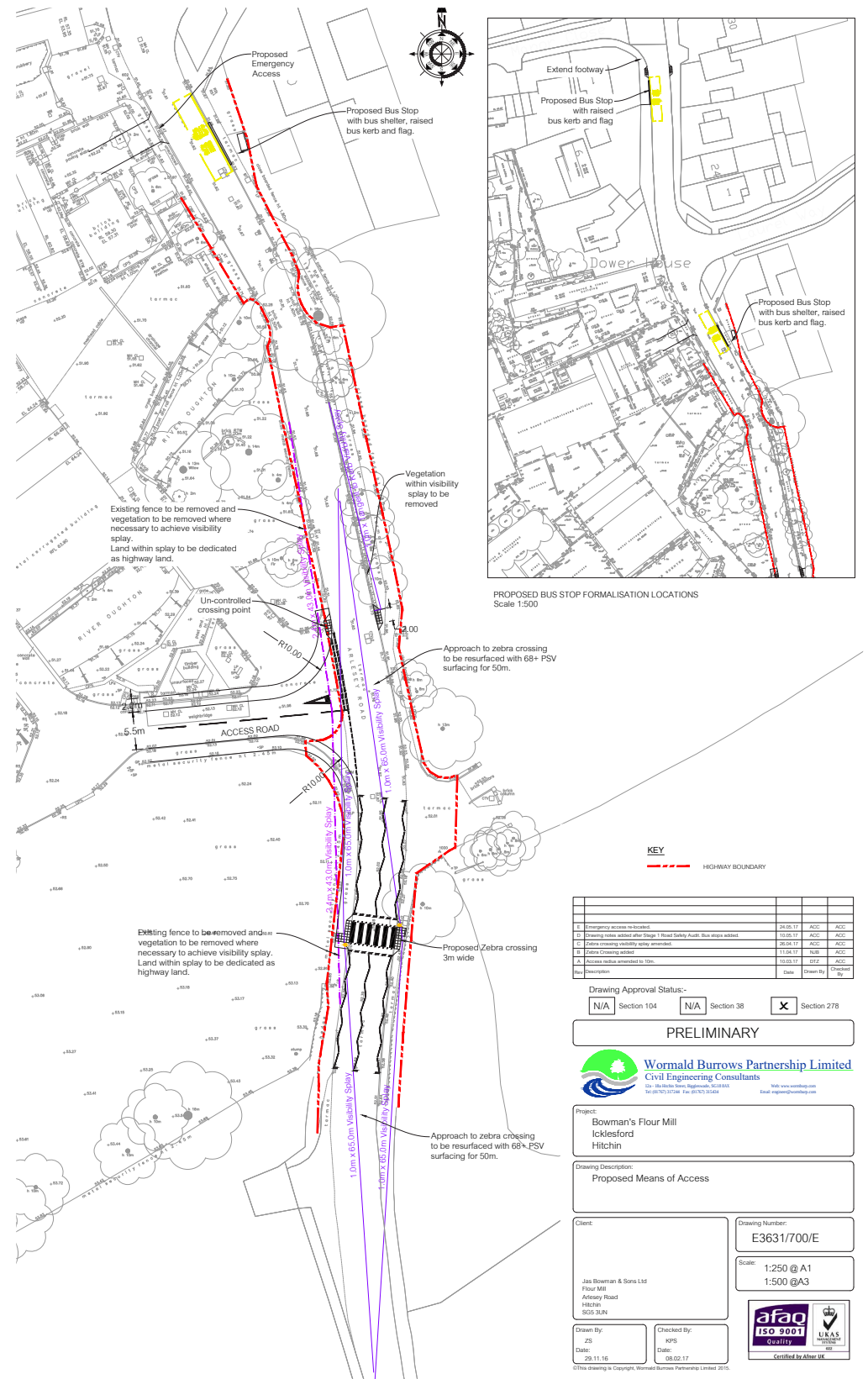
The amendments of the Section 73 Application include the relocation of the emergency access, and a minor change to the development boundary to ensure improved alignment with residential garden boundaries.



