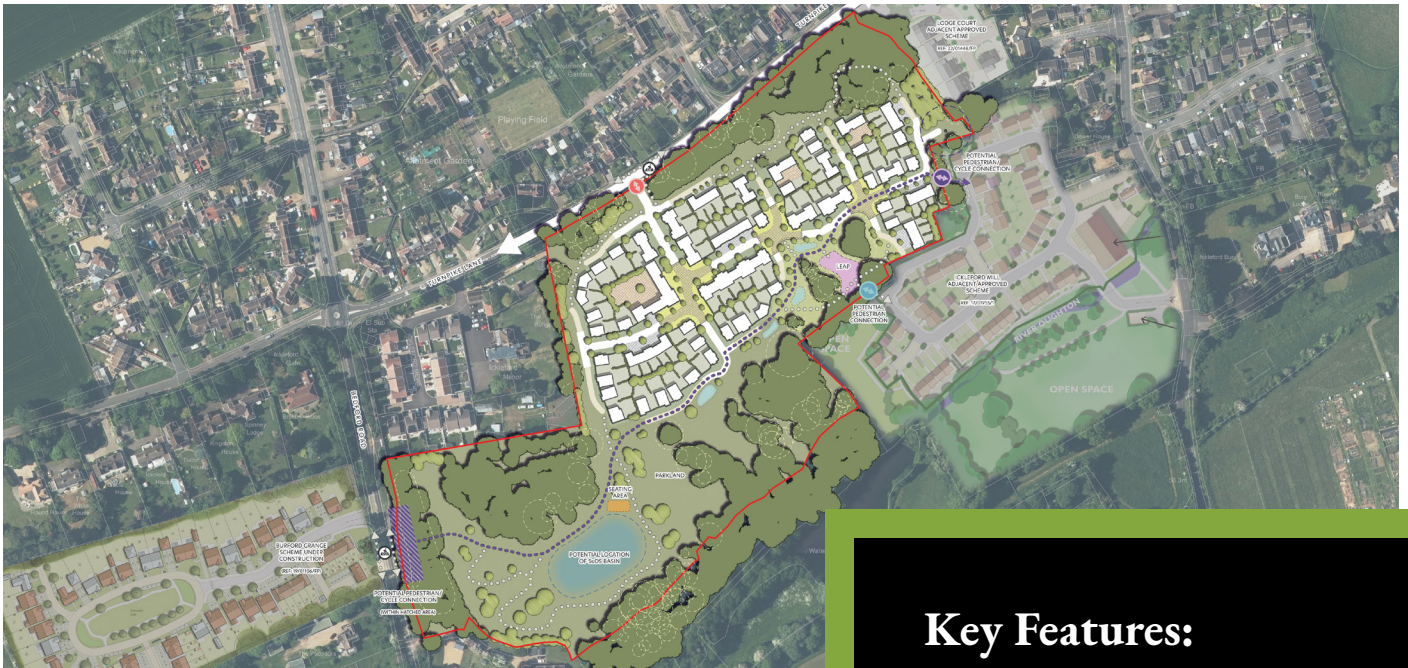




Indicative Masterplan

April 2026

Outline application for residential development of up to 100 homes

Dear Councillor,

On Tuesday 21st April 2026, you will be asked to consider Hawridge Land's proposals for Land South of Turnpike Lane, Ickleford.

Hawridge Land submitted an outline application for the site in September 2025. The application seeks outline planning permission, meaning that at this stage the council is being asked to consider only the principle of development and the proposed access arrangements. The proposal is for a low density development of up to 100 homes, including at least 50% affordable housing, alongside new public open space, landscaping, and sustainable infrastructure.

Your planning officers are recommending the application for approval, concluding that the proposals represent an appropriate and sustainable form of development that would make a positive contribution to desperately needed housing delivery within the borough.

The scheme has been designed sensitively to reflect the local area, and Hawridge Land has worked closely with North Herts District Council, and statutory consultees, on the proposals through regular engagement, with none of the statutory consultees objecting to the plans.

We hope you will find this note helpful but are happy to take any questions in advance of committee.

Key Features:



Homes

- Up to 100 high-quality new homes.
- 50% of the homes will be affordable housing, delivering much-needed supply to the Borough.
- Parking provision will be designed in accordance with NHDC's parking standards, ensuring that appropriate levels of parking are provided for residents and visitors.



