

**Examination of the North Hertfordshire Local Plan (2011-2031)**  
**Examination hearing sessions**  
**Statement of North Hertfordshire District Council**

**Matter 11 – The housing allocations and the settlement boundaries**  
**The Category A Villages – Ickleford**

**11.28 Are all of the proposed housing allocations deliverable? In particular, are they: a) confirmed by all of the landowners involved as being available for the use proposed?**

1. Yes. The landowners of all three sites confirm that they support the allocations and their deliverability for housing in their representations to the Regulation 19 consultation on the plan (ED3, p.15).

**b) supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?**

2. Yes. No site specific objections to the allocations have been received from Hertfordshire County Council (HCC) as the highway authority. All sites provide opportunities to connect into the existing highway and pedestrian footpath networks.

3. Access to site IC1 could be taken from Duncots Close. Previous advice from HCC states that detailed access arrangements should be considered through a Transport Statement at the planning application stage.

4. Site IC2 has a frontage along the A600. There is a footpath along the eastern side of the carriageway connecting Ickleford to Hitchin. The representations submitted by the site promoter include details of potential access arrangements and pedestrian improvements including a crossing point<sup>1</sup>.

5. Principal access to site IC3 is anticipated to be taken via Bedford Road, with consideration to appropriate highway junction arrangements included in the Plan as a site-specific criteria (LP1, Site IC3, p.170). A pedestrian footpath extends along the western frontage of the site. The layout of the site and existing Rights of Way provide further opportunities for pedestrian and / or cycle access at the south-east including to Greenfield Avenue, Wyatt Close and Walnut Way.

6. The baseline transport modelling undertaken to support the plan does not identify any significant issues with the operation of the highway network in the immediate vicinity of the sites (TI4, Figures 4.4 & 4.5, pp.14-15).

7. The Council's Transport Strategy (ED14, Appendix 2, p.112) shows that, although not identified in the transport modelling, congestion has previously been identified by HCC at the junction of the A600 / Turnpike Lane which lies between sites IC1 and IC3.

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<sup>1</sup> Representor reference 14893

8. Consideration should also be given to improving facilities for pedestrians and cyclists at the A600/Turnpike Lane junction to improve sustainable transport links. A modification is proposed to paragraph 13.158 (LP1, p170) of the supporting text to ensure that transport assessments undertaken for any development sites within Ickleford consider such provision. This proposed modification is shown in Appendix A attached to this Statement.
9. The Council's Transport Strategy (ED14) aims to reduce car traffic volumes below those informing the transport modelling and identifies a broader suite of potential projects and mitigations measures to ensure the continued operation of the highway network for which reasonable contributions will be sought. This may include contributions towards improvements within Hitchin where several junctions are identified as requiring mitigation (LP1, paragraph 13.158, p.170).

**c) deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?**

10. Yes. All three sites have been considered through the SHLAA and are considered suitable locations for development having regard to potential constraints (HOU9, site refs 41 [IC1] and 40 [IC2] and 330 [IC3] See Appendix 3, p.25 and Appendix 4, pp.38-39). This is expanded upon in answer to Issue 11.29 below.
11. The sites have been subject to consultation with a range of statutory providers. The Infrastructure Delivery Plan (TI1) and Local Plan Viability Assessment Update (TI2) show that these developments are deliverable in infrastructure planning terms and that the development would be profitable such as to support a package of infrastructure measures. The likely significant environmental affects of allocating the sites have been considered through the Sustainability Appraisal (LP4, Appendix 6, pp.512, 575-580)<sup>2</sup>.
12. No fundamental constraints to development have been identified. Site-specific infrastructure and / or mitigation measures for these sites are identified as policy measures in the plan (LP1 Policy IC1, IC2 and IC3, pp.169-170).
13. Allowance is made for the provision of a new primary school on site IC3. This would facilitate the potential relocation (in whole or in part) and / or expansion of the existing village school which has limited capacity to expand within its current site given Conservation Area and Listed Building constraints. Additional provision would meet the requirements arising from new development in Ickleford. A modification is proposed for effectiveness to clarify that sufficient land within the allocation will be reserved to meet these wider needs.
14. These measures will be supplemented by the generic development management policy requirements that apply to all sites in relation to issues including (but not limited to) affordable housing, housing mix, transport, design and heritage.

