

# Hitchin Forum

CARING FOR OUR TOWN

29 Bearton Road

Hitchin

SG5 1UE

4th November 2025

Planning Department

North Herts Council

Gernon Road

Letchworth Garden City

For the attention of Paul Chaston

Dear Sirs

**25/02401/OP Land South of Turnpike Lane, Ickleford**

I am writing to you on behalf of Hitchin Forum.

Hitchin Forum wishes to record its objections to these proposals not least because of their conflict with the North Hertfordshire Local Plan 2011 to 2031 but also their effect upon Hitchin which closely abuts the proposed site, as recognized in Cl. 13.165 of the Local Plan.

The land concerned forms part of the Green Belt, as contained in the Local Plan. The Plan Cl. 13.162, states that Ickleford is one of 5 villages where a greater amount of development has already been allocated, and Cl. 13.164 explains this planned development is around the edge of the village. Current approvals include Ickleford Mill (71 dwellings), Burford Grange (48 dwellings), Ickleford Manor (19 Dwellings), Land Adjacent To 4 Manor Close (8 dwellings), Land at Bedford Road (150 dwellings). The

total number is 296 which is already more than 25% in excess of the 235 dwellings allowed for in the Plan,

This site is right in the heart of the village, and is not some vague “Grey Belt” a designation made up by politicians and tabloids, and not recognized anywhere in the carefully laid out Local Plan. All these developments are giving rise to traffic and corresponding noise and atmospheric pollution.

In addition to extra traffic generated by these local developments, developments in Lower Stondon are already giving rise to large amounts of extra traffic on the A600 which crosses the West end of Turnpike Lane.

Much of the extra traffic from this development would go through Hitchin each day, passing local schools – Ickleford Primary, The Priory Secondary, Strathmore Infant and Nursery, and Our Lady’s Primary.

We should also point to the reduction in separation between Ickleford and Hitchin which this proposal would cause, if it were adopted.

We urge the Council to reject this application.

Yours faithfully

Neil Dodds

On behalf of Hitchin Forum