

From: John Lyden

Sent: 09 May 2026 13:58

To: [paul.chaston](#) [REDACTED]

Cc: Louise Peace [REDACTED]
[REDACTED]

Subject: Objections to proposed hybred application 26/00558/HYA

John Lyden,
35 Bedford road,
Ickleford,
Hertfordshire, SG5 3XH.
[REDACTED]

Dear Paul,

Thank you for writing to me, giving me a chance to respond, to the proposed development.

With regard to the mixed use development plans for Pound farm Ickleford, 26/00558/HYA My comments will be addressing the whole concept / development. Phase 1, & Phase 2.

Looking on the NHC planning portal at the submitted documents and terminologies used within the documents, it is a daunting sight, and somewhat paralyzing for the average person trying to make head or tail of things, and would seriously limit the lay person to respond properly / comment with any confidence on the proposals. For that reason, I have sought help from Councilors, prior to drafting this letter.

Please bare in mind, the bulk of information circulated to the villagers / locals, prior to this, was in my view, very biased, a leaflet posted through our doors by the developers, (Bugler homes) with links to their website, where they invited public comment on the proposed development. Problem being, the pages for comment on their web site, appeared to be only designed to accept positive comments about the development, Eg, pretty much every drop down box for comment, was geared to answering, " what element about the proposals, did you like the best".

Generally, There was NO drop down boxes for objections to the development, Very one sided, not at all democratic!

As things stand, I believe a good percentage of older villagers, would only know, what Bugler homes have portrayed in their promotional flyers.

(from BH's own vested interests.)

On the subject of what the Developers have now submitted to the Council for public scrutiny.

Looking on the NHC planning portal, I believe I have been EXTREEMLY LUCKY to spot the Problem Location Plan document. in File 20, Transport Assessment Feb26-2

I say extremely lucky, as this very important document (Doc 6,) is a Map of the site, which points out the Developments recognised problem locations. Associated to Bedford road & the Access of the site. For some inexplicable reason, this very important document,(and its not yet signed off supporting documentation,) has been uploaded into the file at less than a quarter of the scale of the other maps in the same file??

The other maps in the file are full size (approx A4 size on a 16" screen) at 25% zoom. However, to get any eligible text / detail, on Doc 6, you have to zoom to at least 200x, as the text is so small, compared to the other Maps?

Its only when you do this, that you can see unsurprisingly, my own drive is Box C on the Problem locations.

Please also be aware, that a ward Councillor has also confirmed to me that. "The highways response to this part of the application is not yet in!

Speaking further with the Councillors, I understand; it is still not in to date.

Which begs the question, why would NHC print in the development notice to myself and villagers, (ALL MATTERS RESERVED APART FORM ACCESS) NHC letters dated 9th April 2026 & 24th April 2026?

Please see below, advice from a Councillor re - said statement.

In planning terms, **“all matters reserved apart from access”** means the application is an outline planning application where only the site access has been decided at this stage.

The other detailed elements are “**reserved matters**” and will be submitted later for approval.

The matters usually reserved are:

- **Appearance** – what the buildings look like
- **Landscaping** – trees, planting, open spaces
- **Layout** – position of buildings, roads, parking, etc.
- **Scale** – size and height of buildings

Because access is not reserved, NHC planning authority is approving the proposed way vehicles/pedestrians enter and leave the site now. So, in practice:

The council is agreeing:

So to sum up my response with respect,

I am horrified, and bewildered as to **Why / How NHC have ALREADY AGREED ACCESS** to a major development **Prior to Highways signing this aspect of it off**. A Highly questionable Access, that will almost certainly **greatly reduce safe access to my own drive & diminish my amenities**, (With an estimated 500 + vehicles resident on the completed site) **It can only Massively increase the safety risk to myself and my family's coming and going from our own property, either walking, cycling or by car.**

Given that the **Only Vehicular Access into this site** has been placed within a meter or two of my own drive. In principle I could have 100 or more vehicles queuing on the site, waiting to get out to work, or on the school run, all eagerly waiting to enter the Bedford road.

It is unfortunately Human nature that makes us all do rash things in frustrating situations, when we are late or have other things to get on with, and makes us take risks eg. pull out on to a very busy road at speed.

I therefore find it totally unacceptable That 1 property, (my property and my family) out of the whole Village, should be subjected to this detriment and increased Danger, and therefore wholeheartedly reject this ill thought out, non signed of plan.

In Addition to this, I have already submitted to NHC my objections re-unnecessarily building on green belt farm land,

Changing the character of the Village for no gain to the existing village.

Over burdening the already stretched infrastructure.

Jamming up the Bedford road even further, which is already at full capacity.

In addition to this there a No proper drainage plans worked out,

So. I 100 % object this ill thought out development on all grounds, stated.

Yours Sincerely.....John Lyden