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<sup>2</sup> Page references in LP4 relate to the NHDC page number in the top left hand corner

**11.29 Are all of the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?**

15. Yes. All of the proposed housing allocations at Ickleford are justified and appropriate. The appropriateness of the individual allocations is discussed below.

16. In broad terms, each allocation in the plan is justified by (see the Council's Statements on Matters 5, 7 and 9):

- The need to seek to meet the Objectively Assessed Needs (OAN) for housing as far as is consistent with the policies set out in the NPPF in a district that is currently highly constrained by Green Belt and other considerations;
- The 'presumption in favour of sustainable development' and plan-making requirements set out in Paragraph 14 of the NPPF. Potential adverse impacts and specific policies in the Framework which indicate development should be restricted have been properly considered. Mitigation measures have been identified to address key issues. A balanced planning judgement has been made on the benefits and impacts of each individual site.
- The significant majority of the deliverable and developable sites identified in the SHLAA (HOU9) being required for allocation if the District is to be able to meet the OAN;
- No preferable, deliverable alternative sites existing which would allow OAN to be met over the plan period in a substantively different way;
- There being no reasonable prospect of other authorities in shared housing market areas being in a position to assist under the Duty to Co-operate should North Hertfordshire have resolved not to meet its OAN in full.

17. Policy SP2 of the Plan (as proposed to be amended by ED37) identifies Ickleford as a one of five villages identified for growth. The proposed supporting text identifies that Ickleford provides opportunities to accommodate further residential development in close proximity to the neighbouring town of Hitchin. Under the saved policies of the current District Plan, the existing village of Ickleford is inset from the Green Belt.

Site IC1

18. Site IC1 is a small infill site at the south-east of Ickleford for an estimated 9 additional homes. It makes a small contribution to overall housing needs. It is bounded to the south and west by the existing village. The eastern boundary is defined by a well established tree line. There is some planting along the northern edge though reinforcement may be required (see below). The site is therefore largely screened from surrounding views by existing boundaries and planting and will not have a significant impact upon the wider landscape.

19. Potential constraints identified by the SHLAA include the adjoining archaeological area and known areas of surface water flood risk. These are addressed by generic development management policies and a site-specific criterion respectively.
20. The SHLAA also recognises the presence of the nearby Ickleford Conservation Area and two listed buildings on Old Hale Way. A Heritage Assessment of Ickleford has been conducted to inform the approach to site allocations (NHE5). This identifies that heritage assets do not represent a fundamental constraint to development and that, with appropriate guidance, development of this site will not impact upon key assets (pp.10-11). For effectiveness, an additional site-specific criterion is proposed to minimise impacts upon the Green Belt and heritage assets. This is shown in Appendix A.
21. A fundamental ecological constraint on this site is considered highly unlikely. A survey will be required at planning application stage to confirm the lack of interest or inform any requirements for compensation. This can be secured through the generic development management policies of the plan.
22. The Housing and Green Belt Background Paper summarises the reasons for the selection of site IC1 (HOU1, Appendix 2, p.61) identifying that the site-specific criteria allow for appropriate mitigation of potential impacts.

#### Site IC2

23. Site IC2 is a small site at the south-west of Ickleford for an estimated 40 additional homes. It makes a modest contribution to overall housing needs. It is bounded to the north by the existing village. The eastern boundary fronts onto the A600 Bedford Road. The southern and western boundaries are defined by established trees and planting. The site is therefore largely screened from surrounding views by existing boundaries and planting and will not have a significant impact upon the wider landscape beyond Ickleford and Hitchin.
24. Potential constraints identified by the SHLAA include adjoining local wildlife site at Westmill Lane. The need to consider and mitigate against any adverse impacts upon key features is secured by a site-specific criterion.
25. A fundamental ecological constraint on this site is considered unlikely. A survey will be required at planning application stage to confirm the lack of interest or inform any requirements for compensation. This can be secured through the generic development management policies of the plan.
26. The Housing and Green Belt Background Paper summarises the reasons for the selection of site IC2 (HOU1, Appendix 2, p.61) identifying that the site-specific criteria allow for appropriate mitigation of potential impacts.
27. The above findings, derived from the Council's own evidence base, are supplemented by additional work conducted by the site owner to support the allocation and submitted

in response to the Regulation 19 consultation<sup>3</sup>. This includes further consideration of landscape, ecology and transport issues and evidence of ongoing scheme development including pre-application consultation with the Council. This provides reassurance issues identified above are being pro-actively addressed.

