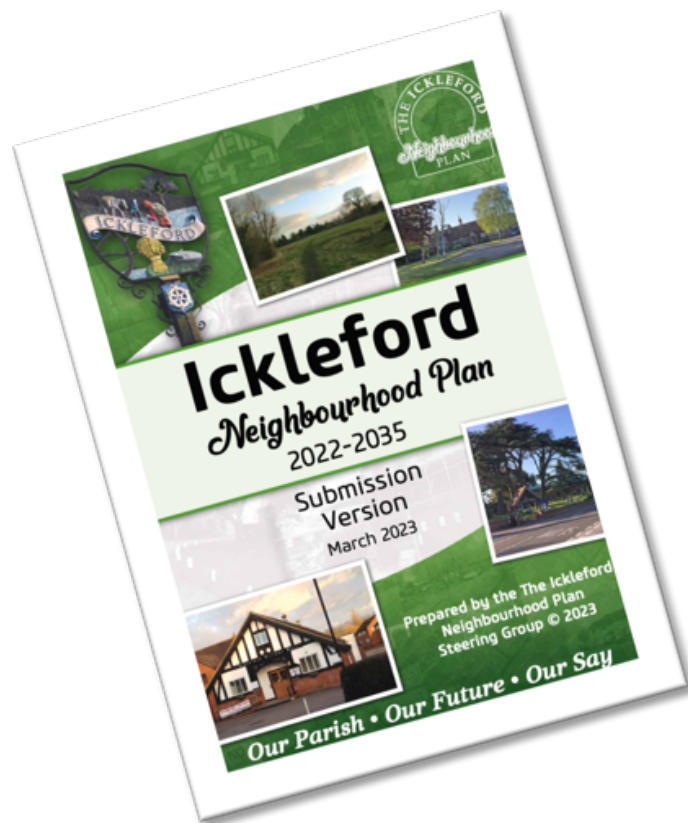


Ickleford Neighbourhood Plan Consultation Statement

March 2023



Ickleford Neighbourhood Plan Consultation Statement

This report describes the consultation approach and activities used to engage residents in the development of the Ickleford Neighbourhood Plan.

The aims of the consultation process were:

- To involve as much of the community as possible so that the Plan would represent their views and priorities
- To be inclusive, considering possible barriers to engagement and how to overcome them using a variety of communication approaches
- To ensure that the results of consultation and progress on the plan were fed back to local people

Introduction to the Neighbourhood Plan

The North Hertfordshire Local Plan has classified Ickleford as a village where development will be encouraged. Four sites have been allocated and development has started on one of these. The other three sites are all on current green belt land in/adjacent to the village of Ickleford. Together the sites would yield an increase of 40% in housing levels in the village. The Local Plan also proposed allocating land for a new primary school on the largest of the sites, which is near the Bedford Road.

There have been other recent housing developments in the village and there is also a potentially large development on the site of an old mill.

Many local people are concerned about these changes. They are worried about potential damage to the character of Ickleford, which is currently a rural village with a strong central hub centred on the village green.

The Neighbourhood Plan is being developed in the context of these concerns. While residents may not have a choice in the allocations made, there is a desire for any change to be as positive as possible, and to protect and strengthen what is special about the parish.

Previous plans

The Parish Plan was produced in June 2007. This was an earlier initiative to maintain and improve the village, which identified several potential projects.

Initiating the Neighbourhood Plan

Ickleford Parish was designated as a neighbourhood plan area in 2014 by the Parish Council. Developing a neighbourhood plan was seen by the council as vital to allowing local people to shape the future of the parish, particularly given the pressure for development.

The following tables outline the consultation activities undertaken at the different stages of plan development. Examples of the materials used are included in annexes at the end of the document. Where the file sizes are too large for inclusion, details of the associated files are given.

Initial stages

Date	Process
July 2017	Call for volunteers to develop neighbourhood plan via Parish Council Village News email
January 2018	Meeting with volunteers and decision to initiate the plan process (10.1.18)
January 2018-September 2018	<p>Formation of the Ickleford Neighbourhood Plan Steering Group</p> <ul style="list-style-type: none"> • The Steering Group formally established a Constitution, Code of Conduct, together with Financial Rules to be managed and controlled by the Parish Council. • Local stakeholders and communication channels were identified, and the aims of early engagement defined. <p>Early engagement involved:</p> <ul style="list-style-type: none"> • Introducing the project • Explaining the local planning issues that frame potential future development and setting expectations as to what the plan could, and could not, deliver. • Encouraging people to get involved in running the project. • Developing local interest, to encourage current and future input. • Identifying the key issues for residents, to guide further consultation and the development of plan. <p>Key communication channels included:</p> <ul style="list-style-type: none"> • The Parish Council Village News email • Minutes on website and updates at Parish Council meetings as a standing agenda item • The Parish Council website • The Parish Council Facebook page • Updates presented at the Annual Parish Meetings • Local Parish Council Noticeboards (and others) • The Ickleford Neighbourhood Plan website (icklefordnp.com) • The Ickleford Neighbourhood Plan Facebook page • The Village Life Facebook page (a key discussion forum in the village) • The Ickleford Primary School email system for parents, Parentmail • The St Katherine's Wheel, the Church and Parish Council magazine • Stalls at local events • Leaflet drops • Posters, banners • Word of mouth and engagement with local groups. <p>The wide range of communication channels ensured that, as far as possible, every resident, business, landowner and all stakeholders living in Ickleford Parish were kept informed about and involved in the Neighbourhood Plan process.</p>

5 February 2018	Parentmail email inviting parents of local school children to get involved
26 th April 2018	Attendance and at Annual Parish Meeting. A short presentation was given introducing the Ickleford Neighbourhood Plan together with ways in which the public and organisations could get involved and contribute to the project Attendance: 45 - (Parish Council members (7) + Members of public (37) + District Councillor (1))

Identification of key themes

Early engagement focussed on raising awareness about the plan and identifying the key issues that mattered to residents of the parish.

16 th June 2018	Stall at School PTA Summer Fair [Annex 1] This successful event publicised the project and gave people an opportunity to ask questions. A post-it note exercise allowed people to say what they liked about Ickleford and how it might be improved. This identified issues important to the people who live in and/or use Ickleford. Maps provided talking points and there was a model making activity for children.
19 th October	Website goes live [Annex 2]
25 th October	An information leaflet/feedback form was delivered to all households and businesses in the parish [Annex 3] . It was also available online. This introduced the neighbourhood plan and asked for feedback on the following questions: <ul style="list-style-type: none"> • What do you like about Ickleford? • How could it be improved? • What would you like to see in any new development that may come? Responses could be returned via e-mail, dropboxes in Church and Village Shop or via the website.
27 th October 2018	Post publicising stand at Ickleford Pre-School Halloween on the Green, on the new Ickleford Neighbourhood Plan Facebook page
28 th October 2018	Article in St Katharine's Wheel, the local parish council/church magazine introducing the project and encouraging residents to return their feedback form
29 th October 2018	Stall at Ickleford Pre-School Halloween on the Green, running the popular lucky dip stall. This further publicised the project and collected more feedback. Attendees included many families with young children. [Annex 4]
9 th November 2018	ParentMail email publicising website
18 th November 2018	Village News email publicising website
1 st December 2018	Stall at Christmas Fayre [Annex 5] Activities included: <ul style="list-style-type: none"> - Asking people to identify their favourite places in Ickleford with a sticker on a map - Asking people how they travelled to the Fayre, - Asking children to draw pictures of how we will travel in the future, to start discussions about travel and other issues
11 th December 2018	Neighbourhood Plan page on Parish Council website went live

Oct 18 - Feb 19	<p>The 43 feedback forms and numerous other comments received in these early stages were analysed and the key themes and issues drawn out. These informed and guided later consultation and plan development. The findings from the Parish Plan consultation were also reviewed, with many of the same issues being highlighted.</p> <p>The key themes identified were:</p> <ul style="list-style-type: none"> • Roads/transport/safety/access (including buses and cycle paths) • Housing (including affordability and building design) • Infrastructure/services • Amenities • Maintaining the village identity • Green spaces (including an appreciation of our countryside and its pathways, and the need for green space in any new developments) • Commercial properties/creating business opportunities
May 19	Website update with summary of feedback and plans for next steps
July 19	Update at Annual Parish Council meeting with summary of feedback and plans for next steps [Annex 6]
October 19	Emails to local businesses

The Ickleford Neighbourhood Plan questionnaire

The key themes and specific issues identified in the early engagement were used to develop a household questionnaire. Discussions with the District Council Planning Officer and the project's own planning consultant also helped focus this on issues the Neighbourhood Plan were most likely to influence. The group understood the need to manage expectations, particularly in relation to traffic issues that fell outside the immediate remit of Neighbourhood Planning.

30 th November 2019	<p>Christmas Fayre [Annex 7]</p> <p>Good location that all visitors passed with prominent map of actual and potential development sites in the area.</p> <p>Activities included inviting responses to:</p> <ul style="list-style-type: none"> - Supporting Ickleford's economy - What would you encourage? - Draw your house of the future and win a sweet! - What would you put on Santa's wish list for Ickleford?
Spring 2020	<p>Questionnaire development</p> <p>Development of the questionnaire was guided by the themes identified in earlier consultation. Feedback on draft versions of the questionnaire were sought from the Parish Council and a range of residents. Reviewers were asked a series of questions to promote useful feedback. Adjustments were made to the questionnaire improve clarity and ease of completion. There was a strong desire by many for the option of online completion. One area where particular care was taken related to sensitive questions around the school. Liaison with the school governors and others was undertaken to make these questions as balanced and neutral as possible. [Annex 8]</p>
	<p>Distribution considerations</p> <p>Both an online and paper version of the questionnaire were developed to encourage completion by as many residents as possible. While online publicity with direct links to the questionnaire was important, there was also a need to reach those who were not online. A very visual publicity campaign was planned</p>

	and there was a particular focus on how to engage potentially more vulnerable residents and encourage their voices to be heard. Ease of returning completed questionnaires was considered key, and options for using street coordinators to encourage responses explored. This included email to Hertfordshire Constabulary Online Watch Link (OWL) coordinators raising awareness and asking for volunteers to collect and deliver questionnaires.
	<p>Covid delay</p> <p>The first COVID-19 lockdown that began in March 2019 resulted in a pause to the project. When work on the questionnaire started up again, changes to the publicity and distribution plan were made. With concern over face-to-face contact, there was a greater emphasis on online completion, with plans for house-to-house collections scaled back. At the same time, ways to increase accessibility by the vulnerable and those shielding were explored. This included approaching the local Helping Hands group to deliver and collect questionnaires, a telephone delivery and collection service and an even greater appreciation of the need for bold publicity across the village [Annex 9].</p> <p>Questionnaire publicity included:</p> <ul style="list-style-type: none"> • Posters on village noticeboards, shops and pubs • Estate agent style sign boards throughout the area • Banners at key routes around the village • Drop boxes • A leaflet drop to every household in the parish • Prominent display of questionnaires in the village store • Online publicity through Facebook groups and Parish Council posts • Emails to local groups
Feb-20	NP Website update
Oct-20	NP Website update
May 21	Annual Parish Meeting
Jul-21	NP Website update
August 21	Results released [Annex 10]
Nov-21	Drop-in Information session at Ickleford Village Hall. This well-attended event provided details of the project and the questionnaire results. There were also old and new photos from around Ickleford, and information about the local natural environment. Steering group members and Parish Councillors were on hand to answer questions [Annex 11]
Dec 21	St Katharine's Wheel article
February/March 22	St Katharine's Wheel article [Annex 12]
September 22	St Katharine's Wheel article

Regulation 14 Pre-Submission Consultation

The six-week consultation publicised the draft plan and accompanying documents, and invited comments from people who live, work or run a business in the area, along with statutory consultees (Annex 13).