Outline Illustrative Masterplan



Outline approved Development boundary plan



Outline approved access drawing

Surrounding Sites

We have also looked at recent planning applications for sites around the application site to look at how they have addressed any site constraints and how they responded to the architectural style of Ickleford. Three of the most recent applications are listed below as well as masterplans to the right.

Land South Of Turnpike Lane, Ickleford - Ref: 25/02401/OP

- 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)
- This site is adjacent to the north and western boundaries of the site. Although it is still an outline application (currently being determined), is it important to think about how the two sites could be connected.

Land South West Of And Adjacent To Lodge Court, Turnpike Lane, Ickleford - Ref: 23/02650/FP

- Erection of eight dwellings comprising of 3 pairs of semi-detached dwellings (6 x 3-bed) and two detached 4-bed dwellings including integral garages (plots 1 and 8) with a new access spur from the Lodge Court, on-site parking, landscaping. (Amended description only).
 - This site is to the north of the application site and is currently being built. The house types are accessed of a shared street and are contemporary in appearance.
- Burford Grange, Bedford Road, Ickleford - Ref:19/01106/FP
- Erection of 48 dwellings with associated access, parking, private and public amenity space and associated works, following demolition of existing buildings (as amended 10th June 2021, additional drainage information on 20 April 2022 and revised off site highway works 16 May 2022)
 - This site is to the west of the application site and contains a collection of traditional buff and red brick house types.



25/02401/OP - Masterplan



23/02650/FP - Masterplan



19/01106/FP - Masterplan



23/02650/FP - Site Sections

Initial Concept Layout

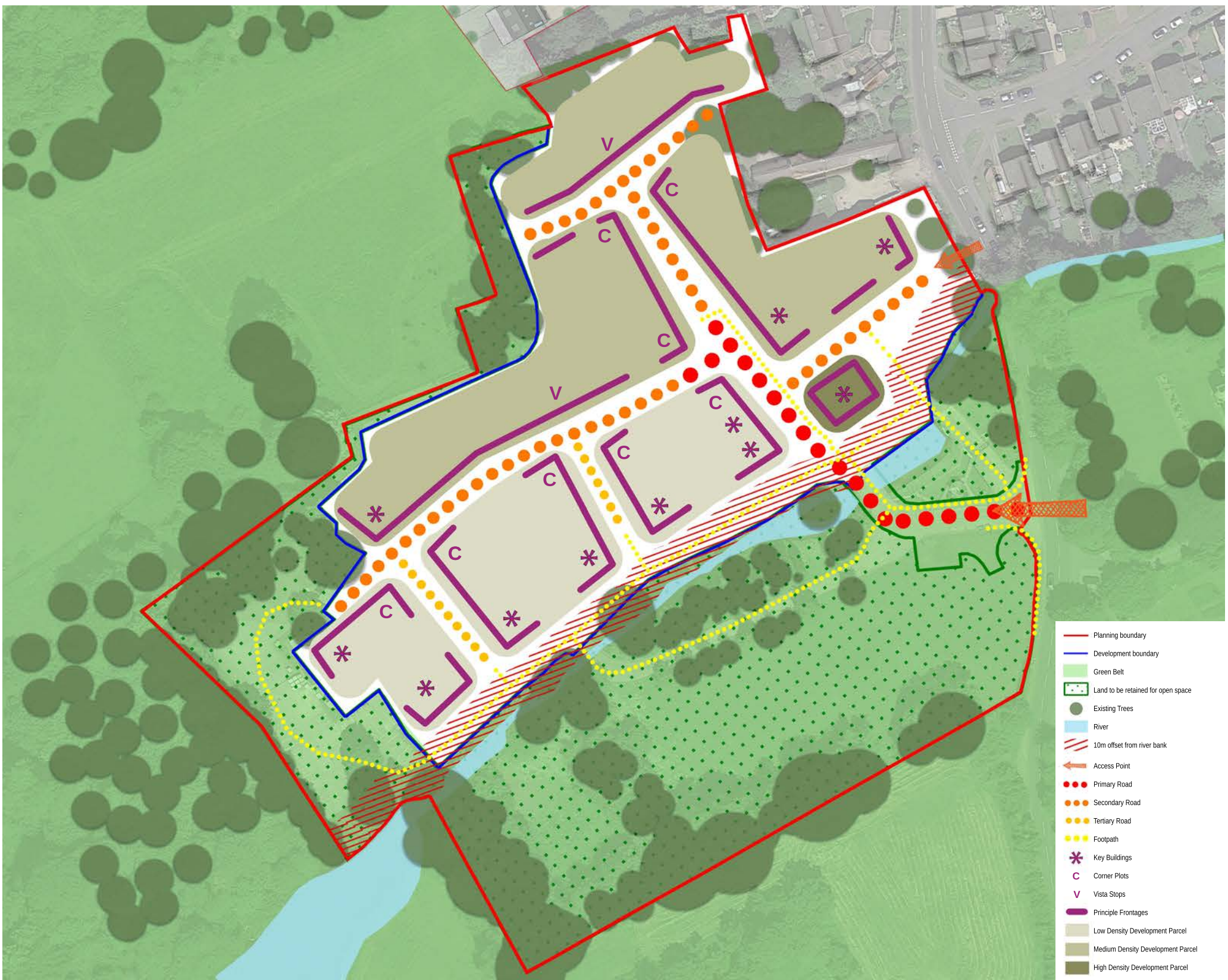
Following research into the surrounding area, local guidance and looking at the sites features, a design concept was put together to examine the site further.