### Site IC3

28. Site IC3 lies to north of Ickleford in an area currently designated as Green Belt. The site provides an opportunity to make a contribution of approximately 150 homes to the District's future housing needs.
29. The site lies within the Pirton Lowlands landscape character area as identified in the Council's evidence base (CG16a). This character area is considered to be of moderate to low sensitivity and low landscape value (pp.114-119d).
30. The site is flat and well defined bounded by the A600 Bedford Road to the west, public footpath and planting to the north, a sports ground to the east and residential development to the south.
31. The site is considered to be of low ecological sensitivity. A preliminary ecological survey will be required at planning application stage to determine ecological interest. This can be secured through the generic development management policies of the plan.
32. The site comprises an area of Grade 2 Agricultural Land. Where significant development of agricultural land is demonstrated to be necessary, Paragraph 112 of the NPPF says local planning authorities should seek to use poorer quality land in preference to that of a higher quality. The Housing and Green Belt background paper (HOU1, p.21) shows that limiting new housing development on the basis of agricultural land quality would significantly impact the District's ability to meet its housing needs.
33. Other potential constraints identified by the SHLAA include adjoining archaeological area and priority habitat. There are public rights of way within and around the site. It was identified being within an area where developments of 100 or more dwellings should consider impact on the Site of Special Scientific Interest at Oughtonhead Lane, to the west of Hitchin.
34. These issues are addressed in the site-specific criteria identified for the site (LP1, Site IC3, p.170). These have been guided by responses received from key consultees as the plan has been developed. Impacts will be managed through the application of these, appropriate detailed design and the application of the detailed development management policies of the plan.
35. Notwithstanding the above, since completion of the SHLAA, Natural England has revised the boundaries of their planning impact zones around Oughtonhead Lane

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<sup>3</sup> Representor reference 14893

SSSI. Site IC3 now falls outside the zones where the impact of residential development should be considered and it is proposed to remove this site-specific criterion through a modification to reflect this.

36. Although not containing or immediately adjoining any designated heritage assets, site IC3 was included within the Heritage Assessment of Ickleford to inform the approach to site allocations (NHE5, assessed as site reference 330). This identifies that site IC3 at present does not contribute to the significance of heritage assets within Ickleford and that, with appropriate guidance, development of this site will not impact upon key assets (pp.10-11).
37. The Housing and Green Belt Background Paper summarises the reasons for the selection of site IC3 (HOU1, Appendix 2, p.61). The allocation of site IC3 makes a significant contribution to the additional overall housing numbers identified since the Preferred Options stage as well as facilitating the provision of infrastructure to meet wider needs from across the village. The site-specific criteria and proposed dwelling estimate allow for appropriate mitigation of potential impacts. On balance, the positive opportunities afforded by this site are considered to outweigh harms.

**11.30 Are all of the proposed allocations the most appropriate option given the reasonable alternatives?**

38. A further site was assessed as being suitable, available and achievable for development by the SHLAA process as documented by HOU9. Site 329 Arnolds Farm, Chambers Lane was assessed as being suitable for the accommodation of approximately 12 dwellings. However, a subsequent heritage impact assessment of Ickleford (NHE5, p.11) advised against allocation of this site given its impact on the setting of Grade II Arnold's Farm. No further alternatives for development at Ickleford were available at the time of the plan's preparation.
39. An outline planning application has subsequently been submitted on the Ickleford Mill site at the south of the village for up to 71 dwellings (application reference 17/01955/1). This is a previously developed site lying predominantly within the proposed settlement boundary where general development is supported subject to compliance with relevant policies of the plan. This site has been identified on the Council's brownfield register published in December 2017.
40. Any future permission for development of this site would contribute to the large windfall allowance previously discussed under Matter 4. It would not obviate the need for housing development sites to be identified through the plan.

**11.31 Sites IC1, IC2 and IC3 comprise of land in the Green Belt. For each:**

**a) Do exceptional circumstances exist to warrant the allocation of the site for new housing in the Green Belt? If so, what are they?**

41. Yes. Exceptional circumstances exist to warrant the allocation of land for housing in the Green Belt at IC1, IC2 and IC3. The sites provide the only reasonable alternatives for the expansion of Ickleford beyond its current built limits.
42. Under the saved policies of the current District Plan, Ickleford is tightly surrounded by the Green Belt. The Council's general case for the existence of exceptional circumstances is set out in its response to Matter 7. The objectively assessed need for housing significantly exceeds the level of development which can be met on development opportunities on brownfield land or contained within existing urban areas or in rural areas beyond the Green Belt.
43. The District is highly constrained by Green Belt and many of the most sustainable locations for new development are within or adjacent to existing higher order settlements as set out in Policy SP2.
44. The harms to the Green Belt of the potential allocations have been assessed and weighed against the benefits of development in these locations. Measures to ameliorate or reduce the consequent impacts to the lowest reasonably practicable extent have been identified.

