



Lanreath,
27 Turnpike Lane,
Ickleford,
Herts SG5 3XB.

23rd October 2025

Paul Chastom
Senior Planning Officer,
Major Projects,
North Hertfordshire Council,
PO Box 10613
Nottingham,
NG6 6H.

Dear Mr Chaston,

Outline Application 25/02401/OP- Erection of 100 dwellings with means of access from Turnpike Lane including associated landscaping, drainage, carparking, infrastructure and all ancillary and enabling works following demolition of existing structures. Land South of Turnpike Lane Ickleford Hertfordshire.

My wife and I received your letter on the above proposals, and in line with numerous other residents in our area are frankly amazed with the application and TOTALLY OBJECT to this Planning suggestion for the following reasons.

The proposed site is on Green Belt land, and whilst the Developer will attempt to argue that the land is degraded or no longer serves its original purpose, effectively labelling it as "grey belt" it would result, if allowed to proceed, a loss of open countryside apart from limiting the gap between Ickleford and Hitchin, and there are certainly no special circumstances for this urban sprawl.

The area formerly belonging to the Lord of the Manor is well maintained and surrounded by trees, shrubs and a neighbouring river providing a natural

habitat to many species of animals and insects, and the removal of such a valuable area will result in a huge detriment to the ecology of the village, and effectively with the proposed size of the estate Ickleford would lose its identity and become a borough of Hitchin.

Apart from the potential loss and impact on wildlife, one of the major problems currently effecting Ickleford is the Drainage and Sewerage systems as the current systems still relate in areas to the original installations of the Victorian era and through a lack of updating cannot cope adequately, with increased developments seen over recent years causing tremendous flooding problems within the Village to residents, which can only increase with further expansion. As a recent example of new housing causing problems, the Cala Homes Development on the Bedford Road has generated severe flooding through an old sewer drain exploding and contaminating the land around with raw sewerage. Whilst the authorities cleared this situation it exacerbated the problems that more increased housing will create for the Village, and whilst plans show the developer is intending to use the river for run offs this can only impact on other areas of the Village.

The original local plan for the Village envisaged some 200 houses but with the forecasted numbers of IC2 and IC3 plus Bowmans any potential increase such as this will contribute serious problems to Ickleford as outlined through a lack of any new infrastructure, and services such as drainage and sewerage

The other main serious problem is road traffic which at present is becoming even greater as Turnpike Lane in particular is being used as a "rat run" from and to the Bedford Road to neighbouring areas, and any further increase in traffic, and in particular Luton Airport will cause serious problems to pedestrian and especially children's safety as it is one of the principal routes to the Village Primary School.

In mentioning the School this is already at its capacity so any increase in housing will give parents a problem as to where to send their children.

Current terminology by developers for new estates is providing "affordable housing" but this is a pure fallacy as we are just seeing larger houses being

built on estates with no thoughts for younger families and therefore defeating the objectives through cost

As we have pointed out the Infrastructure, or the lack of, which developers never consider, is a major factor in this Village and the principal reason we cannot cope with a further expansion of this size. We therefore repeat our previous request of our TOTAL OBJECTION to this application..

[REDACTED]

Yours sincerely,

Wendy & Philip Crowe