Date	Process
Sep - Nov 2022	<ul style="list-style-type: none"> • The consultation ran from 28 Sept to 14 Nov 2022, with an extension from 9 Nov 2022, at request of North Herts District Council. • Email and letters to statutory consultees were sent using contact details supplied by North Herts District Council. • Other local stakeholders whose details were held by the Parish Council were also contacted by letter or email. • Publicity included: <ul style="list-style-type: none"> - A St Katharine’s Wheel article in September 2022 - A leaflet dropped to every household in the parish. This included information on the project, the plan’s aims and policies, and details on the consultation, including how to view and respond to the documents, with clear signposting to the website. - Posters on noticeboards around the village - Facebook posts and parish news emails - A drop-in information session at the Village Hall on 8 October. In addition to the consultation documents, this also gave information on the background to the project and the questionnaire findings. Members of the Neighbourhood Plan Steering Group were available. It was a well-attended event with lots of discussion. • The consultation documents were: <ul style="list-style-type: none"> - Ickleford Neighbourhood Plan 2022-2035 Pre-Submission Consultation Version (September 2022) - Ickleford Design Codes (May 2022) • The supporting documents were: <ul style="list-style-type: none"> - Ickleford Housing Needs Assessment (August 2021) - Consultation Statement (September 2022) • These were made available: <ul style="list-style-type: none"> - On the website (with links given in online publicity) - At the drop-in information session - At the telephone box book exchange on the village green - By requesting delivery using the Neighbourhood Plan phone number • People were encouraged to respond using a simple online Survey Monkey form. They could also send an email or use a paper feedback sheet handed in via a drop box at village shop. • There were 26 responses to the consultation. These are given in the table below along with responses and changes made.
Nov 2022	St Katharine’s Wheel article

Respondent number	Consultee name	Summary of comments/comments	Response	Change to NP?
1	Forestry Commission	Thank you for inviting the Forestry Commission to respond to the consultation on the Neighbourhood Plan. Unfortunately, we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.		N/A
2	Milton Keynes City Council	No comments		N/A
3	Member of public	Negative view on policy to maintain separation from Hitchin 'Page 18. Maintaining Separation Hitchin Ickleford 'I own this piece of land and do not agree with this statement'	Noted. Maintaining separation from Hitchin is of great importance to residents of Ickleford	No
4	Historic England	Positive, no specific amendments suggested We welcome the production of this neighbourhood plan, in particular commending the detailed consideration of masterplanning issues on the three individual sites identified in the forthcoming Local Plan in the policy and supporting Design Code. This approach, if backed up with co-design processes at detailed design stage, will undoubtedly help achieve a higher quality of development.	Noted. The Master Plans included within the Design Codes document are to be removed and the information to be retained for use by the Parish Council when considering representations on planning applications.	No
5	Natural England	No specific comments, but include an annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan	Noted	No
6	National Highways	It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly. Notwithstanding the above comments, we have reviewed the document and note the details of set out within the draft document are unlikely to have a severe impact on the operation of the trunk road and we offer No Comment .	Noted	No
7	Andrea Gilmour,	Ickleford Neighbourhood Plan	Noted. The masterplan has been removed from the Design Code	No.

	HCC Property Team	<p>Site IC3 in the emerging North Herts Local Plan is in the ownership of the county council. The site is to be allocated for 150 homes with reserved land for a new primary school when the local plan is adopted next month.</p> <p>Policy C3 of the Neighbourhood Plan refers to the provision of new primary education facilities in Ickleford, either through the expansion of the existing school, or the construction of a new school on site IC3. The new school site will be safeguarded by the county council until such time as it is needed for education use.</p> <p>AECOM Ickleford Design Code May 2022 The Design Code for site IC3 does not reflect the site layout provided in the representations made by HCC as landowner to the North Herts Local Plan Examination in Public. A copy of the matters statement dated January 2018 referring to this site is attached. (Attachment can be provided on request)</p>		Change to Design Codes document
8	Member of the public	<p>p46 Could we also have a Policy (M.T.T.) relating to <u>Public Transport</u>? - stating the need for a more integrated public transport network (e.g. buses to Hitchin Railway station, and to secondary schools in Hitchin)?</p> <p>I would find it useful to have the planned areas (IC1, IC2 IC3 etc) clearly shown, e.g. right at the start of the Neighbourhood Plan document.</p>	Unfortunately, public transport is not a matter that can be controlled by a NP policy A map will be provided showing the allocations	Map added to show LP allocations
9	Member of the public	<p><i>Comments and concerns</i> My comments are regarding the 'water management' section of the plan, section 9.36, p.34. Although the plan recognises the issues of flooding, abstraction and drainage systems, there appears to be no mention in the document of how the ageing sewage/foul drainage system will cope with the extra demand. IPC are aware of an issue of surface water drains being connected to the sewer system which has caused issues in various locations in the village and has been subject to recent engagement with Anglian Water. The plan should take this into account and be included in the document (apologies if I have missed it!).</p> <p><i>Suggested changes</i> The plan should take into account the capacity and issues with the current foul/sewage system and be included in the document. Any future developers must be able to satisfy IPC that this issue has been considered and adequately planned for in the foul main infrastructure, with endorsement by Anglian Water.</p>	Noted. Sewage and waste water infrastructure are requirements for statutory undertakers to be provided for all new developments. Reference to this has been added to the NP	Change to Para 9.37 (now para 9.36)

10	Member of the public	<p><i>Comments and concerns</i></p> <p>I see much about design and considerations regarding the 'end result' but little about the construction process, i.e. how contractors should conduct themselves during activities and how the community should be respected and how safety should be a priority at all times. The impact of the construction activities must be considered as any such works, like that recently approved on Turnpike Lane, are likely to run for several months or even years and construction activity and in particular construction vehicles are incredibly impactful. With 4 times as many construction-related fatalities occurring outside the site compared to inside, we must take steps to ensure the safety of our community is front and centre at all times.</p> <p><i>Suggested changes</i></p> <p>I'd like to see membership with the Considerate Constructors Scheme be made a planning requirement as this drives community engagement, consideration for working hours, operative behaviour, etc. I'd also like to see CLOCS compliance made a planning requirement. The Construction Logistics and Community Safety scheme requires contractors to ensure that risks to vulnerable road users are properly considered at planning stage and appropriate action taken to mitigate any such risks considering pedestrians, cyclists, etc.</p>	This is a good idea and the Parish Council can ask contractors to be considerate constructors. However, this is not a land use issue as such and cannot be dealt with via a NP policy.	No
11	Member of the public	<p><i>Comments and concerns</i></p> <p>Re: LS1 Lavender Grange. I believe it telling that the Neighbourhood Plan pays scant attention to the fact that the Ickleford Parish envelope now features c.350-400 new residents (including legacy residents at Ramerick) either under-represented, unintegrated, and/or anonymous to the council. A Section 12.2 'proposed' Cycle Path along the treacherous A600 being a puny reward for being 'thrown under the metaphorical bus' as a sop to Ickleford objections to development loser to the village.</p>	New residents have the opportunity to comment on the NP.	No
12	National Grid	No transmission assets within the Neighbourhood Plan area. Include them in further consultation	Noted	No
13	Emma Chapman Senior Planning Officer Minerals and Waste Policy	<p>The Neighbourhood Plan should refer to the adopted Minerals and Waste Planning documents.</p> <p>The adopted Minerals and Waste Local Plan documents form part of the Development Plan for the area. The current adopted Minerals and Waste Local Plan documents consist of the following:</p>	Agreed, additional reference added	New para 2.6 added

	<p>Team Sustainable Growth Hertfordshire County Council</p>	<ul style="list-style-type: none"> • The Waste Site Allocations Development Plan Document 2011-2026 (adopted July 2014) • The Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted November 2012) • The Minerals Local Plan 2002-2016 (adopted March 2007) <p>The adopted documents are also supported by the following Supplementary Planning Documents:</p> <ul style="list-style-type: none"> • The Employment Land Areas of Search Supplementary Planning Document (adopted November 2015) • The Minerals Consultation Areas Supplementary Planning Document (adopted November 2007) <p>It is suggested that reference to the Minerals and Waste Planning Documents be added into the Neighbourhood Plan after Paragraph 2.5.</p> <p>To view county council's adopted Minerals and Waste Local Plan documents and associated Supplementary Planning Documents, please follow the link below: https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/minerals-and-waste-planning/minerals-and-waste-planning.aspx</p> <p>The county council, as the Minerals Planning Authority, safeguards sand and gravel deposits under Policy 5: Minerals Sterilisation of the adopted Minerals Local Plan 2002-2016.</p> <p>According to British Geological Survey data, some parts of the Neighbourhood Plan area could be underlain with sand and gravel deposits.</p> <p>Where planning applications for development proposals fall within areas of the county that could be underlain with sand and gravel deposits, the Minerals Planning Authority will provide comment to the District or Borough Council dealing with the application, to advise whether the proposal would unacceptably sterilise mineral resources.</p> <p>With regards to waste, the Neighbourhood Plan area does not contain any safeguarded waste management facilities, nor does it contain any Allocated Sites or Areas as identified within the</p> <p>Paragraph 9.31 of the Neighbourhood Plan states that new proposals should balance out the negative environmental impact of development by use of better</p>		
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		<p>design, higher efficiency in the consumption of energy and materials in the entire life cycle of buildings and adequate management of waste. Policy SD4 promotes sustainable design and construction and the optimisation of energy efficiency. The council welcomes these references to waste management and sustainable design and construction.</p>		
14	<p>Gavin Winter on behalf of Logie Property Co Ltd</p>	<p>Issues with how Bowman’s Mill site is referenced in Plan and many concerns about Design Codes masterplan:</p> <p>We write on behalf of our client Logie Property Co Ltd who has land and property interests at the site referred to as Bowmans Mill to make representations in respect of both the Ickleford Neighbourhood Plan (Pre-Submission Consultation Version September 2022) and its associated Design Code (May 2022), which are currently subject of a 6 week period consultation, prior to submission of the Plan and an Independent Examination.</p> <p>We welcome the opportunity to engage and make representations in respect of the Neighbourhood Plan and its associated Design Code.</p> <p>You will be aware that the Bowmans Mill site is the subject of an outline application for 71 dwellings which is under consideration by the Council with the expectation that this will be determined by the Council in the coming months.</p> <p>Indeed, the site and proposals are referenced in the Neighbourhood Plan and its associated Design Code, which recognises the Mill as a “prospective development site”, which is welcomed by Logie Property Co Ltd.</p> <p>Although Logie Property Co Ltd support the Neighbourhood Plan vision and its broad aims, there are a number of comments they wish to make relating to the wording of the policies in the Plan and the supporting Design Code.</p> <p>Whilst they broadly support the aims to promote sustainable development (Aim 3) and the need to secure high quality design in all new development, they have concerns relating to the content and detail in the Design Code, specifically details related to the Bowmans Mill site and any requirement to ensure strict compliance with this Design Code referenced in the Neighbourhood Plan.</p> <p>Specific comments relating to the Design Code are detailed later in this representation.</p>		<p>No The Design Code has been amended, removing the master plan elements for specific sites.</p>

