



Stanstead Abbots
St Margarets

NEIGHBOURHOOD PLAN WORKING SESSION NOTES

Date:	11 September 2023
Venue:	Ashlea Room, Parish Hall
Present:	Julia Davies (Chairman), Sarah Chapman, Mike Dormon, Rowan Lloyd, Clare Maynard, Jan Reynolds, Sharon Strutt, Maria Tasker, Anne Washbourn, Christina Whellams (Secretary)
1. Apologies:	Gini Trower, Jacqueline Veater

2. Notes of the last meeting

- a) Agreed.

3. Finance

- a) The Consultant's knowledge and experience will be very much needed at the point of the examination in public, so funding will be needed.

4. Locality Survey on the SEA

- a) Technical support doesn't come out of the grant pot of money which has already been exceeded. Further support that may be required include a Plan Health Check Review and Facilitation.
- b) There were concerns about whether AECOM would be tasked with the health check review and agreed that this is raised when enquiring.

5. Sub-group queries from previous minutes

These had been reviewed as follows:

- a) Item 3f: Thai Restaurant – this was site 7 on the original map (no. 1) and didn't pass stage one of the process.
- b) Item 3g: High Street Flats – these were noted as:
 - 60 High Street – 2 additional units
 - 8 High Street – 2 additional units
 - 30 High Street – 1 back to residential
 - 40 High Street - 2 additional units

6 Frenchs Close – sold 24/6/16 – thought to be too early to include

6a Frenchs Close – no date

4 Frenchs Close – sold as a new property on 26/4/19

12a Hillside Crescent – 2014 – thought to be too early to include

The date of completion for development needs checking with EHDC.
- c) South Street site will be taken out.
- d) The document should exist as one document with one person making the changes. A schedule of changes created should pick up all the typos, additions, amendments, and omissions.
- e) Flood defences have been removed which could affect Amwell Lane (up to 8 homes) and the Pumping Station (2 homes) in flood zone 3. Existing sites therefore look more crucial – Chapelfields x 7, Netherfield Lane x 60, existing properties x 30. The Flood Risk map (page 108, NP) needs changing and to check whether it doesn't adversely affect any other sites. In between the Introduction and Housing, there is no mention of flood zones so a separate section is needed.
- f) Item 3h: Planning application numbers – these had been circulated.
- g) Item 3i: Open spaces numbering – it was noted that St Margarets Community Woodland hasn't been included and should be. Winter garden images will be revised to reflect the type of development in the village.

- h) Item 3j: a statement on how the responses have been reviewed, has been drafted and circulated for feedback. The responses spreadsheet has been sent round to group members which now includes a final column for comments to form the basis to respond. The spreadsheet will eventually be put on the website for others to view but consideration needs to be given to protecting the personal details of those who responded.
- i) Item 3k: FAQs needs updating to incorporate the feedback.
- j) Item 3l: reference to the most updated version of NPPF needs checking.
- k) Traffic – reference to the introduction of 20mph zones within the village needs referring to within the plan.

6. Timetable for PCs approval

- a) A support package with Locality may delay progress. A timetable will be sought from Locality.

7. Updating the Evidence Base and the Consultation Statement

- a) Work on the Evidence Base and Consultation Statement continues.
- b) A Green Belt Policy that had been written as an appendix appears to have been left out, so this will be included.

8. AOB

- a) Netherfield Lane - Nick Fuselli intends to get children to design a playground for the site.
- b) Gilston Development – the justification for 5-bedroom houses had been because Public Health England were due to come to the area but this is now not happening.

9. Date of the Next Meeting

The next Working Group meeting will take place on Monday 16 October 2023 at 7.30pm.

ACTIONS:

- A) JD to contact Locality re support package and timetable.
- B) JD to check the date of completion for development with EHDC.
- C) AW to update the Flood Risk Map (p108)
- D) Sub-Group to create a separate section on flood zones
- E) Sub-Group to update Open Spaces to include St Margarets Community Woodland and revise winter garden images.
- F) Steering Group to update the FAQs to incorporate the feedback received.
- G) Sub-Group to check the version of NPPF quoted within the plan.
- H) Sub-Group to include reference to introduction of 20mph zones.
- I) Sub-Group to include Green Belt Policy to appendices.