



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

19th May 2026

North Herts Council,
P.O.Box 7075
Manchester M28 8JX.

Dear Sir,

Planning Application 26/00558/HYA
Proposed Development of 230 Homes, care Home & Send School on Land
South of Pound Farm Ickleford.

Our purpose in writing is to object in the strongest terms to the proposed development of this scheme, and given other recently passed developments which are destroying what has been over the years one of North Hertfordshires most sought after Villages, and is now virtually losing its identity and being joined to Hitchin. These actions through the greed of North Herts District Council to just build and build houses without the foresight to consider the damage being done either to the environment or countryside.

The area of concern is "green Belt" whatever some developer may try and advise, and nothing has been provided by this Company to justify that the use of high quality agricultural land which this is should be used for housing, and should remain as green belt. As such we consider this development is both unnecessary and unjustified.

There has obviously not been any research into why either a Send School or Care home is required on this development, as this particular school is only going to cater for 30 boy students, and there will not be any fixed criteria so that children may join from outside of the County meaning Hertfordshire children will not benefit, and so defeat the object. Similarly



there are already sufficient care homes within the area without the need for another.

The area and land to the West of the Bedford Road contains many well established historic footpaths and bridleways including the Icknield Way and are maintained by local Parish Councils, and it is concerning to read that the developer proposes new walking and cycling routes over these established footpaths and bridleways which can only be detrimental.

In this already established country scene the prospect of over 200 houses is not a comforting thought, with numerous dangerous hazards of increased traffic, excessive cycling on established routes that currently provide recreation for horseriding, walking and other enjoyable pleasures,

Turning to the location of the actual site, just off the A600 one of the busiest roads in the area, limited thought has been given to safety and crossing the road. A new controlled pedestrian cyclist and equestrian crossing is proposed in the scheme. However some years ago when the local authority tried to obtain a Pegasus crossing to be installed, the Highways Authority refused that such a location would be too dangerous due to its location, so how has the developer obtained this confirmation.

The road is a blind bend to the North, any crossing at the proposed sight is an accident waiting to happen. And the proposed primary School being located in the area will give little assistance to Mothers and children trying to use the crossing.

The proposed plan of the scheme only indicates one main entrance/exit and given the likely number of houses it could well be that almost 1000 vehicles could require access into the estate including private cars, Care staff, Send Staff and delivery vehicles apart from private visitors, all accessing this extremely busy and dangerous road with little safety features apart from one crossing – a total hazard.

As mentioned this area has been predominantly farming historically, and with this “eyesore” of a development much of the wildlife. Flora and fauna will be lost and much of the wild life will also disappear, and so another aspect of country will be lost for ever.



Ickleford's old Victorian sewerage system cannot cope these days with waste and run off water from the current Village, and will certainly never cope with the volume of increases likely from such a development. Plans indicate the developer has included four ponds to accommodate run off water and given these are situated near a play area and the Send school they could be considered a safety hazard and far from ideal.

Two other aspects highly important, the Care Home, and as mentioned we have many already and further traffic problems could be created by medical teams, including doctors, and when needed ambulances having to visit the site. The Village School has no further capacity at present as totally due to other sites being allowed to be built, so that poses a future problem, for children having to travel outside the area

Transport facilities in terms of rail travel would create further traffic problems given the distance from local stations

In conclusion this proposed development is a disaster for Ickleford, We have seen numerous schemes over recent years all creating more and more traffic problems for the Village and at peak times now traffic is nose to tail into Hitchin, backing up on the Bedford Road to Lower Stondon, and resulting in traffic using Turnpike Lane as a "rat run" to Letchworth and other areas.

Whoever is considering this at Local or County level has had no vision of the problems for the future of Ickleford and we request /demand that the application be refused.

Yours faithfully


Wendy & Philip Crowe
Ickleford residents for 50 years