Site IC1

45. Site IC1 provides the opportunity to make a small contribution to overall housing requirements and five-year land supply adjoining one of the main villages identified by Policy SP2 of the Plan (as proposed to be amended, ED37). There are not considered to be any insurmountable non-Green Belt constraints to development of the site which can not be addressed through the policy requirements of the plan.

Site IC2

46. Site IC2 provides the opportunity to make a modest contribution to overall housing requirements and five-year land supply adjoining one of the main villages identified by Policy SP2 of the Plan (as proposed to be amended, ED37). There are not considered to be any insurmountable non-Green Belt constraints to development of the site which can not be addressed through the policy requirements of the plan.

Site IC3

47. Site IC3 provides the opportunity to make a significant contribution to overall housing requirements adjoining one of the main villages identified by Policy SP2 of the Plan (as proposed to be amended, ED37). The site provides the opportunity to relocate and / or expand the primary school to provide sufficient infrastructure capacity for future development within the village. There are not considered to be any insurmountable non-Green Belt constraints to development of the site which can not be addressed through the policy requirements of the plan.

**b) What is the nature and extent of the harm to the Green Belt of removing the site from it?**

48. The strategic land parcel 12, Oughtonhead to the west of Ickleford was assessed as making a significant contribution to the purposes of the Green Belt by the 2016 Green Belt Review (CG1, Figure 2.8, p.31) whilst land parcel 13, Ickleford to the north and east, was found to make a moderate contribution. However the Green Belt Review also took a fine grained approach to the assessment, further dividing the parcels into sub-parcels and also assessing individual sites.

49. The assessment found that the contribution of site IC1 was significant for only one of the four purposes of Green Belt assessed with an overall moderate contribution (CG1, p.113 assessed as site reference 41).

50. The assessment found that the contribution of site IC2 was significant for two of the four purposes of Green Belt assessed with an overall moderate contribution (CG1, p.112, assessed as site reference 40).

51. The assessment found that the contribution of site IC3 was significant for two of the four purposes of Green Belt assessed with an overall moderate contribution (CG1, p.113, assessed as site reference 330).

52. These results are summarised in Table A below.

**Table A: Contribution of proposed allocations in Ickleford to the purposes of Green Belt**

Site	Green Belt purpose				Overall contribution
	Sprawl	Merge	Countryside	Historic	
Site IC1	Moderate	Moderate	Significant	Limited	Moderate
Site IC2	Significant	Moderate	Significant	Limited	Moderate
Site IC3	Significant	Moderate	Significant	Limited	Moderate

**c) To what extent would the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?**

53. The sites proposed for allocation at Ickleford consist of well defined discrete parcels of land which already largely benefit from defensible Green Belt boundaries in the form of physical features and structural planting which will help to reduce the impacts on the Green Belt to the lowest reasonable practicable extent. Where necessary, actions have been specified as conditions which must be satisfied before the grant of planning permission on the allocated sites.

54. The criteria for sites IC1 (as proposed to be amended in Appendix A) and IC3 require the new Green Belt boundaries to be reinforced as appropriate.



**d) If this site were to be developed as proposed, would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's allocation?**

55. It is considered that the adjacent Green Belt to IC1, IC2 and IC3 will continue to contribute to the purposes of Green Belt.

56. The assessment of the strategic land parcels and sub-parcels in CG1 shows that land beyond the proposed allocation boundaries already serve Green Belt purposes (CG1, Figure 2.8, p.31 and Figure 3.6, p.66).

57. The adjacent Green Belt land would continue to play an important role in, in particular, preventing sprawl from Hitchin to the north and east.

**e) Will the Green Belt boundary proposed need to be altered at the end of the plan period, or is it capable of enduring beyond then?**

58. The extent to which existing settlements might be further expanded in order to meet future need is finite particularly given the dense settlement pattern in existence at the more sustainable locations in the west and central areas of the District.

