



# St Ippolyts Neighbourhood Plan

March 2016 Update

*Help shape the vision for St Ippolyts*

## What is a Neighbourhood Plan?

- Gives the local community the power to develop a vision and shape development and growth within their neighbourhood (Localism Act, 2011)
- A Neighbourhood Plan has to be in general conformity with North Hertfordshire District Council's Local Plan and cannot be used to prevent development
- Following consultation, an examination and a successful referendum a Neighbourhood Plan will become part of the statutory Local Development Plan. This means that any planning application submitted in the designated Neighbourhood Plan area will need to be consistent with the Neighbourhood Plan once it is approved
- The Neighbourhood Plan allows the Parish to set its own planning policies
- It will allow us to reflect and respond to the unique characteristics and planning context of the neighbourhood area

## What we have done so far:

- The Parish Council has received the grants needed to cover the cost of preparing the Neighbourhood Plan. This will enable us to cover the costs of market research, printing, delivering and collecting the questionnaire and analysis of the results
- We have been asking people to give us their ideas about what should be in the Neighbourhood Plan
- We have held awareness sessions at local events for residents to put their views directly and ask any questions
- Your input from this process has enabled us to design a questionnaire to effectively address the issues you are most concerned about
- The questionnaire will be the most important part of the evidence based process so we can convincingly demonstrate what the residents of the Parish want

## Why is this important to St Ippolyts?

North Herts District Council (NHDC) has included in their Preferred Options 2014 that 163 new homes are needed in our Parish, (we currently have 800 homes).

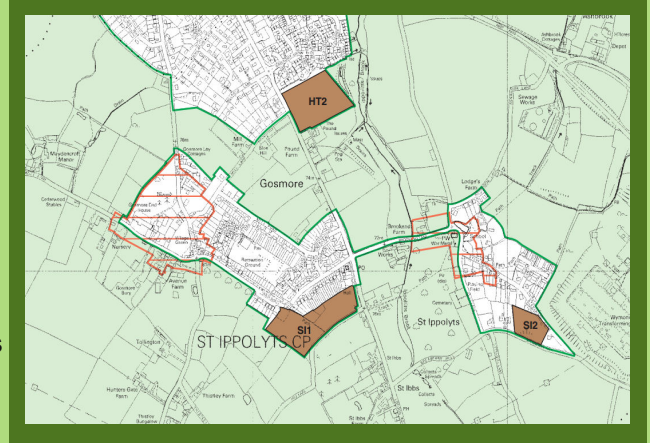
Unless we create a Neighbourhood Plan we have no way of influencing what they look like, the styles, types and tenure of housing, design and layout of development including parking, green space, community facilities, etc

Where are the proposed sites for new houses?

- HT2 Land north of Pound Farm, London Road, St Ippolyts, estimate 67 homes
- SI1 Land south of Waterdell Lane, St Ippolyts, estimate 72 homes
- SI2 Land south of Stevenage Road, St Ippolyts, estimate 24 homes

**\*\* an addition site is currently being assessed: 347- Land East of London Road, estimate 37 homes**

**NHDC will be consulting again during August-October 2016**



**WATCH OUT for the questionnaire coming to you soon.....**

## What's next...

- A questionnaire will be delivered to every household in St Ippolyts soon
- It will be used to guide the Parish Council in drafting the Neighbourhood Plan
- Themes will include: Amenities & facilities, housing & development, countryside, environment and heritage, transport, highways and utilities
- We urge every resident to participate by filling it in and returning it to us
- After the questionnaires have been received we will engage an independent expert to analyse and present the results which we will share with residents before we start drafting the Neighbourhood Plan
- Once the Neighbourhood Plan has been finalised NHDC will arrange a referendum in the Parish at which a majority of residents needs to vote in favour in order for the Neighbourhood Plan to be officially adopted

## Further info

[www.locality.org.uk](http://www.locality.org.uk)

[www.mycommunityrights.org.uk/neighbourhoodplanning](http://www.mycommunityrights.org.uk/neighbourhoodplanning)

[www.stippolyts-parishcouncil.org.uk](http://www.stippolyts-parishcouncil.org.uk)



Have a look at our Facebook site and put comments on it  
<https://www.facebook.com/pages/St-Ippolyts-Neighbourhood-plan/938131446210299>

