



Lanreath.

27 Turnpike Lane,
Ickleford,

Herts SG5 3XB.

24th March 2026.

Paul Chaston,
North Hertsfordshire Council,
P.O Box 10613,
Nottingham,
NG6 6H.

Dear Mr Chaston,

Outline Application Ref: 25/02401/OP Land South of Turnpike Lane,
Ickleford.

We refer to your letter of the 18th March concerning the above proposed development, and refer you to our letter of the 23rd October 2025 when we **TOTALLY OBJECTED** to the Planning proposal, and we have to point out that the amended plans and documents that you refer to far from influencing our views merely endorse our previous comments that this should not be allowed to proceed.

All of our previous objections are still pertinent, and with the benefit now of new plans and measures the proposed development is neither necessary or appropriate for this Village. Despite your various comments the land is Green Belt whatever you state, and not "grey", and should not therefore be considered or allowed for such a development.

Just picking up on some of your comments, there are no "over riding" issues that could change our minds, and there are certainly no benefits that such a scheme could bring to this Village. As we pointed out this Village cannot cope with such increases in population and with no prospect with any increase in the infrastructure to any points within the Village, we are at capacity. Apart from your scheme we are threatened with a development on the former Bowmans Mill site to add a further 55 houses

to the Village, and to contemplate your vision of a further 100 is just not palatable and should be refused.

Traffic in this area continues to be a major problem and your scheme does nothing to improve that issue. Turnpike Lane from the Bedford Road which you indicate will see the entrance to the estate is already narrow and presents constant problems to large vehicles such as the refuse vehicles from your department, and really the road cannot be increased due to the current widths. To suggest as shown an "offcut" into the development is purely ridiculous as peak times now have a corridor of traffic along this stretch, and to increase the number with further vehicles trying to both exit and access this will create enormous problems for the Bedford Road junction.

Any pedestrians trying to leave the site to access either the Village School, already at capacity, or local shop will, even with a crossing, find accessing the road highly dangerous and whoever proposed such a crossing must be out of their mind to suggest such a ludicrous idea.

We find it amazing that Highways could not criticise such proposals as highlighted and can only conclude they are as shortsighted as you to accept such a scheme.

Assuming pedestrians can cross they have only the one existing narrow pavement to walk to the Village as there are no other options, no new pavement being provided from the estate.

Other issues that we mentioned such as drainage and sewerage systems that still, cause problems within the Village and particularly within the area you are contemplating building, and despite assurances that they are introducing systems to combat such issues, but as we recently saw from a new development off the Bedford Road, there are still problems.

Having lived in this Village for 50 years we consider it a tragedy that such a development is proposed to remove a historic area of the village, and as we know promises of "affordable Housing" do not exist for greedy developers who we know will influence the final prices of their houses. It is also disappointing that Councils such as yours cannot refuse such schemes for Villages, but as we know it so often happens at the decisions whilst some Councillors have reservations, they are frightened to support their residents whatever objections might have been voiced.

So Mr Chaston having read your reviews, we remain unconvinced and again reiterate our previous request to Totally reject the scheme as described.

Yours sincerely,

Wendy & Philip Crowe.