	<p>Logie Property Co Ltd welcome the reference and recognition given to the Bowmans Mill site as a prospective development site in paragraph 9.2, however paragraphs 9.7 and 9.8, which discusses new housing in the settlement should make a clear reference to Bowman’s Mill in the list of sustainable locations for development. This is based on its location within the settlement boundary, the fact that it is subject to a pending outline planning application which will contribute towards meeting the Council’s housing supply and is identified as an “exemplar site” and a site “expected to be redeveloped” in the Design Code.</p> <p>Policy SD2 refers to housing mix and outlines a prescribed mix and ratio of size and type of dwellings. Whilst Logie Property Co Ltd recognise the need to ensure an appropriate housing mix, this should reflect the new local planning policies SP8, HS3 in the new Local Plan referred to below, which is expected to be adopted following the Inspectors Final Report and evidence contained in the most up-to-date SHMA at the time.</p> <p>The relevant planning policies pertaining to housing mix (including the Inspectors suggested Main Modifications) recommends “a broad balance between smaller (defined as 2-bed or less) and larger (3-bed or more) homes over the plan period” (paragraph 8.18) and states “the most appropriate solution will be considered on a site-by-site basis having regard to this, up-to-date evidence of housing need, the criteria set out above and the outcomes from applying Policy HS2.” (Paragraph 8.20).</p> <p>Similar to the comments raised in respect of “Aim 3 Sustainable Development”, Logie Property Co Ltd have concerns with the weight to be applied to some of the guidance contained in the Design Code and how strictly this should be applied. In particular, the reliance on the masterplans prepared for each development site which are indicative high level masterplans and make recommendations on how the sites should be developed, without full knowledge of technical and financial constraints of each of the sites.</p> <p>The wording of Policy SD3: High Quality Design should therefore be amended to provide more flexibility and reflect the aspirational nature of parts of the Code which should only be used as a general guide. Indeed paragraph 7.5 of the Neighbourhood Plan does state the guidance only provides “...suggestions for their development are set out in the Design Code.”</p>	<p>Paragraphs 9.7 and 9.8 relate to the allocated sites</p> <p>There is much evidence relating to housing mix for new sites, both locally and on a NHDC wide scale.</p> <p>The masterplans have been removed from the Design Codes document</p>	
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		<p>Having reviewed the Design Code we have significant concerns regarding the details in the Code relating to the Bowmans site which is identified as a development site, in particular the material planning weight attached to the Design Code and how rigidly the site specific recommendations relating to the Bowman's Masterplan 3d will be applied in any future detailed reserved matters proposals for the site.</p> <p>Although the Code does state that "<i>...it is intended to demonstrate how the design principles the Parish Council wishes to promote could be applied on the site...</i>", the masterplan appears to be high level, parts are purely aspirational and has little regard to the baseline evidence and technical assessments which supports the outline planning application, which has informed the current proposals for the Bowmans Mill site.</p> <p>The Design Code includes a masterplan layout which is inaccurate and not deliverable and proposes residential development on western parts of the site which remain in the Green Belt, therefore proposals for residential development on these parts of the site which have no existing buildings are likely to be deemed inappropriate development and contrary to local and national policy. The illustrative masterplan prepared in support of the outline application identifies these areas for landscape and open space.</p> <p>The masterplan in the Design Code indicates retention, re-use and conversion of a number of identified heritage assets on the site, including three buildings. It remains unclear what evidence has been used to make an informed judgement on the suitability and feasibility of the retention and conversion of some of these buildings, including the capacity of the old mill and mill house buildings to accommodate the 12 and 4 dwellings stated in the Design Code.</p> <p>Logie Property Ltd instructed a Heritage Consultant to assess the heritage value of some of the existing mill buildings on the site and whether they are worthy of retention and conversion as part of any proposals to redevelop the site. This Heritage Assessment was undertaken to support the planning application proposals at the request of the Council. This Assessment confirms there is some historical value associated with the old mill building and to a lesser extent the contemporary mill house located in the eastern part of the site, however following an internal inspection of these buildings, it is clear that significant internal changes have been made to these buildings to adapt them to meet the modern industrial demands of a flour mill. Although the front elevation of the</p>		
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		<p>buildings are generally intact, other elevations and the building's internal structure and features have been significantly changed with later modern extensions, which completely alter the buildings. As a result, the recommendation was that these buildings are not feasible or viable for conversion, therefore it is recommended that a full building recording of the old mill building is undertaken prior to its demolition. The Local Planning Authority have expressed no objection to this approach.</p> <p>The Design Code also identifies a further one storey building in the eastern part of the site as a building of historic value and suitable for conversion. This is certainly not a building deemed to be a non-designated heritage asset and the Heritage Assessment confirms this is a non-descript modern brick office building built in the 1980's. Logie Property Co Ltd do not see any reason to retain this building as part of any masterplan. The Design Code also puts forward the potential scope to convert existing silos into residential development which is not feasible on this site.</p> <p>The masterplan and Design Code also recommends adding two new bridges across the River, including re-purposing of the existing bridge reducing this to a cycle and pedestrian bridge only. The masterplan actually appears to illustrate 5 crossing points over the River. These recommendations do not appear to have considered the financial viability or technical feasibility of creating additional bridges, including the impact this may have on the River itself. The outline application for 71 dwellings is a viability led application and whilst this concludes proposals can meet certain policy required S106 contributions, there are still significant abnormal costs associated with demolition and remediation of the site, therefore it is not feasible or viable to create multiple road and or footbridges over the River.</p> <p>Whilst the masterplan is illustrative, many of the recommendations are carried forward in the coded labels, therefore Logie Property Co Ltd object to these principles in the Design Code being rigidly applied to any subsequent detailed reserved matters proposals for residential development on the Bowmans Mill site.</p> <p>Conclusion Although Logie Property Co Ltd support the need for high quality design advocated in the Neighbourhood Plan, they do not consider the Design Code and the principles identified in the current document are the correct way to</p>		
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		<p>achieve this, therefore little weight should be applied to this Design Code in the Neighbourhood Plan. Principles contained in the Code should only be used as a guide and not a rule.</p> <p>We trust that you will give due consideration to these comments in any further amendments to the Neighbourhood Plan.</p>		
15	Member of public	<p><i>Comments and concerns</i> Section 3b. The Local Plan has re-designated Ickleford as a 'Village for Growth' and the site selection process for development was unfortunately very much focussed on use of green field and Green Belt sites. This represents a terrible environmental loss. But it is up to us, now, to mitigate the negative effects and I support many of the Design Code features. The Design Code layouts are in sympathy with the landscape and result in very attractive places for people to live. Section 3b, for example, recognises the environmental importance of this former Green Belt area and suggests a layout that helps reduce loss of biodiversity at the site. For example, the Design Code suggests leaving the southern boundary untouched/keeping the maximum number of trees/enhancing the existing woodland (NA.06). The Planning Inspector's final report on the Local Plan (September 2022) also recognises the importance of this wildlife corridor. The new Local Plan (MM 166/FM100) provides for 12 metres (or more) of complimentary habitat to form a buffer zone. Mr Berkeley also notes, in paragraph 4.33, the point about badgers foraging in the area and highlights the policies and modifications to the Local Plan which will ensure that appropriate measures are taken. Badgers are a protected species and a 'material consideration for local planning authorities.'</p> <p><i>Suggested changes</i> Page 110/111, MO.01 connectivity. The plan suggests that a footpath/cycle path might link site IC2 to the countryside to the west. This is a lovely idea, but I'm not sure if it will be possible, as there are currently no public footpaths or bridleways leading away from IC2's western boundary. Page 16. Site IC2 is very close to the River Oughton, not the Hiz The Oughton, like the Hiz, is also a chalk stream and it is environmentally sensitive. Site IC2 also has areas prone to waterlogging.</p> <p><i>Anything missing?</i> Page 12. Rural to suburban transition. The Design Code states that 'There is a quick transition from the rural landscape along the A600, into a more suburban</p>	<p>Concerns and comments noted. It is the Local Plan which allocates sites for development in Ickleford, not the Neighbourhood Plan.</p> <p>The Master Plans included within the Design Codes document are to be removed and the information to be retained for use by the Parish Council when considering representations on planning applications.</p> <p>(Text on p12 of Design Codes Report strengthened to emphasise huge importance of separation)</p>	<p>No</p> <p>The Design Code has been amended, removing the master plan elements for specific sites</p>