The approved access point is from Arlesey Road and has been designed as a 5.5m wide road with a pedestrian footpath which will connect the site to the surrounding area. An emergency access point will also be provided to the north of the river which will provide pedestrian links to the surrounding area.

Pedestrian links throughout the site will be proposed in the form of footpaths adjoining the road as well as footpaths within the open space and next to the river.

The open space within the green belt will be retained and enhanced with landscaping and play features to ensure it can be enjoyed by the occupants of the site and surrounding area. Existing trees will be retained as much as possible and incorporated into the landscaping.

Building frontages will generally align to roads, with key buildings and those facing the river being dual fronted to address the river and surrounding green belt. Key plots, corner plots and vista plots will be elevated to ensure they reflect the nature of the units position on the site.





Pre-application Meeting 01

Discussions were held with a Planning Officer, Senior Design Officer, Ecologist and Senior Transport Officer from North Hertfordshire Council on the 29th April 2025 to discuss the proposed layout to the right. The following comments were received on this layout;

- The Council would prefer a pedestrian/active travel only frontage to properties facing the river.
- Ideally would like the Victorian brick mill or double fronted mill house retained, however acknowledge for both structural and business reasons is unlikely to be viable.
- The apartment block being next to the countryside edge is not considered optimal and its relocation eastwards towards the existing mills location should be explored.
- Site does not relate to the adjacent forms and appears cramped in places.
- Proximity of trees and the impact to habitable rooms should be considered.
- Roads can be downgraded to informal/mews style serving 25 dwellings or less.



Pre-application Meeting 02

The second pre-application meeting was held with the case officer on the 28th August 2025 to discuss changes to the plan as per the illustrative master plan. The case officer had the following comments on the layout.

- They thought the new layout responded well to their previous comments.
- Character areas should be altered to the 'Old Mill' which includes the apartment block and units to the north and the rest of the site should be treated as another character 'Riverside'.
- A clear material strategy to be used, explaining material and architectural detailing with the Old Mill area having strong links to the existing mill building.
- The apartment building should reference the existing mill in terms of scale, appearance, orientation and footprint. The case officer considers it should be 3-4 storeys in height, more square in form and the main elevation should face south.
- Trees should be positioned at the end of vistas and vistas should end of trees not buildings. There should also be more street trees along the east-west road.
- Play on the way features to be positioned in the southern and western parcels of open space next to footpaths.

