

## **Planning Consultation Response Form**

| <b>Part 1: Consultation Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Consultee:</b>                    | Louise Peace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Application Ref:</b>              | 25/02401/OP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Site Address:</b>                 | Land South of Turnpike Lane, Ickleford                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Summary of Response:</b>          | Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Consultation Comments:</b>        | <p>Summary reasons for objection:</p> <p>This is a major development of up to 100 homes. This is far too many homes to be considered as infill within the village settlement boundary.</p> <p>The development will add too many vehicles into an already under-strain road network and exacerbate issues at the Turnpike Lane / Bedford Road / Westmill Lane roundabout.</p> <p>The decision to route surface run-off into a chalk stream cannot be allowed.</p> <p>The impact of the development on potential flooding to neighbouring properties to the south has not been considered.</p> <p>This is a site rich in wildlife, including badgers, that the applicant acknowledges will be harmed.</p> <p>The site offers only houses with no amenities for residents of the site or the wider community.</p> <p>This application has been made possible only by recent changes to the NPPF. These changes have given little thought to villages, removing protection to the green belt land around them. The objective of the NPPF is to build more homes, but it is resulting in homes causing harm to habitat and in locations where there is a lack of infrastructure to support them. This application must be considered the context of other submissions in Ickleford.</p> <p>This site is not allocated in North Herts local plan. We need to achieve a 5-year land supply by bringing forward allocated sites, not speculative applications like this on green belt land.</p> |

**In Part 2 below, please provide details of all contributions/obligations you consider necessary to mitigate impacts on services etc. that may be included in any S106 Legal Agreement. Multiple suggestions can be put forward (please copy and paste Part 2 as required for each 'project'). Notwithstanding the comments detailed in Part 1 above (i.e. if an objection has been stated) consultees should still seek S106 contributions towards services which can be secured in the event that permission is granted.**

**Any contributions sought will need to be in line with the CIL regulations and fully justified/ evidenced. Any contributions or 'projects' which are not compliant will not be sought - the**

decision whether to seek any proposed contributions will be at the discretion of the Planning Case Officer (who can also provide further assistance and guidance where necessary - Some guidance is already provided for each question/ requirement in grey).

| Part 2: Required s106 Contributions/ Obligations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>Named Project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Chalk Stream conservation                                            |
| <b>Responsible Party for named project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | North Herts Council greenspace team / Countryside management service |
| Justification and reasoning for named project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                      |
| <p>The chalk stream runs directly to the south of the site boundary and will be subject to run off from the site.</p> <p>This contribution required to comply with Ickleford Neighbourhood Plan <b>Policy E2: Protecting the landscape:</b></p> <p>Development proposals should protect and, where practicable, enhance the historic and natural landscape and local character of the Parish, including the delicate chalk rivers and their valleys, field ponds, mature trees, and hedgerows. Such features should be protected and, where appropriate, incorporated into landscape design schemes.</p> <p>Insofar as planning permission is required, the planning of hedgerows and trees, and the enhancement of the existing vegetation and the chalk stream ecosystem will be supported.'</p> <p>Herts and Middlesex Wildlife Trust have carried out design and permit work for a project at Oughtonhead that will enhance the chalk stream environment.</p> |                                                                      |
| <b>Estimated Total upfront Costs of project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | £77,000                                                              |

| Part 2: Required s106 Contributions/ Obligations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Named Project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <ol style="list-style-type: none"> <li>1. Pedestrian Crossing at development access.</li> <li>2. Safety improvements to Turnpike Lane / Bedford Road / Westmill Lane roundabout for pedestrians, cyclists and vehicles</li> </ol> |
| <b>Responsible Party for named project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Hertfordshire County Council                                                                                                                                                                                                      |
| Justification and reasoning for named project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                   |
| <ol style="list-style-type: none"> <li>1. A pedestrian crossing must be provided at the entrance to the site as there is no footway on the development side of Turnpike Lane. This is important for children attending Ickleford school to be able to walk there safely.</li> <li>2. Projects identified in the LCWIP should be funded. It should be noted that this roundabout is also hazardous for vehicles due to impaired sight lines on the approach from Turnpike Lane (see my full objection comments). Improvements should be made.</li> </ol> |                                                                                                                                                                                                                                   |
| <b>Estimated Total upfront Costs of project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Tbc with HCC Highways.                                                                                                                                                                                                            |