		<p>residential character approaching Ickleford.' I think it needs to be made clear that this applies to approaching Ickleford from the north. The rural/tree-lined stretch along the A600 Bedford Road heading north between Hitchin and Ickleford (between the River Oughton and the new houses just before the mini-roundabout) is also an important characteristic, as it helps maintain the feel of Ickleford as a distinct settlement. The prevention of urban sprawl and joining up Hitchin and Ickleford is important to many in the village. It would therefore be good to see enhanced tree planting on the eastern boundary of IC2 (the boundary with the A600) so that the road maintains a semi-rural feel. If possible, can the Design Code emphasise the importance of good pedestrian and cycle path provision, especially on the Bedford Road? There is a separate consultation on this (NHDC Local Cycling and Walking Infrastructure Plan) with some good proposals. Enhanced (and safe!) paths will enable residents to choose walking and cycling for short journeys and reduce car dependency.</p>		
16	Member of public	<p><i>Comments and concerns</i></p> <p>I refer to the plans for IC3: Land at Bedford Road. Whilst I am aware of and fully appreciate the need for more housing, both affordable and otherwise nationally, I think it should, wherever possible, be provided without detriment to others. The currently selected plan in the Design Code document (Pg 81) for the aforementioned development option, if it went ahead, will unfortunately impact greatly on mine and my neighbours. It will affect both their existing quality of life and financially in the inevitable devaluing of their properties. Two houses in Wyatt Close especially, will lose any form of existing view to the rear of their property. Furthermore, any new builds will potentially cause all sorts of overlooking issues onto their living spaces, both internally and externally. Some might say that this is the case already due to the location of Bridleway 15, however, that is just passing footfall, not permanent structures. As a resident of Wyatt Close, I will obviously be disappointed if this farming land does get built on. This is now especially true, as we have a very large site in the village at the old Bowmans Mill, which if left untouched, will decay and become an eyesore. The Bowmans Mill site should now, in my view, become the more prioritised site for development.</p> <p><i>Suggested changes</i></p> <p>Obviously, land ownership plays a big factor in these plans. I do not know the boundaries of the Bowmans Mill site. However, would it not make more sense to try and kind of square off the area from existing Bowmans Mill entrance to Bedford Road and abutting Turnpike Lane. This would save the mill building</p>	<p>Noted. IC3 is already allocated for development by North Herts DC in the adopted Local Plan. The Neighbourhood Plan does not allocate sites for development given that 3 sites were already allocated through the Local Plan. The Bowmans Mill site now has outline planning permission for 71 houses. The Master Plans included within the Design Codes document are to be removed and the information to be retained for use by the Parish Council when considering representations on planning applications. Policy MTT2 requires that sufficient parking is provided for new development.</p>	<p>No The Design Code has been amended, removing the master plan elements for specific sites</p>

		<p>falling into a state of disrepair, create a space for a greater volume of housing than IC3 whilst also pleasing those that feel like the line between Ickleford and Hitchin is becoming blurred by drawing almost a Village limits line keeping Ickleford to this side of the River Oughton. This would also bring any new development closer to the epicentre of the Village by being closer than IC3. The dangerous bottleneck that is the bridge over the River Oughton on Arlesey Road could also be redesigned as part of the build. When designing any kind of formalised layout for IC3, if it does go ahead, could the new "green space" not be moved Southeast in the suggested design (Pg 102, Design Codes) to still enable a view of a sort to existing properties. Also, to pay special consideration to overlooking issues and car parking allowances within the new development. Wyatt Close, Greenfield Avenue, Chambers Lane and Walnut Way can already become rather clogged at times.</p> <p><i>Anything missing?</i> The enlarging of planned development at former Bowmans Mill.</p>		
17	Member of public	<p><i>Comments and concerns</i> Thank you - you've all done a fantastic job! Please continue to ensure, where possible and appropriate, that all sewage goes towards Hitchin. 3d Design Codes, page 122, NA.04 I am concerned about the possibility of rain run-off going directly into the river on the Bowmans site. 3d - Bowmans site A small round window, as in the original mill building, would enhance the link between the apartment blocks and the retained original brick building, and make a more attractive and interesting additional detail to their design.</p> <p><i>Suggested changes</i> There should be no thought of rain run-off going directly into a chalk river. Normal good building practices should be used, i.e. soakaways.</p>	<p>Noted. Design of the sewage flow and surface water run off will be dealt with by the planning application on the Bowmans Mill site. The Master Plans included within the Design Codes document are to be removed and the information to be retained for use by the Parish Council when considering representations on planning applications. Design Code NA.04 has been amended.</p>	No The Design Code has been amended, removing the master plan elements for specific sites
18	Member of public	<p><i>Comments and concerns</i> In relation to the plans for IC3, we totally understand the need for more housing, however not to the detriment of others. The plan on pg 81 for IC3, if it went ahead would significantly impact on my neighbours and I. This will impact on our mental health and wellbeing as well as financially. Houses are purchased at a price partly on their location and building in this area will reduce the value of our property significantly and given the current financial climate we all find ourselves</p>	<p>Concerns are noted. However, IC3 is already allocated for development by North Herts DC in the adopted Local Plan, not by the Neighbourhood Plan.</p>	No

		<p>in, this is unacceptable. Our property and our neighbours property was purchased based on the location and environment, had we known that the field we can see from our windows was going to be replaced with a building we would not have purchased the property. We feel, if the plan goes ahead, that we have been cheated out of our happiness as the environment and views will be completely and utterly ruined. As a resident of Wyatt Close, who pays a significant amount of council tax (Band E) due to the location, we will be more than disgusted, disappointed and let down if this plan goes ahead especially when there is an area (The Old Bowmans Mill) which if left will decay and become an eyesore, that could be the site prioritised for a development rather than IC3. Greenery should be reserved where possible and this plan does not support this. The current plan turns Ickleford into a mini town rather than a village and The Old Bowman's Mill is close to Hitchin and therefore part of Hitchin town almost rather than making a beautiful, green, clean, community lead, village into an overcrowded town which significantly impacts on the residents' lives and as stated well-being and mental health. As someone who works full time, pays a large amount in council tax and tax in general, I think that having my living area and views destroyed is unacceptable. I bought my property because of its location and on the understanding that the environment it is situated in would remain and I wouldn't be faced with other looking into my garden on a daily basis. I, my family and my neighbours will feel cheated and blindsided if this plan goes ahead.</p> <p><i>Suggested changes</i> If I could make a change, I would make The Old Bowman's Mill the site for development. It won't impact on residents' mental health, well-being or financially. It would save the current Mill building from decaying and would be the ideal space for the development as there wouldn't be the need to destroy as much greenery as there would be if IC3 was built on, the entire farmland being built on is not the cleverest of ideas when clearly there are other areas suitable for this size of a plan without the need to lose so much greenery. I believe that building onto the back of resident's gardens isn't acceptable when there are other areas that don't impact on the environment or the residents as much as what IC3 plan would.</p> <p><i>Anything missing?</i> Full development plan of The Old Bowman's Mill.</p>	<p>The Bowmans Mill site has outline planning permission for 71 dwellings.</p>	
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19	Member of public	<p><i>Comments and concerns</i></p> <p>One box is sufficient - the planned expansion of Ickleford has become grotesque and severe overcrowding for the future of what was once a most delightful village is virtually certain. I am sure the steering group have done all possible to assuage this but the ultimate outcome about to be foisted upon us is fairly obvious. Numerous correspondents have eloquently expressed many sound reasons against such crass development in various forums but to little avail. I share most of these, sometimes technical arguments relating to infrastructure etc and, in addition, my own particular gripe surrounding the decision to build on Green Belt Land of which IC2 is a prime example. Where does it end?</p>	<p>Concerns noted. However, IC1, IC2 and IC3 have already been allocated by NHDC in the adopted Local Plan. Residents will be given the opportunity to comment on any planning application for the site that NHDC receive.</p>	No
20	Member of public	<p><i>Comments and concerns</i></p> <p>Page 113, IC1 I was surprised to see this development appear as there must have been little mention of it previously. I have been made aware of the developments at the Mill and Turnpikes Lane and feel this has been slipped in somewhat discreetly. As homeowner of number 3 Duncots, I am extremely concerned about this proposal. It will impact our privacy extremely negatively as you plan is to have 3 gardens run along the entire length of our property. Both my wife and I work from home with extremely professional occupations which will be disrupted with the noise when excavating/ building the site. When purchasing this property (and indeed I'm sure this will be true of the other residents of Duncots), one of the selling points was how quiet the area is along with how green the surrounding area is. This will no longer be the case as the quiet field next to us will be replaced with 9 houses! The proposed footpath at the end of our property will impact on the local wildlife hugely as there is a waterhole present which several types of creatures rely upon. An additional 9 houses can easily see an additional 18 cars become active in an already stressed / stretched village. Particularly in an already crowded and small cul-de-sac. It is extremely likely that heavy vehicles will further eradicate an already perishing road throughout the village. The crossing at the bridge is already treacherous and I dread to think what this will become like when additional heavy machinery is introduced. There will, undoubtedly, be more temporary traffic lights when these developments take place which will cause unnecessary stress (and lateness) to road users. I believe that overall, this will have a negative impact on the value of my property which is particularly of concern having purchased it recently in early 2021.</p> <p><i>Suggested changes</i></p>	<p>Concerns noted. However, IC1 has already been allocated by NHDC in the adopted Local Plan. Residents will be given the opportunity to comment on any planning application for the site that NHDC receive.</p>	No

		<p>Ideally, scrap the IC1 plan altogether. There is no way that area can facilitate 9 houses whilst keeping aligned to the style of the already existing houses on Duncots Close. The 7 houses that already exist are spacious and squeezing 9 on to a plot simply not big enough to facilitate will water down the attractiveness / desirability of the close. Instead, concentrate on improving the infrastructure of the village. There are many things to be improved that should take priority over these developments for housing that, frankly, isn't required in the area. Particularly given the current climate the UK finds itself in (with a failing / incompetent government, poor mortgage rates, low liquidity, recession looming and uncertainty guaranteed). Improve the through traffic through the village. Look at the areas on the edge dominated by farm land and not to the minimal land available between existing housing.</p> <p><i>Any changes?</i> The plan appears to be missing any through measurement as it appears that the proposed access road leads through one of the neighbouring gardens. I recommend reviewing the existing land registrations as the plan looks to invade upon existing boundaries.</p>		
21	<p>Xavier Preston</p> <p>Senior Planning Officer, Growth and Infrastructure Unit, Sustainable Growth</p> <p>Hertfordshire County Council</p>	<p>Thank you for providing Hertfordshire County Council (HCC) the opportunity to comment on the Ickleford Neighbourhood Plan, Regulation 14 (draft plan). The following comments have been made by the Growth & Infrastructure Unit in response to the consultation. Several HCC services would like to make representations on the plan and would like to be kept informed with the Neighbourhood plan as it progresses and evolves.</p> <p>Education <i>10.32 - .The housing allocations in the emerging Local Plan are not expected to increase pupil numbers to a level requiring a new form. However, at the request of Hertfordshire County Council, which has a statutory duty to plan school places, site IC3 in the emerging Local Plan contains a reserve site for a new primary school should that be needed in the future.</i></p> <p>The reference to the expected increase in pupil numbers not requiring a new form cannot be supported by HCC. Pupil yield modelling and its outputs are informed by a number of inputs which are continuously being updated and as such pupil yield outputs can vary continuously based on the most up-to-date evidence and input data available. Therefore this statement cannot be guaranteed to remain true for the lifetime of the plan. HCC would rather see this paragraph condensed omitting the part which mentions 'one form'.</p>	Agreed	Para 10.32 changed (new para number 10.31)