- Lightweight footpaths should be provided from the open space in the south to the western area north of the river.
- Ensure that access from the street to cycle and bin storage is at least 1.2m wide.
- Footpaths next to the main access point are needed to connect to the site better. Cycle/footpath links between the main access and emergency access point should be provided.
- The affordable mix does not match agreed within the Section 106 taken from the approved outline application and should be reconsidered. The housing officer commented that overall there should be less flats and at least 1no. 4 bed house.
- Affordable houses should be pepper potted across the site.
- Ecological buffer from the river should be retained as 10m.
- Ideally the north culvert to be removed.

- A outline application for the site the adjoins the north-western boundary has been submitted. The proposal should propose potential links to this site through the open space where possible.
- The flats within the apartment block may not have a private amenity space if they have direct access to play features or a communal area.
- The spread and positioning of the affordable units was deemed acceptable by the case officer.



Pre-application Meeting 03

An informal meeting was held with the case officer, urban design officer, ecologist and highways officer on the 6th November 2025 to discuss changes to the plan as per the illustrative master plan to the left. The following comments were received on the layout.

- Wanted us to investigate an alternative arrangement of the pumping station and substation so that the turning head hardstanding wasn't the first thing you saw as you came in the site.
- The apartment block should be 4 stories in height and narrower in depth to replicate the existing mill building better. The roof should be single pitch and have high quality detailing. They understood this would change the mix of the affordable units and agreed that the apartment block and turning head would need to encroach the 10m buffer zone from the river in order to facilitate this design improvement
- Communal space should be given to the apartment block, ideally towards the river frontage.
- Remove buff buildings from the Riverside area and swap with render.
- Agreed that the houses within the Old Mill area have good architectural detailing, but queried if the character of the original mill house could be referenced more.



Pre-application Meeting 04

A meeting was held with the case officer, urban design officer, ecologist and highways officer on the 25th November 2025 to discuss updates to the proposed plan and house types. The following comments were received on the layout.

- Generally happy with changes put forward and now want to see more landscaping details and more detailed information.
- The apartment block should have a dual pitched roof to replicate the existing mill.
- The communal area for the apartment block needs to be increased and should meet the path that runs alongside the river.
- Thought that the pumping station and substation was screened better, however more work needed around the positioning of the substation and pumping station. Officers preference is for them to be out of the green belt completely if possible.
- The pavement should connect from the main access point off Arlesey Road to all shared surfaces and should run along the western/southern side of the main access route.
- If pavement around access point to be reviewed by transport consultant.

- Queried the proximity of Plots 55 & 56 from Arlesey Road and wanted to see more detail on the proposals for this area.
- The site adjacent to the western boundary, that is currently going through an outline application, has shown that there is badger setts close to the western boundary and therefore a link cannot be provided to this boundary. The proposed circle footpath and play equipment should be set closer to the plots to give the badger setts a natural buffer.
- Wanted us to consider transferring the bank area of Plots 38 - 41 into a management company, as opposed being incorporated into the gardens of the properties due to concerns that the trees would not be maintained by residents.
- Remove play features from the river frontage.
- The footpath of the main access point should be on the southern side of the road.
- Paths within the 10m buffer zone from the river should not be within the first 5m closest to the river



Pre-application Meeting 05

A meeting was held on site at Ickleford Mill with the case officer, urban design officer and ecologist on the 16th January 2026 to discuss various points such as; the proposed soft and hardscaping plans, existing trees and the pump and sub station location. The following comments were received from the case officer.

- Trees to be retained as much as possible in gardens of plots 38-40 and consideration into if the tree next to plot 22 could be retained. Trees within the gardens of plots 45-48 to be removed.
- Soft landscaping to be updated around apartment block to reflect changes to the ground floor apartment entrance and communal amenity space to be maximized.
- Hedges surrounding the apartments communal space should be set behind an estate fence with gates provided where entrance points meet public spaces. Benches and visitor cycle spaces to be provided in front of communal area.
- Private amenity space to ground floor apartment should be provided.
- Low level bollards to be provided along Arlesey Road to prevent unauthorised entry into the site.