59. The review and release of land undertaken as part of this plan would extend Ickleford to a logical maximum limit to the south, east and west. Proximity to Hitchin precludes any realistic prospect of future expansion to the south. There does exist some potential to extend Ickleford further to the north, however the remaining land within the Green Belt to the north of Ickleford assessed as Sub-parcel 12a by CG1 was found to provide a significant role in preventing the sprawl of Hitchin northwards and in protecting the countryside from encroachment.

60. The Plan recognises that, in the longer-term, continual incremental additions to existing settlements may not be the best solution (LP1, paragraph 4.100, p.50). Notwithstanding this point, each settlement within and adjoining the District will need to be properly assessed for further expansion capacity to inform any future local plan review process.

61. However, it is the intention of the plan that the Green Belt boundaries amended by the plan to accommodate growth of settlements will endure beyond the plan period in order to continue to ensure the Green Belt continues to perform its key strategic functions.

**f) Are the proposed Green Belt boundaries consistent with the Plan's strategy for meeting identified requirements for sustainable development?**

62. Green Belt boundaries have been determined with a view to achieving the most sustainable pattern of development. The new Green Belt boundaries have been established in order to accommodate the reasonable maximum of development that

can be accommodated within the District at the present time in accordance with the settlement hierarchy.

63. The settlement hierarchy seeks to allocate development to higher order settlements in the first instance in accordance with Policy SP2 (as proposed to be amended) and supported by the Sustainability Appraisal in (LP4, Section 4). This approach to the distribution of development and the establishment of enduring Green Belt boundaries is supported as the most sustainable approach to achieving the development needs over the plan period.

**g) Has the Green Belt boundary around the site been defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is unnecessary to keep permanently open?**

64. Every effort has been made to clearly define the Green Belt boundaries around allocated sites using physical features such as roads and watercourses that are readily recognisable and likely to be permanent.

65. Where no such permanent features exist, or where use of such features would necessitate release of substantial additional land beyond the proposed allocation boundary from the Green Belt, it has been necessary to use semi-permanent existing features such as field boundaries, hedgerows, public rights of way and / or tree belts.

#### Site IC1

66. The boundaries around site IC1 would follow existing, largely well established, planting that surround the allocation site at its northern and western edges. The new western boundary would be broadly in line with the existing depth of development at Laurel Way and Duncots Close.

#### Site IC2

67. The revised Green Belt boundary around site IC2 would follow well established planting around the southern and western perimeters of the site.

#### Site IC3

68. The revised Green Belt boundary would follow the A600 northwards as far as footpath Ickleford 014. It would then follow this path, which runs alongside well established planting for much of its length, in a broadly east-north-east direction to its junction with footpath Ickleford 013. It then follows this alignment in a broadly south-east direction along the established planting that bounds the sports ground to the edge of the existing village at Walnut Way.

#### **11.32 Is the proposed settlement boundary:**

**a) consistent with the methodology for identifying the settlement boundaries?**

**b) appropriate and justified?**

69. The approach to establishing Green Belt boundaries around the new allocations is discussed in the Council's answer to question 11.31 above. A small number of further changes to the Green Belt are proposed to ensure a coherent and robust Green Belt boundary can be established around Ickleford when viewing the settlement as a whole:

- At the south east of Ickleford, the allocation of site IC2 necessitates consequential amendments to the boundary to ensure it is coherent. This removes the residential properties on the south side of Westmill Lane from the Green Belt to broadly align with the boundary at the west of IC2. The boundary is proposed to run along the eastern edge of the A600 from the southern edge of IC2 to the junction with Turnpike Lane.
- At the south of Ickleford, minor changes are proposed to the historic Green Belt boundary around the Ickleford Mill site to better align with the extent of hardstanding and built development on the site. The proposed alignment then continues broadly north to Lodge Court along the alignment of an established hedgerow which separates enclosed land to its west from more open land which will remain within the Green Belt to its east.
- At the north of Ickleford, a small area of land north of Chambers Lane is brought within the village creating a more consistent east-west boundary around this part of the settlement. On the advice of the heritage assessment, this land is not proposed for allocation. However, bringing the land within the settlement boundary provides the opportunity for any future, smaller windfall schemes to explore whether heritage constraints might be overcome.

70. A map showing the existing and proposed settlement boundaries for Ickleford are attached to this Statement as Appendix 2 to aid interpretation.