	<p>HCC would advise an amendment of the wording in paragraph 10.32 to; <i>Hertfordshire County Council has a statutory duty to plan school places. Site IC3 in the emerging Local Plan contains a reserve site for a new primary school should that be needed in the future.</i></p> <p>10.39 – This paragraph references the accompanying Design Codes document. HCC responded to an informal request for comment on 11/02/2022 requesting amendments to the Design Code. HCC would want to ensure a sufficient level of flexibility in policy terms so that our ability to deliver additional school places in the future, whatever these may be, is not constrained. HCC therefore requests that reference to details of the level of additional school places or the size of the school is avoided within the Neighbourhood Plan or its accompanying documents.</p> <p>See detailed Design Code document comments two points below.</p> <p>Policy C3: Ickleford School - <i>In addition to the usual planning requirements such as appropriate access, landscaping, archaeological assessment and other criteria set out in the emerging Local Plan, all the relevant criteria set out in the masterplan and Design Codes should be followed including (but not exclusive to):</i></p> <p>HCC has concerns that this paragraph references ‘all’ (highlighted) and thus removes the ability for HCC to flexibly plan any new school provision on the site IC3. As stated in other points in this consultation response, the Design Guide contains details that affects HCCs ability to plan any future school place provision flexibly. HCC request that use of the word ‘all’ is reconsidered and would like to see changes to the content of the Design Guide.</p> <p>Design codes document – part 2c, US0.1 Schools Pages 80, 81. HCC welcomes that some changes have been made, however these do not go far enough. As stated in HCCs response to the informal consultation on 11/02/2022, HCC wishes for details in the Design Code to be removed, these being; school land size (the Design Code itself refers to both 2.1ha (page 103) and 2ha (page 80) site sizes itself). Please remove these, these will be determined at the point in time that the school site be required and brought forward. Please also remove mentions of school FE size and any depiction of the outline of school buildings or any orientation of school buildings. This is unhelpful and fails to allow for flexibility or possible changes to land and building specifications or guidance in the future.</p>	<p>Agreed, this part of the Policy has been changed in response to NHDC representations</p>	<p>Policy C3 changed</p>
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		<p>Countryside and Rights of Way Countryside and Rights of Way have reviewed the text at section 11.4 – 11.8 and Policy MTT1 and suggests that adjustments to the text below will help in ensuring that the information provided is factually correct and also complies with the Local Transport Plan and Rights of Way Improvement Plan. The below adds changes to the Neighbourhood Plan text as shown with Green wording.</p> <p>Provision for Pedestrians, Cyclists and Horse-riders</p> <p><i>Rights of Way</i></p> <p>There are numerous Public Rights of Way in the Parish. Public Footpaths and Bridleways are in the majority although there are several Byways Open to All Traffic. Public Rights of Way are highways that are purposed for active travel modes (Footpaths – on foot: Bridleways/Byways – on foot, horse and cycle). They provide for short journeys within the parish and also between the surrounding villages and towns. They also provide an excellent recreational facility.</p> <p>The Icknield Way Path/Trail are long-distance routes following rights of way through a historic landscape. The Path is available to walkers and the trail for use by those on horse-back or off-road cycle. Heading to the east of the village it provides a scenic route to Letchworth Garden City (see Annex 2). The Hicca Way is a walking route that follows the River Hiz Valley from Hitchin, through Ickleford, to Arlesey.</p>	<p>Agreed</p>	<p>Changes to 11.4, 11.6, 11.8 and Policy MTT1</p>

		<p>Bridleways in the Parish are well used by horse riders and cyclists.</p> <p>The Parish Council recognises the importance placed on the Rights of Way, open spaces and the associated other factors have on the character and historical value of Ickleford, and the reason that many residents chose, or choose, to live in the village and a large proportion of residents (74%) walk local Rights of Way every day.</p> <p>Residents when responding to the questionnaire identified as being of importance to them: all footways and Bridleways, and general green open spaces. (244 comments) and also value is placed on the footpaths and open spaces having a significant effect on the well-being and health of the village and its residents, particularly during 2020/21 for recreation, as well as physical and mental health benefits. (45 comments)</p> <p>Improvements to the network will always be encouraged, in particular provision of Footpaths, Bridleways, RestrictedByways, permissive footpaths & established village walks such as the Barn Owl walks (Holwell, Ickleford, Pirton).</p> <p>Policy MTT1: Provision for Pedestrians, Cyclists and Horse riders. <i>[Suggested alternative wording]</i></p> <p>Proposals for new development should not lead to the loss of Public Rights of Way. Where development is proposed it is expected that the network will be added to, upgraded (Footpath to Bridleway) and surface improved to enable short, everyday journeys on foot or cycle and enhance the opportunity for recreational use. The strategic principles of the Hertfordshire County Council Rights of Way Improvement Plan should be adopted where development is being considered.</p>		
		<p><u>Libraries</u> 10.14. – It is noted that a bookswap service is offered from a telephone box. It is to be noted that this is not a service affiliated with HCC Libraries.</p>	Noted	N/A
22	Clare Skeels Senior Planning Officer NHDC	Thank you for consulting NHC on your first draft of the Ickleford Neighbourhood Plan. We recognise the significant amount of work that has taken place in the preparation of this draft of the Neighbourhood Plan. Please find attached Officer comments from North Herts Council.	Noted	N/A

		General comments	We acknowledge that this pre-submission version of the Neighbourhood Plan was at an advanced stage of preparation before the Inspector's report for the Local Plan was received and published. However, as you may be aware, the Council adopted the Local Plan on November 8th, 2022, and the draft Neighbourhood Plan will need to be reviewed to ensure that all of the policies are in conformity with the strategic policies in the Local Plan and that any references to the 1996 Local Plan or the "emerging" Local Plan are updated.	Noted, agreed.	Changes made to update references to the adopted Local Plan
		Page 6 Paragraph 2.5	The paragraph states that Ickleford has been identified as a "Growth Village", but this is not a term that is used in the Local Plan. The paragraph should be amended to reflect the wording of the Local Plan.	Agreed	Change to para 2.5
		Page 17 & 18 Paras 7.5 & 7.6 and Policy E1	<p>Paragraphs 7.5 and 7.6 will need to be revised before the submission version of the Neighbourhood Plan to reflect the adoption of the Local Plan.</p> <p>The Local Plan has set the Green Belt and settlement boundaries for the coming years, through Policies SP2 (Settlement Hierarchy and Spatial Distribution) and SP5 (Countryside and Green Belt). Those boundaries will only be reviewed by the Local Plan in accordance with the criteria set out in the NPPF.</p> <p>We consider that Policy E1, of your Neighbourhood Plan, is not in conformity with NPPF or the NHC Local Plan and should be deleted. There are specific circumstances which are detailed in the NPPF and Local Plan Policy SP5 when development can be permitted in the Green Belt.</p>	Agreed in part. However, this is a very important issue to residents and recent planning applications appear to be threatening the Green Belt gap between Hitchin and Ickleford. Accordingly Policy E1 is to be retained in the NP with additional text explaining the rationale behind this.	Changes to Paras 7.5-7.6. New paras inserted at 7.7 and 7.8. Change to Policy E1
		Page 27 Policy HE1	We acknowledge that undesignated heritage assets should be included in your Neighbourhood Plan and that the Icknield Way, the Village Hall and the commemorative bus shelter could be described as heritage assets.	Noted. Agreed that the Green should be omitted, given that it is protected as part of the Conservation Area and by village green status	Yes, 8.4 and 8.8 and Policy HE1 amended

			<p>However, we do not consider that all of the areas of significant green space identified in the Ickleford Conservation Area Statement should be identified in the Neighbourhood Plan as undesignated or local heritage assets. In particular, the private gardens of the individual houses in Chambers Lane and Greenfield Lane which are not listed.</p> <p>Planning Practice Guidance (Paragraph 039 Reference ID: 18a-039-20190723) defines non-designated heritage assets and we do not consider that these areas of green space meet that definition.</p> <p>The Conservation Area Statement (Section 3.2) does include a number of buildings or local features which make a positive contribution to the Ickleford Conservation Area. Should these be included as non-designated heritage assets in this policy?</p>	There are a large number of buildings/features mentioned in the CA Statement and it is considered they do not need to be included in the NDHA list.	
		Page 28 Policy SD1	It is not clear from the policy what types of development would be considered “appropriate” and therefore supported within the settlement boundary, although they are defined in paragraph 9.5. You should amend it to make it clearer	Agreed	Change to Policy SD1
		Page 28 Paragraph 9.7	The wording of the paragraph needs to be revised following the adoption of our Local Plan to remove the references to “Category A” villages as Ickleford is no longer described as such in the Local Plan.	Agreed	Change to paragraphs 2.5 and 9.7
		Pages 29 - 31 Policy SD2	Our detailed response to this section of the Neighbourhood Plan will follow.		
		Page 33 Policy SD3	As it is currently worded, the policy will require that modest householder applications for extensions to their property will have to meet all of the criteria listed in the policy. However, some of those criteria would not necessarily be applicable for those types of application. You should consider amending the policy to make it	Agreed	Change to SD3

			<p>clear about the types of development that would be required to meet the criteria.</p> <p>Policy D2 in the Local Plan is specifically framed to ensure that a high-quality environment is maintained in residential areas whilst allowing flexibility with regard to house extensions, outbuildings or replacement dwellings.</p>		
		Page 34 Policy SD4	<p>As written, the policy is vague in that proposals should “aim” to meet a high level of design and construction. The policy could be amended to support proposals which provide high levels of energy efficient design and construction, which would be more positively framed</p>	Agreed	Change to SD4
		Page 35 Para 9.39 & Policy SD5	<p>The Building Regulations set out the requirements for water efficiency in new dwellings. To ensure that the water consumption does not exceed 110 litres per person per day, there must be a condition attached to the planning permission for that development. You could amend the policy to strengthen this requirement.</p>	Agreed	Change to para 9.37 (now para 9.36) and SD5
		Page 39 Policy C1	<p>The policy feels a little confused; it would be more positively framed if the part of the policy which focuses on the loss of community facilities was moved to being the last paragraph of the policy.</p> <p>The provision of new community facilities should be supported rather than encouraged, which would be a positive statement in the neighbourhood plan.</p> <p>Could the final paragraph be simplified?</p> <p>Outside of the neighbourhood planning process, has the Parish Council considered whether the community facilities listed in the policy should be designated as Assets of Community Value? Separate guidance is available through Locality and the Council's website.</p>	Agreed	Change to Policy C1
		Page 40 Policy C2	<p>The policy lists a number of open spaces and refers to Annexes 8 and 9. Should the play area which is within</p>	Noted, changes made to reflect the comments.	Changes to Policy C2

