

From: Paul Chaston <paul.chaston@north-herts.gov.uk>
Sent: 17 March 2026 16:49:36 UTC+00:00
To: "ConsulteeComments" <ConsulteeComments@north-herts.gov.uk>
Subject: FW: 25/02401/OP - Land South of Turnpike Lane, Ickleford
Attachments: image0.jpeg, image1.jpeg, image2.jpeg, image3.jpeg, image4.jpeg, image5.jpeg, image6.jpeg, image7.jpeg, image9.jpeg, image10.jpeg, Letter of objection Flooding Turnpike lane 100.docx



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From: clerk@ickleford-pc.gov.uk <clerk@ickleford-pc.gov.uk>
Sent: 17 March 2026 12:11
To: Planning Control <planning.control@north-herts.gov.uk>; Paul Chaston <paul.chaston@north-herts.gov.uk>
Subject: 25/02401/OP - Land South of Turnpike Lane, Ickleford

Mr Chaston
Senior Planning Officer
Major Projects
North Hertfordshire Council
PO Box 10613 Nottingham
NG6 6H

Date: 16th March 2026

**Re: 25/02401/OP – Outline planning application for residential development
Turnpike Lane, Ickleford.**

Dear Mr Chaston

After careful review of the submitted Flood Risk Assessment (FRA), Drainage Strategy, and associated plans, the Parish Council continues to **object to this development in**

its entirety. In addition to our original letter of objection, we have further serious concerns regarding flood risks as outlined below.

1. Flood Risk and Surface Water Management

- o We have submitted photographic evidence showing that flooding has recently affected neighbouring properties and the adjacent highway. This demonstrates the site's vulnerability to surface water runoff and extreme rainfall events.
- o We are extremely concerned that any runoff from the development could reach the River Oughton or the former trout pond on the site, which would increase flood risk downstream. The proposed drainage measures do not provide sufficient assurance that flooding will be adequately prevented.

2. Construction Phase and Temporary Drainage

- o There is no guarantee that interim and temporary drainage measures during construction will prevent off-site flooding or pollution. Without such assurance, proceeding with development would exacerbate risks to the local community.

3. Sustainable Drainage System (SuDS) Maintenance and Verification

- o The long-term maintenance and verification of SuDS and drainage features are uncertain. The Parish Council cannot support a development that may compromise safety and flood risk over its lifetime.

4. Site Layout and Finished Floor Levels

- o The proposed site layout and Finished Floor Levels do not adequately mitigate flood risk. Without robust design and enforcement, new dwellings and infrastructure would remain vulnerable to extreme weather events.

5. Impact on the Local Community and Environment

- o The development would place an unacceptable burden on local infrastructure, services, and the surrounding environment. Given the history of flooding and the sensitivity of the watercourses nearby, this site is unsuitable for residential development.

Conclusion

For all the above reasons, Ickleford Parish Council **does not support this application in any form.** We strongly urge the Local Planning Authority to refuse this proposal in order to protect the safety, wellbeing, and environment of the local community.

Yours sincerely,

Steve Patmore

Steven Patmore
Parish Clerk/RFO

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