## Appendix A: Proposed modifications to Chapter 13 (Ickleford)

### Ickleford

#### Introduction

- 13.2 Ickleford lies to the north of Hitchin. Apart from the village the parish includes some scattered farms and tracts of countryside. The village of Ickleford has a relatively good range of facilities, including a school, shops, public houses, village hall and church.
- 13.3 At the 2011 census the population of the parish of Ickleford was 1,833 and there were 844 dwellings in the parish.
- 13.4 The civil parish extends north to the District and county boundary with neighbouring Central Bedfordshire. This Plan allocates land for development along the administrative boundary. This site is considered under a specific section of this chapter on Lower Stondon. This is the settlement within Central Bedfordshire that the site will adjoin.

#### Role in settlement hierarchy

- 13.5 Ickleford is identified as a Category A village. The development boundary is shown on the Proposals Map to indicate the area within which further development will be allowed. Most of the rest of the parish is classed as Green Belt, save a small area in the far north of the parish on the Bedfordshire border which is rural area beyond the Green Belt.

#### Heritage

- 13.6 Ickleford has one conservation area which covers the central area of the village, covering the two greens (Upper Green and Lower Green) between which the village grew. The parish church of St Katherine's is a Grade I listed building.

#### Housing

- 13.7 Three sites are allocated around the edge of Ickleford village for an estimated 199 new homes. 10 further new homes have been built or granted planning permission since 2011.

Ref	Local Housing Allocations and site specific criteria	Dwelling estimate
IC1	<b>Land at Duncots Close</b> <ul style="list-style-type: none"><li>Address existing surface water flood risk issues through SUDs or other appropriate solution;</li><li>No built development in north-east corner of site to protect views from Grade I listed church;</li><li><b>Reinforce planting along site boundaries to minimise heritage and Green Belt impacts</b></li><li>Archaeological survey to be completed prior to</li></ul>	9 homes

	development.	
IC2	<b>Burford Grange, Bedford Road</b>	40 homes
	<ul style="list-style-type: none"> <li>Consider and mitigate against any adverse impacts key features of interest of adjoining local wildlife site (Westmill Lane)</li> <li>Site layout designed to take account of existing wastewater infrastructure;</li> </ul>	
IC3	<b>Land at Bedford Road</b>	150 homes
	<ul style="list-style-type: none"> <li><b>Approximately two hectares of land reserved as an</b> Appropriate <del>site solution</del> for <b>provision of a primary school</b> education requirements having regard to up-to-date assessments of need;</li> <li>Appropriate junction access arrangements to Bedford Road;</li> <li>Sensitive incorporation of Footpaths Ickleford 013 &amp; 014 as green routes around the edge of the site including appropriate measures to reinforce the new Green Belt boundary along their alignment;</li> <li>Integration of Bridleway Ickleford 015 as a green corridor through the site;</li> <li>Sensitive treatment of priority deciduous woodland habitat or, where this cannot be (fully) retained, compensatory provision elsewhere within or adjoining the site;</li> <li>Development proposals to be informed by site-specific landscape assessment;</li> <li>Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;</li> <li>Archaeological survey to be completed prior to development;</li> <li><del>Consider and mitigate against potential adverse impacts of sites on Oughtonhead Lane SSSI.</del></li> </ul>	
<b>Total allocated sites</b>		<b>199 homes</b>
<b>Completions and permissions</b>		<b>10 homes</b>
<b>Total allocated, completed and permitted</b>		<b>209 homes</b>