			<p>the boundary of the Recreation Ground be listed as one bullet point?</p> <p>The Alleyfield Burial Ground is not included in Annex 9; Should the allotments bullet point be amended to name the Little Park and Ryder Way allotments?</p> <p>In terms of the footpaths, bridleways and byways, it would be more appropriate to take these out of this policy and treat them in a separate policy in the Movement, Traffic and Transport section which would link in with new provision and design of developments.</p> <p>Should the 2nd sentence of the policy be amended to be positive about what types of development would be appropriate at the named locations?</p> <p>The Parish Council could consider whether the open spaces listed in the policy should be designated as "Open Green Spaces", as described in paragraphs 101 to 103 in the NPPF.</p>	<p>Following consideration by the Steering Group, it was decided not to designate Local Green Spaces as the candidates were already protected by other legislation and methods.</p>	<p>Alleyfield Burial Ground added to Annex 9 (now Annex 10)</p>
		<p>Page 42</p> <p>Policy C3 – 2nd paragraph</p>	<p>The wording of this part of the Policy should be amended to more accurately reflect the Local Plan. The Local Plan does not specifically identify a site for a new school, instead, our Policy IC3 includes a requirement that approximately 2 hectares of land should be secured as a reserve school site.</p>	<p>Agreed</p>	<p>Change to C3 (also from representations by HCC)</p>
		<p>Criterion (b)</p>	<p>As worded, this largely mirrors the requirements set out in the Local Plan. However, the Neighbourhood Plan includes an additional requirement for the transport assessment to include "other sites beyond the parish in Stondon and Henlow" for which there is no justification set out in the Neighbourhood Plan. It will be for the Highways Authority to determine the scope of a Transport Assessment for the school if it is developed.</p>	<p>Noted, Reasoning for this is included in para 10.35, there are very large developments happening in Central Bedfordshire which will affect the traffic flow in Ickleford.</p>	<p>Change to para 10.34</p>

		Final paragraph	<p>This part of the policy also states that “all the relevant criteria set out in the masterplan and Design Codes should be followed including (but not exclusive to):...”</p> <p>The concern with this part of the policy is that it reads as though the Masterplan prepared by AECOM is the final version for the site and that all of the criteria should be followed. However, AECOM make it clear that the Masterplan prepared as part of the Design Code for the Neighbourhood Plan has been prepared at a high level, is illustrative and that technical studies have not been undertaken.</p> <p>We believe that the policy should be amended to encourage the preparation of a detailed masterplan in consultation with the local community which would then be able to better reflect the circumstances at the time the school proposal comes forward.</p> <p>There are a number of criteria listed here but these replicate the criteria set out in Policy IC3 of the Local Plan. It is not necessary for the Neighbourhood Plan to replicate these.</p> <p>It is also unclear why the criteria refer to the Oughtonhead Lane SSSI, which is some distance from this site.</p>	<p>Agreed in part.</p> <p>The criteria for LP policy IC3 now incorporated into the text at para 10.31</p> <p>The Master Plans included within the Design Codes document are to be removed and the information to be retained for use by the Parish Council when considering representations on planning applications</p>	<p>Policy C3 and supporting text changed</p> <p>The Design Code has been amended, removing the master plan elements for specific sites</p>
		Page 44 Policy C4	<p>There are areas of duplication between this policy and a number of policies in the Local Plan, which include:</p> <p>Policy SP3: Employment</p> <p>Policy SP5: Countryside and Green Belt</p>	<p>Whilst this comment is noted, this is a very important policy for residents who do not always have access to the Local Plan and brings together those numerous elements of LP policies to be meaningfully</p>	<p>No</p>

			<p>Policy ETC2: Employment development outside Employment Areas and Employment Allocations BA10 and RY9</p> <p>Policy CGB1: Rural Areas beyond the Green Belt</p> <p>Policy CGB4: Existing buildings in the Rural Area beyond the Green Belt</p> <p>Policy D3: Protecting living conditions</p> <p>Some consideration should be given to simplifying the policy to focus on the elements which are not included in the Local Plan to ensure that there is no duplication between the plans.</p>	applied to this type of proposed development	
		<p>Page 46</p> <p>Policy MTT1</p>	<p>The policy suggests that any new road junctions should be designed to complement the rural character of the village and reflect local heritage. It should be noted that Hertfordshire Highways is a statutory consultee for all planning applications and there is published guidance which sets out the standards that must be met for roads to be adopted.</p>	Noted	No
		<p>Size and Mix of Homes and Policy SD2: New Housing Development</p>	<p>We have noted that one of the aims of Policy SD2: New Housing Development is to provide at least 34% smaller and “less expensive” homes in the Parish.</p> <p>Policies HS2 and HS3 in the new Local Plan set out the requirements for affordable housing and the mix of housing which should be provided across the district. These policies are underpinned by the evidence provided by the Strategic Housing Market Assessment and will be used with any update and any other relevant evidence of housing need. The Council would expect that the mix of house types and sizes on the allocated sites would be provided in accordance with the Strategic Housing Market Assessment (or any update).</p>	<p>The intention of Policy SD2 is to provide smaller (1-2 bedroom) homes in the Parish because the balance of housing stock currently is dominated by larger properties. It is not intended to control the proportion, size and tenure of affordable homes.</p> <p>There is no conflict with Strategic Local Plan policy SP8 which requires <i>‘ii. a broadly even split between smaller (1- and 2-bed) and larger (3+ bed) properties subject to up-to-date-assessments of housing needs; ‘ firstly because there is an up to</i></p>	

			<p>However, Policy SD2 seeks to change the overall proportion to provide smaller “less expensive” units in Ickleford. This potentially brings about a policy conflict with the Local Plan and may also result in unintended consequences in the long run, e.g additional dwellings proposed for the allocated sites, additional traffic and demands on services. There are also no guarantees that smaller units are less expensive.</p> <p>Is the intention of the policy to provide housing options for those people already in the village to downsize, or to keep residents from having to move out of the village? It maybe that the wording of the policy needs to be considered against the policies in the now adopted Local Plan.</p> <p>A Housing Needs Survey was carried out by Community Development Action (CDA) Herts in 2018, which we consider as being up to date for the purposes of assessing all proposals for housing development in the Parish. The CDA Housing Needs Survey concluded that:</p> <ul style="list-style-type: none"> • 47 households were identified as being in housing need of affordable housing, the majority of which needed one and two bedroom homes for rent. Five households needed three bedroom houses and four households needed sheltered accommodation. • 39 households expressed a desire to buy their home on the open market. Of those 39, 22 respondents completed the questions on affordability, income and deposit levels required to buy locally and only 2 households could afford open market housing. • Of the remaining 20 households, 15 could only afford rented accommodation and 5 households would be able to afford shared ownership. 	<p>date assessment of housing needs which was carried out by Aecom which suggests that the dwelling size mix to 2031 that 34% or more of market homes provided should be 1-2 bed with 60% 3 bedroom and the remainder 5 bedrooms. This is acknowledged in the report as a relatively ‘blunt instrument’ approach, but nevertheless on sites which come forward with no requirement for affordable housing, it is important to redress the balance in housing stock as far as possible to enable a wide choice of market homes in the Parish. Secondly, across sites which are allocated in the LP and the large windfall site at Bowmans Mill, there is likely to be a larger proportion of larger dwellings.</p> <p>It is accepted that the policy and preamble does not makes this clear, so changes have been made to correct this.</p> <p>Policies HS2 and HS3 of the Local Plan are not strategic policies and therefore the NP does not need to be in general conformity with them. However NP policy SD2 does not deal with affordable housing and therefore HS2 is not relevant. HS3 requires a mix of housing,</p>	
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			<ul style="list-style-type: none"> • 5 people expressed an interest in shared ownership accommodation but could not afford to enter this type of accommodation. • Overall 42 households needed social and affordable rented accommodation and 5 households could afford to buy on a shared ownership basis. <p>The CDA study is undertaken by sending questionnaires to all households in the Parish to ask about housing needs in the future, but it is unclear whether the AECOM study has been undertaken in the same way, or whether the data has been taken from the original neighbourhood plan questionnaire. If it is the latter, the questions asked in the neighbourhood plan questionnaire did not ask about housing need in the future but asked whether it was likely that someone in the household would be living in the village in the next ten years or would consider moving in the village. Whilst the questionnaire asked people about what type of accommodation would be needed, this is a much more open question than is asked in the CDA Survey.</p> <p>As mentioned, the 2018 CDA Housing Needs Survey did ask participants for their income details and found that most people cannot afford open market housing but can only afford rented accommodation. The AECOM Housing Needs Assessment gives an indicative tenure split for affordable housing in the Parish (Table 4-7). The Council is concerned that if this split is used when considering development proposals in the Parish, there may still be people who would not be able to afford to live in the affordable housing provided. In which case, those affordable units could be offered to people from outside the Parish. The usual approach is to first offer affordable homes to applicants with a local connection to the parish; then if none, applicants in adjoining parishes, then applicants in any rural parish in North</p>	<p>but the policy itself does not say what that mix should be, rather it refers to the overall Local Plan target, up to date evidence, the site itself and the completions, existing permissions and sites in the 5 year supply.</p>	
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			<p>Herts before finally being offered to applicants with a local connection to the district of North Hertfordshire generally.</p> <p>As the AECOM Housing Needs Survey states, some of the affordable housing products described are unknown and therefore their contribution to providing suitable accommodation is also unknown. Previously affordable home ownership products have been shared ownership. Registered Providers / Housing Associations do not seem to offer the Rent to Buy product and so far, developers seem reluctant to provide First Homes, although this may change if nationally the product gains momentum.</p> <p>The Council has commissioned a review of the Strategic Housing Market Assessment which will be used in conjunction with the Local Plan to assess development proposals across the district. The report is yet to be finalised, but initial findings indicate that for market properties there is a much higher demand (78%) for 3 and 4+ bedroom homes, a need for a greater proportion (64%) of 3 and 4+ bedroom homes for rent, and for affordable home ownership homes a greater need (80%) of one and two bedroom homes.</p> <p>Across all tenures this equates to a need for 40% one and two bedroom homes and 60% 3 and 4+ bedroom homes. In any event it would be prudent to have a good mix of dwellings sizes on developments to provide a balance.</p>		
23	Member of Public	<p><i>Comments and concerns</i></p> <p>My comments relate to IC1 site. I'm concerned as there is no footpath on Duncots Close, and I am worried my front garden will be used as a footpath. The plans show a road to access IC1, that cuts through a corner of my back garden. Is that right? The two parking spaces will be lost to Duncots Close residents and</p>	Concerns noted. However, IC1 has already been allocated by NHDC in the adopted Local Plan.	No	