- Boundary treatments throughout public spaces to be permeable, ideally estate rail. Bridge to be redesigned to be more permeable.
- Plots 54 and 55 should have estate railing to the front boundary and a hedge set behind it.
- Sections required at points along northern and eastern boundaries to show boundary treatments and level differences as well as plans to show boundary treatments throughout the site.
- The arrangement of plot 44 on the site needs to be reviewed in terms of its shape and siting on the plot.
- LEAP to be relocated to treed area west and simplified to encourage more natural play.
- Picnic benches and additional benches to be provided throughout the site.
- Review of how the northern woodland area will be managed.
- Play strategy to be provided.
- Potential access point into adjacent site to be reviewed.

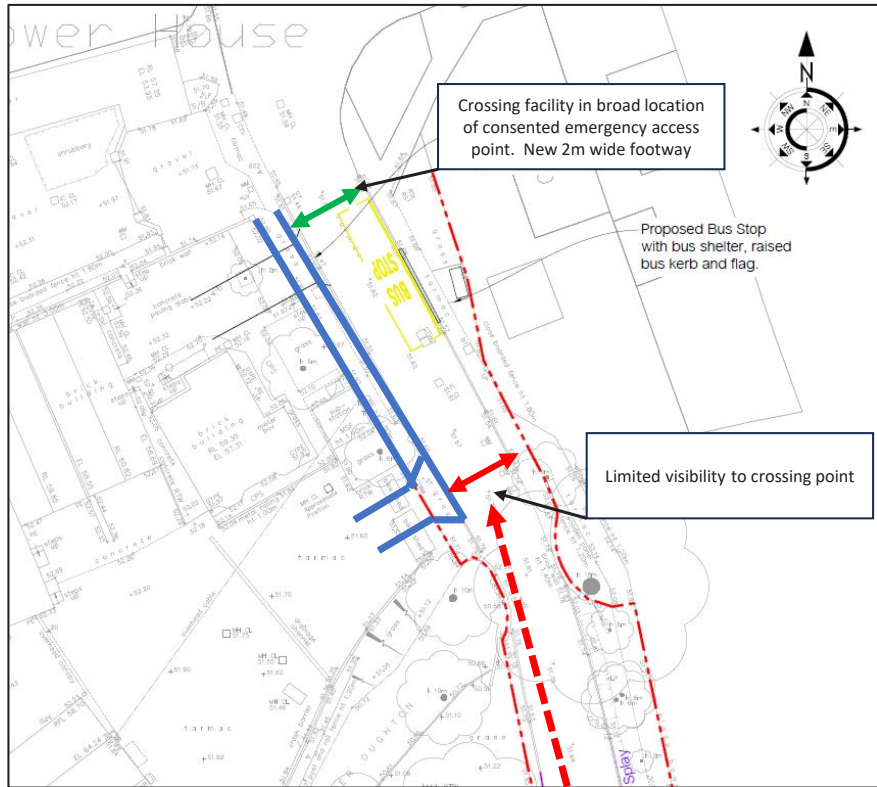


Pre-application Meeting 06

A meeting was held with the case officer, urban design officer, landscape officer and highways officer on the 30th January 2026 to discuss the general approach to tree retention and removal, private amenity provision, the main bridge detailing, boundary treatments, play areas and the SUDS basin arrangement. The following comments were received on the layout.

- General approach to tree retention and removal is considered acceptable. Removal should be supported by either justification and/or evidence from qualified arborist.
- The private amenity space for the ground floor apartment building should be made larger.
- For the main bridge, a simpler coping detail would be preferred to the piers, however the addition of the railings and the permeability this allows is welcomed.
- The sections provided along the northern and eastern boundaries illustrate reasonable relationships to existing adjacent dwellings.
- Plot 44 arrangement is acceptable subject to appropriately designed dummy windows to the front elevation.
- Revised LEAP location is acceptable. Further thought should be given to a more sympathetic boundary detail to this area.

