



The Neighbourhood Plan and Regulation 14

After several years' work of thoroughly exploring the settlement area, researching and discussing the options for the future of the village, we plan to go ahead with the necessary regulation 14 consultation at the beginning of 2022. This consultation will be open to any resident of Stanstead Abbots Parish, St Margarets Parish and the southern parts of Great Amwell who will all receive a summary of the plan through their door. The entire plan will be online and available for people to read, and we will be hoping to have online feedback or alternatively written feedback through the post. Any comments have to be considered by the Steering Group and if it is appropriate at the end of the consultation changes will be made. There will be an exhibition accessible to all during the 6 weeks for people to respond to.

The plan will contain policies on green spaces and the natural environment; on the community and leisure; on heritage and protection for the many much-loved historical features in the community; there will be policies to encourage employment and others on transport addressing the needs of residents who have a variety of reasons to travel.

We anticipate that most of the interest will be in the design features ensuring a sustainable approach to developments and in the sites we allocate for the 94 homes which we were tasked with finding at the outset by East Herts Council. We had to map out which sites were in flood zones which ruled them out or green belt which we were very reluctant to intrude on. One of the powers that Neighbourhood Plan groups have is that they may request the release of green belt if they are certain it may be justified. We will be making that request about some of the land at Netherfield Lane – on the other hand part of that site is brownfield which is the type of site that we consider to be ideal.

After the Regulation 14 consultation has closed, the responses taken into account, and then possibly amended and finalised, it will be submitted to East Herts Council along with the Consultation Statement and statutory maps etc.

East Herts Council will release the contents to the public concerned and promote it for a further consultation – Regulation 16. The Plan will then be approved or not by an inspector. If it is considered to be acceptable, a referendum will follow. All those people who are consulted for Regulation 14 will then have a chance to vote yes or no, ie: in favour or not in favour. The decision will be whatever more than 50% of voters have chosen.

If the plan is approved, then no proposed housing development that is not selected for the plan will be able to take place before 2033. This is why the Neighbourhood Plan is so vital to the future of our village.

Julia Davies

Chair, Stanstead Abbots, St Margarets and the Folly Neighbourhood Plan Steering Group

6th December 2021