		<p>visitors. Where will visitors to IC1 houses park? I am worried about increased flooding risk with increased houses. I like the footpaths from IC1 to the common as this will provide easy access to the school.</p> <p><i>Suggested changes</i> Reduce the number of houses on IC1 to reduce flooding risk and reduce pedestrians on the road on Duncots Close. This will also provide visitor parking spaces for IC1 I have two parking spaces to the right of my house. The road access on the plans show a straight line from these parking spaces to access IC1 site. But this would go into my back garden. A road would have to be at right angles to the parking spaces, this would mean the road starts where the first house is located on the plan. The number of houses would have to be smaller, or reduced in number.</p> <p><i>Anything missing?</i> May I have some reassurance that no building would take place within my back garden boundary?</p>	Residents will be given the opportunity to comment on any planning application for the site that NHDC receive.	
24	Member of Public	<p><i>Comments and concerns</i> Section 3C - From Page 113 - IC1 site on Duncots Close *Additional houses to rear of Duncots Close will significantly increase traffic through the close which will have a significant negative impact on the existing residents. *Lack of additional visitor parking is of concern. There is already limited visitor parking in the close and surrounding roads/in the village. *Close is already narrow for two way traffic - concern around increase in this traffic. *Concerns around drainage.</p> <p><i>Suggested changes</i> *Not develop on land to rear of Duncots Close, or reduce size of development to fewer dwellings.</p>	Concerns noted. However, IC1 has already been allocated by NHDC in the adopted Local Plan. Residents will be given the opportunity to comment on any planning application for the site that NHDC receive.	No
25	Member of Public	<p><i>Comments and concerns</i> Page 113 for the IC1 site on Duncots Close I would like to know if the foot path planned for the back of the housing into the field is planned to run next to the existing garden boundary with no 3&4 Duncots. The plan appears to have the footpath directly outside this boundary which interferes with a pre existing natural pond. This also affects the privacy for existing residents and ease of access to the rear of no 3&4 increasing security concerns due to this.</p> <p><i>Suggested changes</i></p>	Concerns noted. However, IC1 has already been allocated by NHDC in the adopted Local Plan. Residents will be given the opportunity to comment on any planning application for the site that NHDC receive.	No

		<p>If the concerns are correct. Please consider the footpath to not run directly against the fenceline of existing properties. The pond should be reserved as a for local wildlife who are already inhabited and there is limited space to squeeze one between the pond and fence line which is property owned by another party. This would also severely impact the current security and privacy offered by the path which is currently approx 6 metres away and separated by trees.</p> <p><i>Anything missing?</i> Please advise if drains will be linked to current Duncots residential drains, or at the main road as there are several call outs a year as the current drains are not able to cope. How long is the build expected to take and what considerations are being planned to limit the impact on current Duncots residents?</p>		
26	Environment Agency	<p>Thank you for consulting us on the Neighbourhood Plan consultation for Ickleford.</p> <p>We have had to prioritise our limited resource and focus on strategic plans where the environmental risks and opportunities are highest. We attach our advice note which sets out our substantive response to Neighbourhood Plan consultations including Strategic Environmental Assessment screening and scoping. (Attachment can be provided on request)</p> <p>We recognise that Neighbourhood Plans provide a unique opportunity to deliver enhancements to the natural environment at the local level. This advice note sets out the key environmental issues, within our remit, which should be considered. It also references sources of data you can use to check environmental features.</p>	Noted	No

Annexes

- Annex 1: Stall at School PTA Summer Fair (2018)
- Annex 2: Website (2018)
- Annex 3: Feedback Form (2018)
- Annex 4: Pre-School Halloween on the Green (2018)
- Annex 5: Stall at Christmas Fayre (2018)
- Annex 6: Update for Annual Parish Meeting (2019)
- Annex 7: Christmas Fayre (2019)
- Annex 8: Questionnaire (2020)
- Annex 9: Questionnaire Publicity (2020)
- Annex 10: Questionnaire Results (2021)
- Annex 11: Drop-in Information Session (2021)
- Annex 12: St Katharine's Wheel Article (2021)
- Annex 13: Regulation 14 Pre-Submission Consultation (2022)

Annex 1

Photos of stall at PTA Summer Fair (June 2018)

Large stand with banners, maps, post-it note exercise and model building activity for kids



Annex 2

Example screenshots from website (icklefordnp.com)



Original Home page with link to online version of feedback form



Extract from 'About' pages giving background information on plan



Home page text advertising drop-in session and updated news



Get in touch page

Annex 3

Front and back of feedback form, distributed to all households in the parish to publicise project and gain feedback (October 2018).



The Ickleford Neighbourhood Plan
is on its way!

How do you want Ickleford to look in 15 years time?

The Ickleford Neighbourhood Plan is OUR opportunity to influence development in the village and the rest of the parish. This government-funded initiative needs your views to make a real difference to the future of our community.

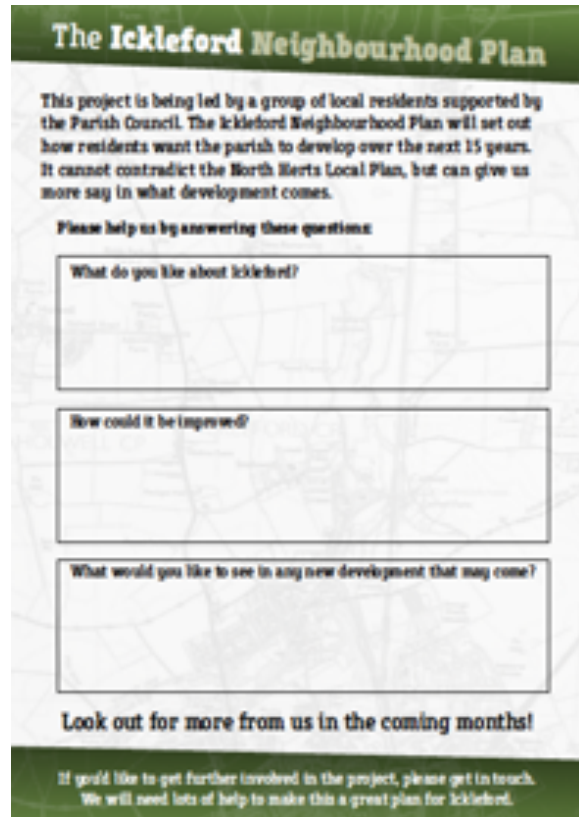
Tell us what issues matter to you:

Traffic? Housing? Shops?
Transport? Green Spaces?
Sport? School? Childcare?
Home working? Walks?

For further information and to get involved, email ideas@icklefordnp.com or visit: www.icklefordnp.com

Ickleford Neighbourhood Plan
or complete and return this flyer to Ickleford Stores or our drop box at the church

THE ICKLEFORD Neighbourhood PLAN



The Ickleford Neighbourhood Plan

This project is being led by a group of local residents supported by the Parish Council. The Ickleford Neighbourhood Plan will set out how residents want the parish to develop over the next 15 years. It cannot contradict the North Herts Local Plan, but can give us more say in what development comes.

Please help us by answering these questions:

What do you like about Ickleford?

How could it be improved?

What would you like to see in any new development that may come?

Look out for more from us in the coming months!

If you'd like to get further involved in the project, please get in touch. We will need lots of help to make this a great plan for Ickleford.

Annex 4

Photos from Pre-School Halloween on the Green event (October 2018)



Stall publicising the project and collecting residents' views



Running the popular lucky dip stall

Annex 5

Photos from the St Katharine's Christmas Fayre (2018)



Green stickers on visitors' favourite spots in the Parish



Chart showing how visitors reached the fair and children's transport of the future designs, starting conversations about sustainability

Annex 6

Ickleford Neighbourhood Plan update for the Annual Parish Meeting May 2019

The Ickleford Neighbourhood Development Plan, or Neighbourhood Plan, is an opportunity to influence future development in Ickleford.

The name is unfortunately far too easily confused with the North Herts 'Local' Plan. The Local Plan outlines where North Herts has allocated land to build the many new houses central Government demands of it.

Our Neighbourhood Plan cannot contradict the Local Plan, but can provide much more detail, giving us more say in any development that comes. It can also go beyond housing allocations to look at other aspects of village life.

The plan must be genuinely based on our community's views and wishes. If adopted, it has legal weight and must be considered by planners and developers. As Neighbourhood Plans are relatively new, we do not yet know how much power they hold. However, they are one of our most powerful tools in combatting inappropriate development. We were encouraged to learn that the Pirton Neighbourhood Plan had an important role in the rejection of an appeal by a developer wanting to build 99 homes in Pirton.

Progress so far

Communication

Community engagement is at the heart of Neighbourhood Planning. We have set up a Facebook page and a website, and have committee meetings most months on a Wednesday evening at the Village Hall. These are open to the public and we are always happy for people to join us.

Funding

We are grateful for the funding we have received from County Councillor David Barnard and Locality, the Government agency supporting Neighbourhood Planning. We plan to apply for further grants to cover the costs of professional planning support, and questionnaire design and analysis.

Early engagement

Our starting point was to identify the main issues that people care about. We asked:

- What do you like about Ickleford?
- What could we improve?
- What would you like to see in any new development that may come?

People gave us feedback via our stalls at local events and via a feedback form delivered to every household in the parish. Thank you to everyone for their valuable feedback. The main themes that emerged were:

- Roads/transport/safety/access (including buses and cycle paths)
- Housing (including affordability and building design)
- Infrastructure/services
- Amenities
- Maintaining the village identity
- Green spaces (including an appreciation of our countryside and its pathways, and the need for green space in any new developments)
- Commercial properties/creating business opportunities

Developing the plan

We are now gathering evidence to develop a plan based on these views. Our evidence will include local demographic data, a character assessment of Ickleford and an upcoming household questionnaire. We aim to obtain planning expertise to help with the actual wording of the policies (none of the current steering group members are planners).

We will concentrate on those areas the neighbourhood plan can most influence. Unfortunately, there are some issues that fall outside the remit of district and neighbourhood planning. For example, many aspects of the transport system are managed at the County Council level. The Neighbourhood Plan will therefore have little influence on issues such as overall traffic levels and traffic speed on existing roads. We can, however, hope to influence parking and traffic management in new developments, including smaller residential and commercial premises, and look at cycleways and footpaths.

We appreciate the frustration felt over general transport issues and understand the need for concerns to be represented. Feedback has been passed to the Parish Council who are actively seeking improvements through other means.

Character assessment

The Ickleford Character Assessment will describe our village and parish, highlighting what is so special about it. It will provide evidence to support policies that maintain its character and help it flourish. In addition to its role in guiding planning decisions, it is likely to be read by developers, giving an insight into the types of development that would suit the area.