- Boundary treatments and the general approach to the north western inaccessible wooded area to be managed by a management company is acceptable.
- No formal access path should be provided around the SUDS basin, and the LEAP should be moved away from this area to the south of the river.
- For the LAP, play on the way features should be considered.

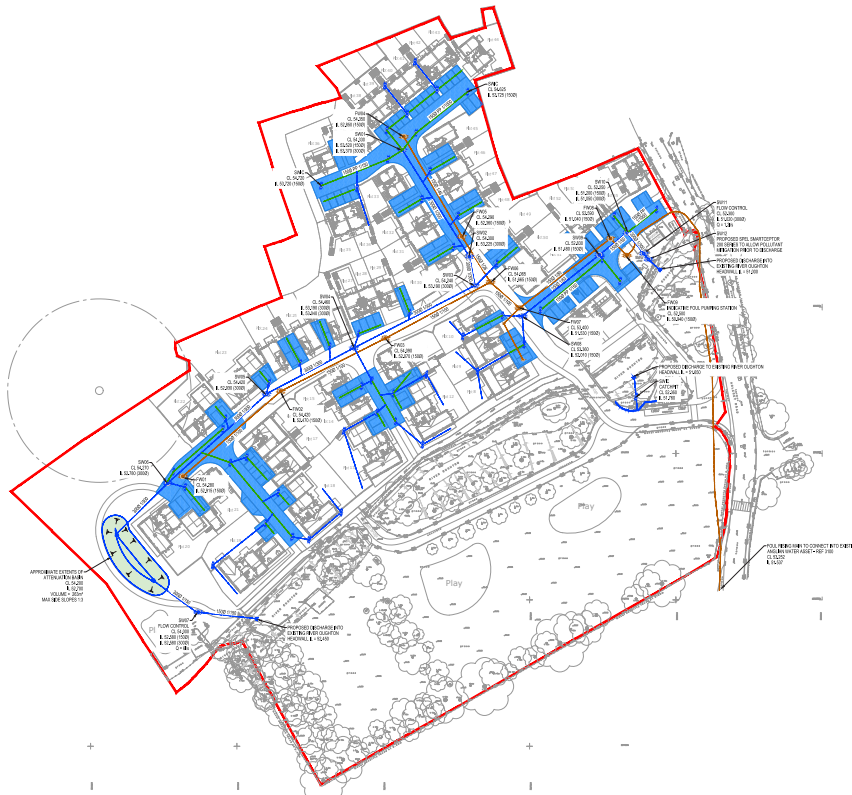


Highways Pre-application Meeting

A meeting was held with Hertfordshire Highways and Transport Officer at North Hertfordshire Council on 15th January 2025 to discuss the relocation of the secondary access point and the approved offsite highways works. The proposed layout was discussed in terms of how it had changed from the illustrative masterplan and improvements were made to the plan. Internal road widths, parking and cycle storage strategy and fire and refuse tracking were also discussed.

Lead Local Flood Authority Pre-application Meeting

A meeting was held with the Lead Local Flood Authority (LLFA) on 26th January 2026 to discuss the proposed drainage strategy. Details of the proposed strategy were discussed along with the proposed details for the attenuation basin and pump station. Implications of removing the culverts and bridges across the site were also discussed as well as what details would be needed to replace with new bridges.



Public Consultation

On Tuesday 9th December 2025, a public consultation event was held at Ickleford Village Hall, Ickleford, to engage with the local community and its stakeholders on the proposed development plans for the site. Feedback from residents was sought out to help inform the proposals before the submission of a reserved matters application. 54 residents and local stakeholders attended the public exhibition. This includes members of the Ickleford Parish Council, local ward member for Ickleford Cllr Louise Peace and neighbouring ward member for Hitchin, Cllr David Winstanley.