Infrastructure Provisions & Contributions

- New publicly accessible open space and play spaces for the local community.
- Enhanced biodiversity and green infrastructure, whilst retaining existing landscape features where possible, including new pedestrian and cycle links.
- Education contributions to primary and secondary education and SEND, in excess of £2.4m.
- Over £900K towards sustainable transport and highways improvements.
- Several further infrastructure contributions to local services totalling £400,065 towards library services, fire and rescue service, youth services and sports facilities.

Significant public open space for Ickleford



Quotes from the Officer's Report

"It is considered that the northern half of the site containing the proposed developable areas would utilise Grey Belt land."

"It is considered that very special circumstances have been demonstrated.... accordingly, it is recommended that planning permission be granted."



A landscape-led approach

The outline proposals have been developed following a landscape-led design approach and following masterplanning workshops with Officers, ensuring that the development responds positively to the site's setting and the surrounding character of the area.

Key design and landscape features include:

- **Retention and enhancement** of existing landscape features where possible, particularly noting the retention of the southern landscape, ensuring that part of the site is kept free from development in perpetuity.
- **New structural planting and landscaping** to help integrate the development into its surroundings.
- **New public open space** for residents and the wider community.
- **Play space** for young children.
- **Biodiversity enhancements**, including additional planting and habitat creation.
- **Sustainable drainage measures**, designed to manage surface water responsibly.
- **Tree and landscape planting** to strengthen the site's green infrastructure.

The intention is to create a development that respects the character of the area while delivering high-quality new homes.

If the application is approved by members then the detailed design, site layout and elevations will return to members for consideration as part of future Reserved Matters applications.

Significant provision of affordable housing

A key benefit of the proposals is the significant affordable housing provision.

The development will provide:

- **A minimum of 50% affordable housing**, which exceeds the current policy requirement at North Herts by 10%.
- **A mix of family homes** to support local housing needs.
- **Opportunities for households** currently unable to access suitable housing.

This level of affordable housing represents a substantial contribution toward meeting local housing needs, especially at a time when demand for affordable homes remains high.

Providing affordable housing as part of new developments ensures that communities remain inclusive and helps support local residents, including young families and key workers.

Deliverability

SME housebuilders such as Hawridge Land play a vital role in delivering housing and affordable homes across the country. Should members be minded to approve the application before them, Hawridge would commit to bringing the site forward as quickly as possible.

Parameter Plan

This Parameter Plan shows the proposed location of the built form, which Officers confirm is entirely on Grey Belt Land and is an appropriate form of development.



Indicative Landscaping Plan

The Landscaping Plan shows the vast public open space proposed, with officers confirming the southern part of the site proposes uses acceptable in the Green Belt.

Less than 30% of the total site area is being proposed for built-form. The remaining 70% is proposed for Public Open Space, Sustainable Drainage Systems and improved pedestrian / cycle connectivity with the local community.



Land South of Turnpike Road, Ickleford



Sustainable, future-ready homes

The homes will be designed with sustainability in mind, helping support the transition toward lower-carbon living.

This will help ensure the development provides high-quality homes that are future-ready and environmentally responsible.

Measures incorporated into the proposals include:

- Energy-efficient homes designed in line with modern building standards
- Provision for electric vehicle charging
- Sustainable drainage systems
- Opportunities for low-carbon technologies

The application has 47 local supporters, some of which are shown below:

"This proposal would provide an opportunity for local people to get on the housing ladder and secure a roof over their head. Housing affordability is a real issue and developments that help address this are important to the local area."

Amanda, [REDACTED]

"... It is encouraging that the plans include green space and play areas, rather than just houses popping up. Nature is incredibly important and should be part of everyone's life, so having that incorporated into the development is a positive step. The inclusion of spaces for children to play is also very beneficial..."

Jack, [REDACTED]

About Hawridge Land

Hawridge Land is part of a family owned, SME housebuilding company who specialise in strategic development land promotion, focusing primarily upon the delivery of planning consents on both greenfield and brownfield sites in the Southeast of England.

Hawridge Land has considerable experience within the housebuilding, planning and development industry.



Hawridge Land is pleased to confirm your Officers are recommending this scheme for approval.

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