The document will include a brief history of the Parish of Ickleford, its layout, housing styles, density and views. It will also describe the green spaces in and around the village, and beyond.

There is a lot to do and we would welcome any help. For example, we want to map the green spaces around Ickleford, so we can highlight areas of particular recreational and natural interest.

Other goals include considering what views in Ickleford people might like to protect, e.g. views of the church and Green, and perhaps those from certain walks around the Parish.

The plan can also designate unlisted buildings, or structures, as being of significant local interest. Such a designation may offer them protection in the future.

Other matters

We want to develop a wish list of specific amenity development projects on which community money could be spent if received.

Following the strong desire by residents to maintain the heart of the village, we may also consider identifying central sites for the potential development of village amenities.

Contact details Facebook: Ickleford Neighbourhood Plan
email: ideas@icklefordnp.com
website: icklefordnp.com

Annex 7

Photos from St Katharine's Christmas Fayre (2019)



Stall with maps and activities



Post-it note exercise



Poster encouraging thoughts on the local economy

Annex 8
Questionnaire



Extracts from paper and online versions of questionnaire and print version of questionnaire in full (October 2020)

Annex 9
Questionnaire publicity

Ickleford Needs You!
Help shape the future of Ickleford
Go to icklefordnp.com/survey
Collect a copy from Ickleford Stores or contact us for delivery,
via ideas@icklefordnp.com or 07398 622 151

Why should I complete this survey?
Your views are needed to create a strong Neighbourhood Plan for Ickleford. A Neighbourhood Plan is a planning document stating residential preferences for development in their area.

Why now?
COVID 19 may have temporarily slowed some aspects of development, but has not changed the underlying drive for growth. Sites for 198 houses are already allocated within the village and further housing is under way in the north of the parish.

At the same time, COVID 19 has given many of us a greater appreciation of our countryside, green spaces and community. A neighbourhood plan is our best opportunity to make new development in the Parish as positive as possible.

The more people who take part in the survey, the stronger our plan will be. Change is coming, please add your voice.

Thank you - The Ickleford Neighbourhood Plan Steering Group

Scan the QR Code to be taken directly to the online version of our Questionnaire
www.icklefordnp.com
Ickleford Neighbourhood Plan

Keith Bryan · 21 November 2020 · 48

Survey closing this December!

Please complete online or hand in your hard copy for this. We no longer have 1000 wonderful responses so far. Please you all these views will feed into the village Neighbourhood Plan which we residents get to vote for our preferences for the village.

Once all the responses are in and the data are analysed, we will share the findings. Look out here for a simple shared result.

Q7 Q8. How important to the character of the village do you think it is that the school remains in the village? Please select one answer.

Response	Count
Very important	1000
Important	100
Not important	50
Not at all important	20
Don't know	10

Initial Survey closes Friday 10.12.20

Like Comment Share

Write a public comment.

Our Parish • Our Future • Our Say

Ickleford Needs You!
Help shape the future of Ickleford
Go to icklefordnp.com/survey
Or alternatively, collect a copy from Ickleford Stores or contact us for delivery,
email: ideas@icklefordnp.com
phone: 07398 622 151

Snap the QR Code to be taken directly to the online version of our Questionnaire:

www.icklefordnp.com
Ickleford Neighbourhood Plan

Leaflet, Facebook reminder and poster advertising questionnaire

Annex 10
Questionnaire results



Extracts from questionnaire summary findings presentation and full results report followed by these reports in full (August 2021)

Annex 11
Drop-in Information Session



Photos from drop-in information session held at Ickleford Village Hall (Nov 2021), publicity poster and information posters on the Neighbourhood Plan from the event.

Annex 12

St Katharine's Wheel article December 2021

The Ickleford Neighbourhood Plan

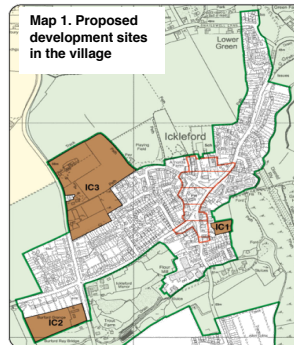
North Hertfordshire's Local Plan is due to be finalised imminently and could lead to significant new housing in the village (see Map 1). Our power to oppose this new housing is limited. However, a strong Neighbourhood Plan is our best chance to make any new development as positive as possible.

Our successful questionnaire provided detail on residents' views and priorities. A big thank you to everyone who took part. The findings can be viewed on our website, icklefordnp.com.

The results are feeding into the vision and policies of the plan itself. This will outline what residents want from any new development and indicate views on where any new community money should be spent.

Wish list

- ✓ Address traffic and transport issues
- ✓ Invest in environment and green spaces
- ✓ Café/coffee shop/bakery, post office, larger shop
- ✓ New services, e.g. GP, pre-school
- ✓ Improve current facilities



Legend	
	District Boundary
	Green Belt
	Housing Areas Beyond the Green Belt
	Housing Sites
	Conservation Areas

Excerpt from North Hertfordshire District Council Local Plan 2011 – 2031 Proposed Submission Proposals Maps

IC1 Land at Duncots Cose
IC2 Burford Grange
IC3 Land at Bedford Road

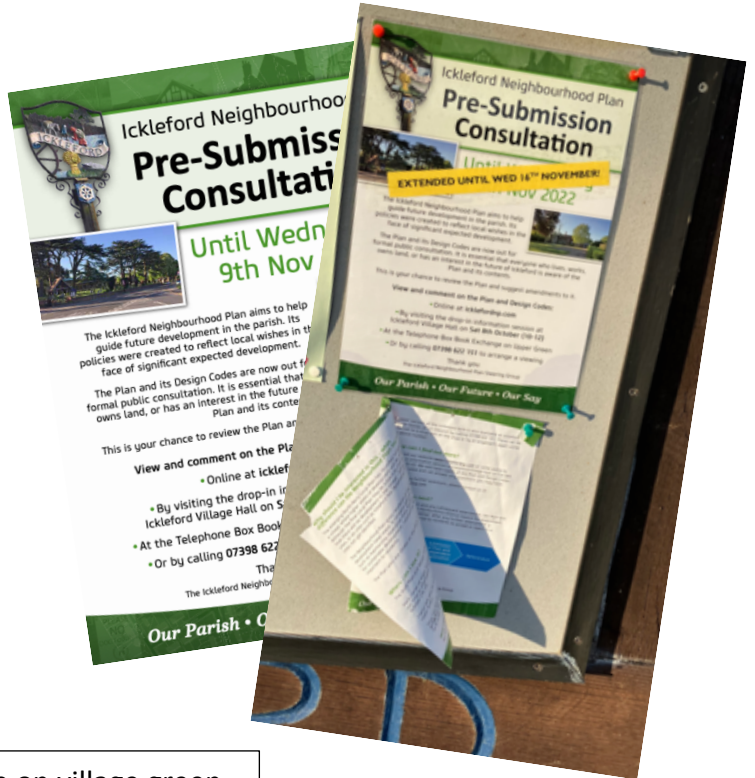
NB This does not include the possible Mill site

We will consult on the draft plan in the coming weeks before submitting it to North Herts District Council for review and independent examination. If it passes this stage, there will be a referendum on whether to adopt it.

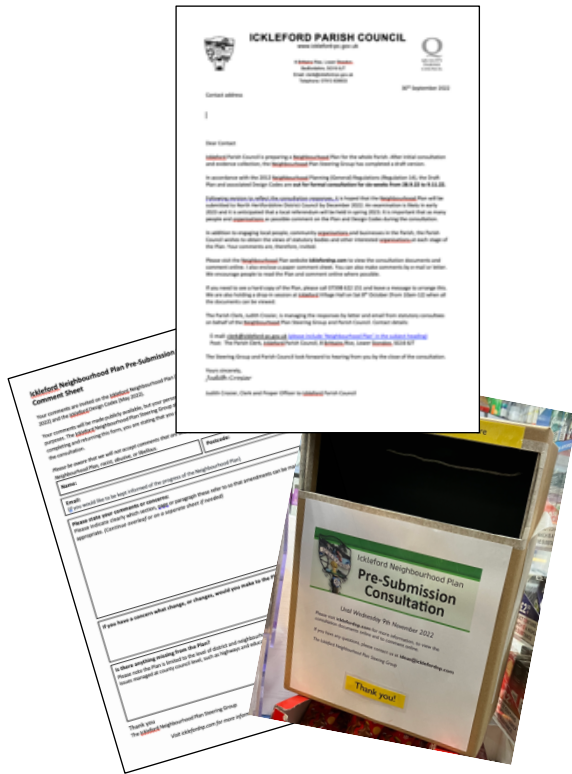
We encourage all residents to consider the draft plan at the consultation stage and vote on it at the referendum. Please help us do what we can to give Ickleford a strong and vibrant future.

Thank you
The Ickleford Neighbourhood Plan Steering Group

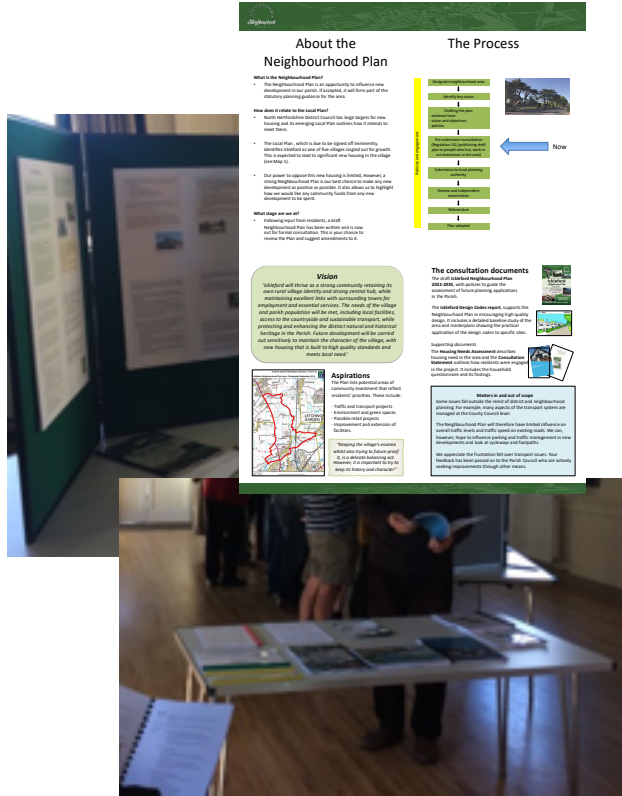
Annex 13
Regulation 14 Pre-Submission Consultation



Leaflet and poster, including photo of these on village green notice board with extension banner



Statutory consultee letter, feedback sheet and dropbox in village shop



Information boards and documents at the drop-in information session