

## Clare Skeels

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**From:** St. Ippolyts Parish Clerk <clerk@stippolyts-parishcouncil.org.uk>  
**Sent:** 04 February 2015 13:16  
**To:** Richard Kelly  
**Subject:** RE: Application to designate St Ippolyts Parish as a neighbourhood planning area

Dear Richard,

Thank you for the email, it was agreed at the 2.2.15 Parish Council meeting, councillors agreed to option 3 and have made comment on the alternative options as follows:

1) Expecting exclusion of residential area within Hitchin Settlement.

Object. Although residential area is within Hitchin Settlement (Hitchin Priory ward) it is within the civil parish of St Ippolyts. Residents should be able to have the opportunity to participation in St Ippolyts Neighbourhood Plan and there is no justification for excluding it.

2) Expecting exclusion of residential area within Hitchin Settlement but can not understand why anybody would want to exclude allocated Pound Farm site.

Object. Although this residential area is within Hitchin Settlement (Hitchin Priory ward) it is within the civil parish of St Ippolyts. Residents should be able to have the opportunity to participation in St Ippolyts Neighbourhood Plan and there is no justification for excluding it. The allocated Pound Farm site in NHDC Local Plan preferred options consultation has not been approved and is within the civil parish of St Ippolyts (Hitchwood, Offa and Hoo ward) and there is no justification for excluding it.

3) Exclusion of West of Stevenage safeguarded land

Agree. Although prefer the whole parish to be designated area so that local community can be fully involved with its future, realize this area includes land in Langley and Wymondley and if needed in the future will have master plan prepared by NHDC with Stevenage BC.

4) and 5) Can not understand why anybody would want to exclude the open countryside and who would decide the boundaries of hamlets, villages and housing estate?

Object to both. Although Settlement Boundary proposed for part of Gosmore village with adjoining housing estate and St Ippolyts village in NHDC Local Plan preferred options consultation this has not been approved, so like the hamlets of Ashbrook, Little Almshoe and St Ibbs (Tatmore Place is not a hamlet) all are still within Green Belt (Hitchwood, Offa and Hoo ward). There is no justification for excluding open countryside of the parish.

Regards

Susan Mears  
St Ippolyts Parish Clerk  
[clerk@stippolyts-parishcouncil.org.uk](mailto:clerk@stippolyts-parishcouncil.org.uk)

Please note my normal working hours are Monday 9am-2.30pm, Tuesday 12pm-3.00pm and Wednesday 9am-2.30pm

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**From:** Richard Kelly [mailto:Richard.Kelly@north-herts.gov.uk]  
**Sent:** 28 January 2015 14:27  
**To:** St. Ippolyts Parish Clerk (clerk@stippolyts-parishcouncil.org.uk)  
**Subject:** Application to designate St Ippolyts Parish as a neighbourhood planning area

Dear Mrs Mears

Re: Application to designate St Ippolyts Parish as a neighbourhood planning area

As you will be aware, the consultation period for the neighbourhood plan area designation for St Ippolyts Parish ended on 13 January 2015. We have received a total of 23 representations during the consultation period.

Some of those representations are supportive of the application as it was made but several have suggested that the Council should consider different boundaries for the neighbourhood plan area. The alternative boundaries which have been suggested are:

1. Exclude those parts of the Parish which are within the Hitchin settlement area;
2. Exclude the roads to the south of Newlands Lane and Blackhorse Lane and the proposed development site at Pound Farm, HT2;
3. Exclude the area West of Stevenage identified in the Local Plan Preferred Options consultation document as safeguarded land for possible future development needs;
4. Designate the area which includes the villages of Gosmore and St Ippolyts and the hamlets of St Ibbs and Little Almshoe but not all the open countryside of the parish; and
5. Designate the area which includes the villages of Gosmore and St Ippolyts and the hamlets of St Ibbs, Little Almshoe and Tatmore Place but not all the open countryside of the parish.

At the moment, Officers consider that the most appropriate boundary to designate for neighbourhood planning in St Ippolyts would be to designate the whole Parish except the area identified in the Local Plan Preferred Options consultation document as safeguarded land to the west of Stevenage (option 3 above). I attach a map showing the resultant neighbourhood planning area this approach would create. However, before making a recommendation to Cabinet we would like to seek the views of the Parish Council on each of the above options.

We would like to take a report to Cabinet in March to designate a neighbourhood planning area for St Ippolyts. To meet this timetable, reports have to be finalised in the first week of March – otherwise it will be June before a report can be considered by Cabinet.

I will look forward to hearing the views of the Parish Council in due course.

Regards

Richard Kelly  
**Principal Strategic Planning Officer**  
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