Key points were raised from the consultation as below:

- The need for diverse housing types to meet local needs.
- The importance of outdoor features like play areas and wildlife habitats, and a strong emphasis on sustainability.
- While most respondents live nearby and are homeowners, some expressed worries about road safety and parking, highlighting the need for careful planning to address these issues.

Website

A dedicated project website, www.icklefordmillconsultation.co.uk, was launched to act as an online hub of information on what is proposed and to provide channels for feedback.

The website was launched following the community engagement event, to encourage attendees at the event. It contained information on Hill Residential, where the site is, what the plans were and what the new homes could look like. An indicative timeline was also included through to determination by North Hertfordshire Council and the planned completion of the first new homes.

The website also included details on the Freephone line, project email address and freepost address for people to contact the team. The website was designed to be easy to navigate and engaging. An online survey was made available on the website which correlated with the survey printed at the engagement event.

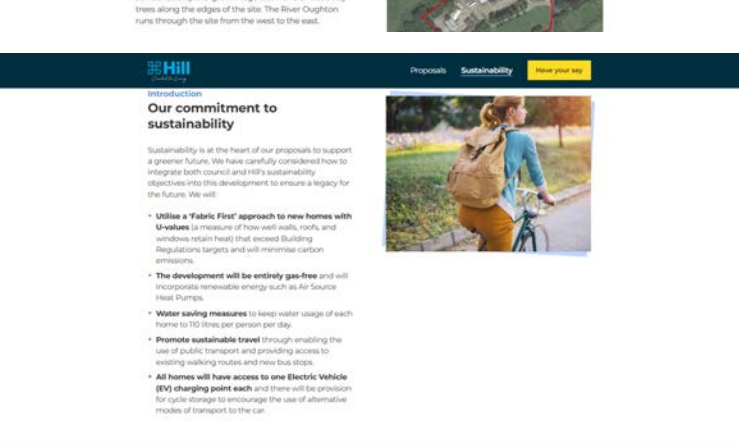
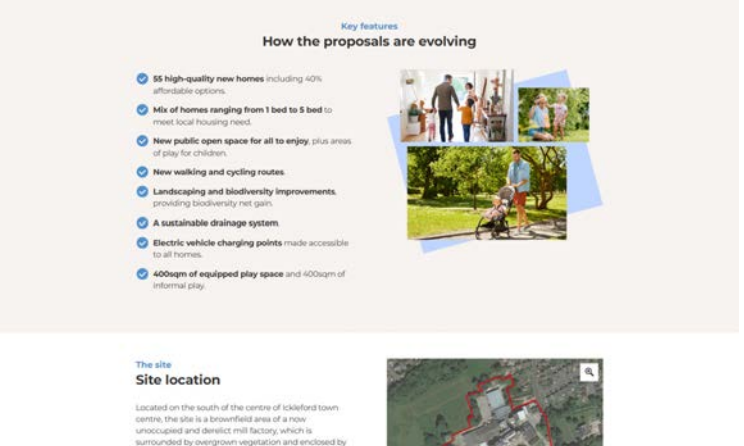
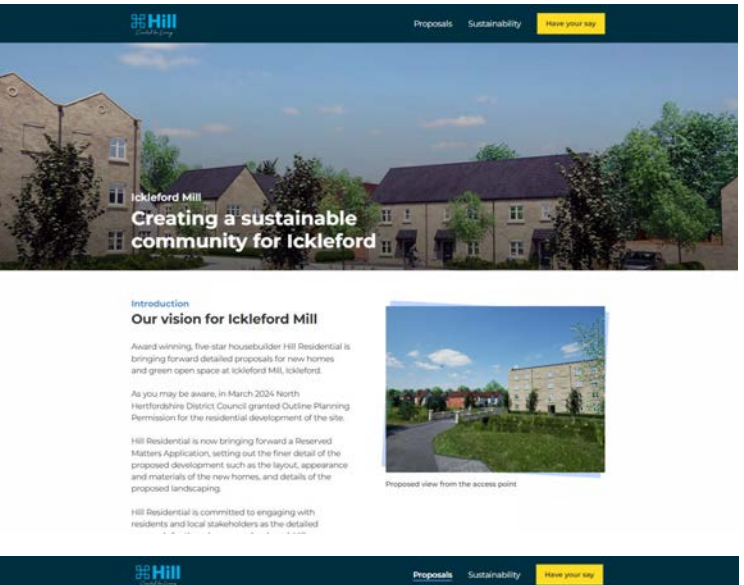
At of the end of the consultation period on Friday 9th January 2026, 232 people have visited the website, and a total of 8 people completed feedback forms online.



