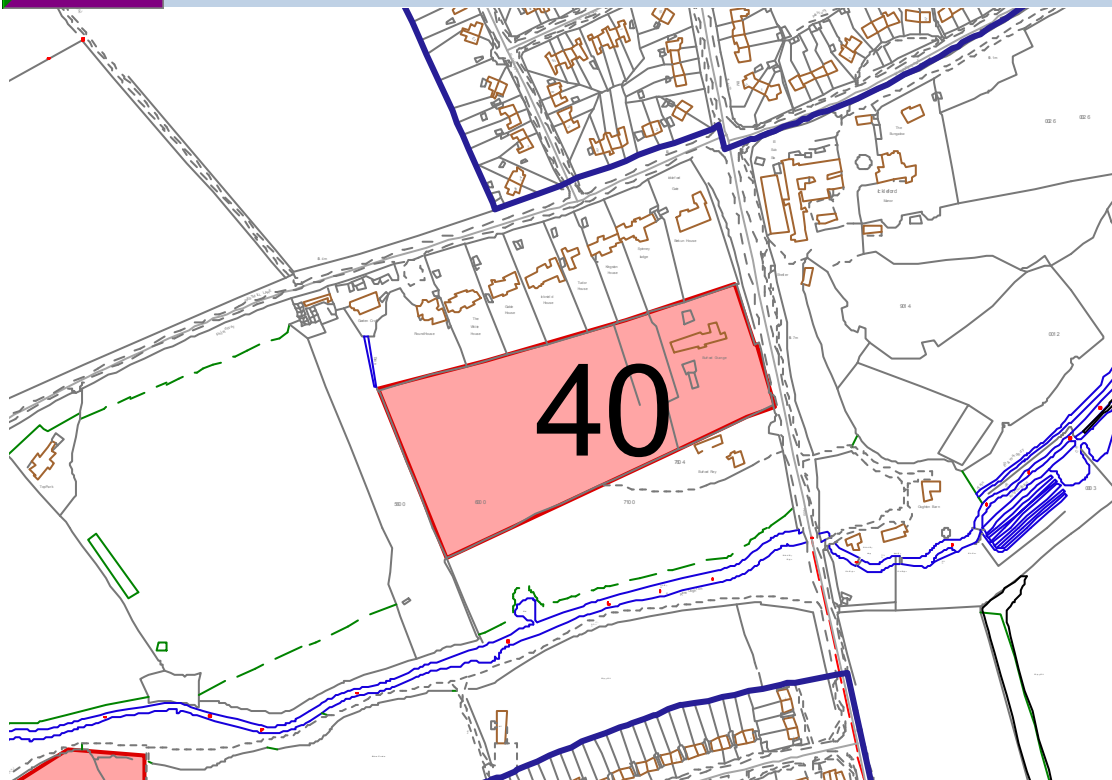


1:12,500 - Mapping is Crown Copyright © 100018622 2009

Two sites have been suggested in Ickleford, both of which are promoted for residential use and lie in the green belt outside the village's existing boundary

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Burford Grange,
Bedford Road,
Ickleford

Promoter (and agent, if any):

Galliard Homes (Scott Wilson)

Area (hectares):

2.40

Existing use:

Residential (house with extensive grounds)

Proposed use:

Residential

1: 2500 - Mapping is Crown Copyright © 100018622 2009

Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> The site could contribute to retaining local services in the village. Regular bus service to the village. Brownfield land. Not affected by wildlife designations. Sustainable Urban Drainage Systems are viable. Not in a conservation area. Not within an area of archaeological interest. No listed buildings within the site. No evidence of contamination. Access to green space and public rights of way. 	<ul style="list-style-type: none"> Further than 800m from a railway station. Location of site is likely to increase the need for private transport. Site is near flood zone 3.



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Site 41

Land Allocations - Additional Suggested Sites

July 2009

Land off Duncots Close, Ickleford

Promoter (and agent, if any):

Plews (Barker Parry)

Area (hectares):

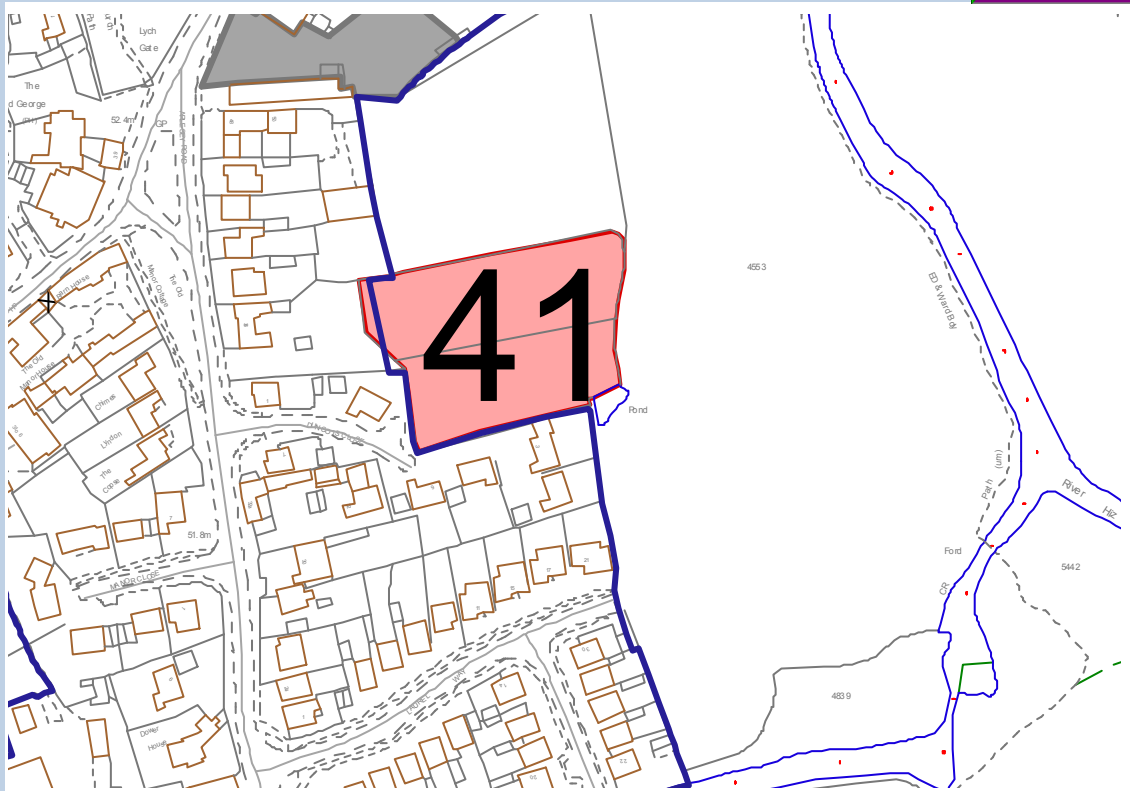
0.43

Existing use:

Grazing

Proposed use:

Residential



1: 2500 - Mapping is Crown Copyright © 100018622 2009

Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> The site could contribute to retaining local services in the village. Regular bus service to the village. Not affected by wildlife designations. Sustainable Urban Drainage Systems are viable. 	<ul style="list-style-type: none"> Greenfield site, classified as grade 3 agricultural land. Adjoins a conservation area. Adjoins an area of archaeological interest. Further than 800m from a railway station. Likely to increase commuting and private car use.

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