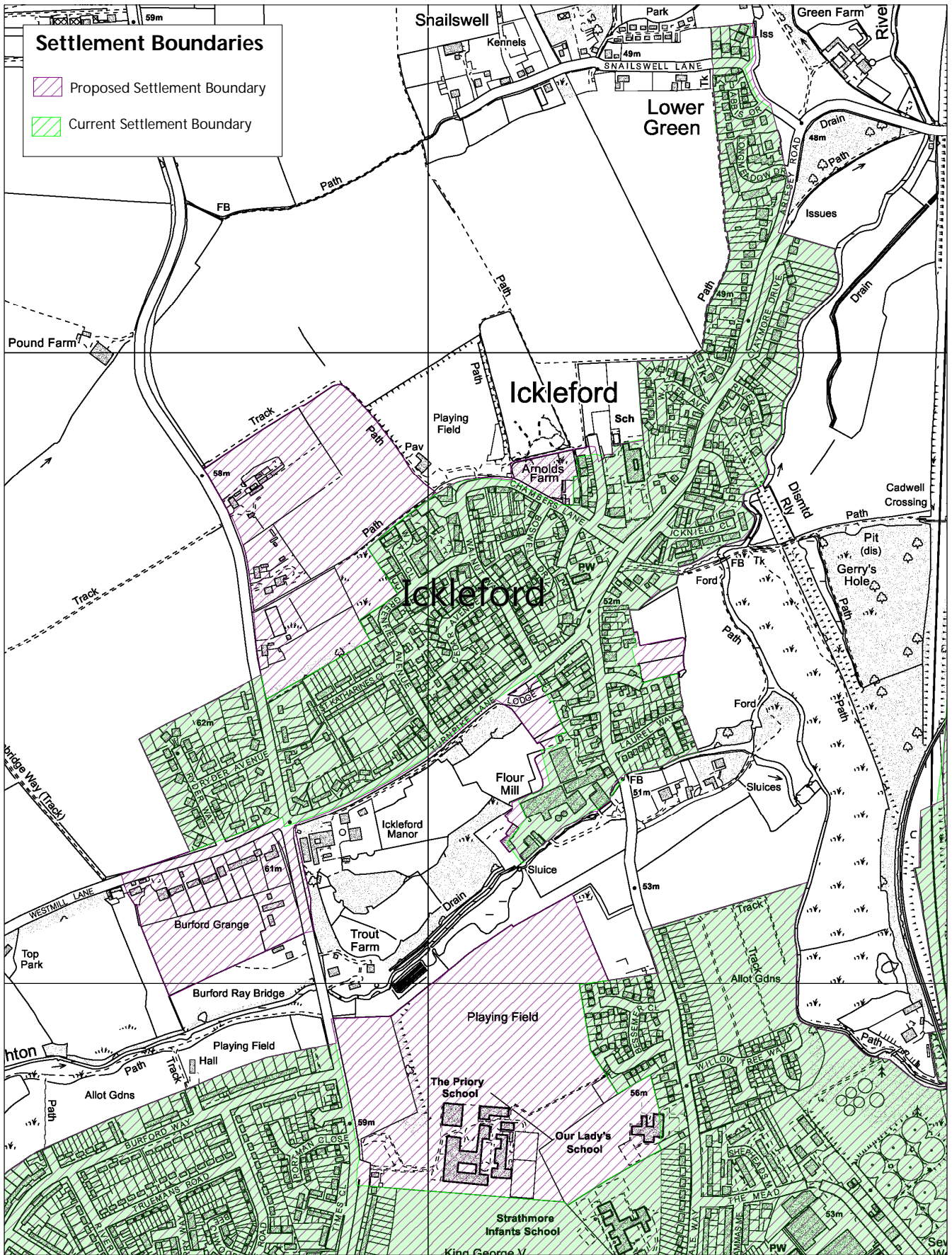
*Infrastructure and mitigation*

13.158 Our transport modelling work does not identify any specific mitigation works that are required on the Ickleford road network. Development here will, however, contribute toward traffic generation within Hitchin and appropriate contributions will

be sought towards identified schemes in the town. **Any transport assessments for sites in Ickleford should also consider the junction of the A600 and Turnpike Lane, where improved facilities for pedestrians and cyclists may mitigate higher traffic volumes.**

- 13.159 Site IC3 will require the creation of a new access onto the A600 Bedford Road. The most appropriate solution, along with any consequential works – such as changes to speed limits entering / exiting the village from / to the north – will be explored through transport assessments.
- 13.160 Ickleford Primary is a 1FE school and regularly fills most of its available places from the local area. However, it is located on a constrained site. The school premises lie partially within the Conservation Area and the original school building is listed. There is no capacity to expand within the current site.
- 13.161 The estimated number of homes on site IC3 makes allowance for the provision of a new primary school of up to 2FE on this site. This would allow for the relocation of the existing school and additional provision to meet requirements arising from new development if this is determined to be the most appropriate solution.
- 13.162 In considering this issue, regard will need to be given to the nature of the existing school's catchment, the relationship with other schools on the northern edges of Hitchin and the most desirable format(s) for delivering primary education in the village.
- 13.163 Anglian Water consider there is capacity in the relevant treatment works to support the level of growth proposed.

**Appendix B: Current and proposed settlement extent of Ickleford**



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