Public Consultation Boards



Photos of the Public Consultation



Website Pages

Proposed Illustrative Masterplan

The proposed masterplan includes the following features;

- The provision of 55no. homes including 33no. market sale homes and 22no. affordable homes.
- An apartment block is situated in roughly the same location as the existing mill building and will reflect the proportions and design qualities as the existing building. This building will form an gateway building into the site.
- The main access point will remain as existing off Arlesey Road to the south of the river. An additional emergency access point will be created to the north of the river.
- A pedestrian footpath will link the access point into the site from Arlesey Road to the open space in the west as well as the emergency access point in the east. Footpaths will also link into the private roads to ensure footpath links around the site and through the open spaces.
- The main spine road connects from the access point, through the middle of the site to shared surfaces that link to private roads leading to properties that overlook the river. These properties would have dual frontages to ensure views of the river. Properties have also been positioned to overlook the open space in the west of the site.
- Existing trees have been retained as much as possible and additional trees are proposed throughout the site to enhance the green character of the site. Where possible trees have been positioned at the end of vistas and along road. Play on the way features will be positioned along the footpath around the site.
- The landscaping has been designed to reflect the edge of green belt nature of the site and its proximity next to the river.
- Play features will be situated around the site, with play on the way features in the western open space and play equipment within the open space in the south.
- The homes have been designed to reflect the detailing and materiality seen within Ickleford Village and will be created with high quality materials.
- An attenuation basin will be located in the western end of the site to proposed sustainable drainage.
- Sustainable features will be included within the such as the use of ASHPs (air source heat pumps) and each home will have access to an electrical vehicle charging point.



Illustrative Masterplan

Mix

The proposed design includes 55no. homes, which includes 33 private dwellings (60%) and 22 affordable dwellings (40%). A range of house type sizes will be provided ranging from 1 bedroom apartments to 5 bedroom houses to meet local needs.

Private Units - 60%

Unit Type	Quantity	%
2 bed house	4	12%
3 bed house	16	49%
4 bed house	7	21%
5 bed house	6	18%
Total	33	

Shared Ownership, Affordable Rent and Social Rent - 40%

Unit Type	Quantity	%
1 bed flat	3	14%
2 bed flat	4	18%
2 bed house	9	41%
3 bed house	5	23%
4 bed house	1	4%
Total	22	

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms
- 5 Bedrooms



Illustrative Housetype Mix

Tenure

In line with the council’s policy, 40% of the total number of homes will be designated as affordable housing. The affordable housing will be divided into social rent, affordable rent (64%) and shared ownership (36%).

The layout on the right illustrates the proposed tenure distribution across the site, while the table below provides a detailed summary of the proposed housing mix. This mix has been discussed with the housing officer for North Hertfordshire District Council.

Proposed Affordable Tenure Split

Unit Type	Social Rent	Affordable Rent	Shared Ownership
1 bed flat	-	3	-
2 bed flat	-	4	-
2 bed houses	-	4	5
3 bed houses	-	2	3
4 bed house	1	-	-
Total	1	13	8
% of Affordable Total Offering	64%		36%
Total Number of Affordable Units	22		

- Private
- Social Rent
- Affordable Rent
- Shared Ownership



Illustrative Tenure Plan