

# Ickford

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development		
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)	
<b>ICK001</b>	Land south of Sheldon Road	Ickford	1.2	Unsuitable - Developing the site which is behind the houses would not relate to the settlement character and townscape. Development would also be likely to have an adverse impact on the adjacent Ickford Conservation Area and listed buildings (19, 23 Bridge Road)	No	No					No	
<b>ICK002</b>	Land East of Sheldon Road	Ickford	0.77	Unsuitable - Developing the site which is behind the houses would not relate to the settlement character and townscape. Development would also be likely to have an adverse impact on the adjacent Ickford Conservation Area and listed building (5 Bulls Lane)	No	No					No	
<b>ICK003</b>	Land West of Sheldon Road	Ickford	0.76	Unsuitable -The site is in a exposed location at the entrance to the village without any corresponding development opposite in Sheldon Road. Developing the site would not relate well to the character and townscape established in the village <b>and have a harmful impact on the setting of the Conservation Area.</b>	No	No					No	

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						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
<b>ICK004</b>	Land Off Turnfields	Ickford	1.4	<b>Suitable – subject to achieving a satisfactory access and the detailed design reflecting local character and a satisfactory landscaping scheme at this village edge location. Around 20 units could be achieved considering the size of plots on the side of the village further towards Ickford Road.</b>	Yes	Yes	20	20		No	
<b>ICK005</b>	Pound Ground Field, Land off Worminghall Road and Ickford Road	Ickford	4.05	Unsuitable – There are potential adverse impacts on the setting of Listed Buildings fronting Worminghall Road and the Conservation Area, development is also unlikely to be in keeping with form of historic core of settlement (mainly linear). Site ICK005 is in a prominent and exposed entrance to the village without any frontage development opposite. Part of the site is in Flood Zones 2 and 3.	No	No				No	
<b>ICK006</b>	Land east of 42 Worminghall Road	Ickford	3.3	Unsuitable – There are potential adverse impacts on the setting of Listed Buildings fronting Worminghall Road and the Conservation Area, development (which would be behind houses) is also unlikely to be in keeping with form of historic core of settlement (mainly linear).	No	No				No	

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ICK007	Land north of 63 Worminghall Road	Ickford	3.4	Unsuitable - a development at the site at a prominent location at the junction of two main roads beyond the edge of the village would be likely to have a significant adverse impact in landscape and visual impact terms and settlement pattern.	No	No				No	
ICK008	Land r/o 31 Worminghall Road	Ickford	0.6	Unsuitable - would be likely to have an adverse landscape visual impact as an unsympathetic incursion into the open countryside visible from public vantage points. Also development would adversely affect the setting of Listed Buildings and the Conservation Area and the access road is of insufficient width and a widened access cannot be achieved.	No	No				No	
ICK009	Land r/o 63-67 Sheldon Road	Ickford	0.9	Unsuitable - development would adversely affect the setting of Listed Buildings and the Conservation Area and access to the site is inadequate with visibility restrictions. Development at this location would also not fit in with settlement form.	No	No				No	
ICK010	Land r/o 45-55	Ickford	2.1	Unsuitable - development would	No	No				No	

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						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)		
	Sheldon Road			adversely affect the setting of Listed Buildings and the Conservation Area and access to the site is inadequate with visibility restrictions. Development at this location would also not fit in with settlement form.									
ICK011	Land adjacent Bridge House, Bridge Road	Ickford	0.8	Unsuitable. The site is on the edge of the village and feels like open countryside where development would be likely to have an adverse impact on settlement pattern. There is also a narrow carriageway and there could be highway constraints.	No	No							
ICK012	Ickford Recreation Ground Sheldon Road	Ickford	1.3	Unsuitable – the site is used as a playing field and important open green space for the community.	No	No					No		
<b>Total</b>						<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>

