



Stanstead Abbotts St Margarets

Neighbourhood Plan Community Consultation Statement 2022

Stanstead Abbotts, St Margarets and The Folly



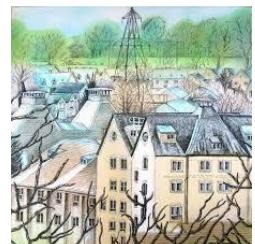
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1. Introduction

- 1.1. This statement has been prepared to append the draft version of the Stanstead Abbots, St Margarets and the Folly Neighbourhood Plan (SASMNP) for submission to the relevant local planning authority, East Herts District Council (EHDC), under the Neighbourhood Planning regulations 2012 ("the regulations").
- 1.2. A consultation statement is a statutory document of the Neighbourhood Planning process. The Regulations of 2012, Part 5 paragraph 15 (2) define a "Consultation Statement" as a document that:
 - a. Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan (NP);
 - b. Explains how they were consulted;
 - c. Summarises the main issues and concerns raised by the persons consulted; and,
 - d. Describes how these issues and concerns have been considered and, where relevant, addressed in the NP.
- 1.3. The consultation process was necessary in order to:
 - a. Publicise and explain the Neighbourhood Planning Process to the community; and
 - b. Seek the opinion of the community on possible enhancements to the area and feedback on the proposed objectives and policies of the Plan.
 - c. Engage the interest of residents and to offer anyone the opportunity to join the Steering Group.
- 1.4. This report provides an overview of the different community engagement events and communication channels used to enable residents/businesses to understand the neighbourhood planning process and feed in their thoughts and ideas ahead of the NP being developed.
- 1.5. A range of events and channels for engagement were used, including a school visit, paper and online surveys for individuals/households and businesses, open days and social media.

The web page is: <https://www.stansteadabbotsneighbourhoodplan.uk/>

The Facebook page is:

<https://www.facebook.com/groups/392525967789735>

Agendas and Minutes of the Steering Group meetings have been posted on both of these webpages.

- 1.6. Face-to-face events were replicated across the three parishes included in the NP designated area to ensure that all communities engage easily.
- 1.7. Each channel of engagement was structured around six key themes:
 - Housing
 - Heritage
 - Natural environment
 - Business and employment
 - Community, leisure and recreation
 - Transport
- 1.8. All Events and Channels of engagement were designed to achieve the following objectives.
 - a. Communicate why a Neighbourhood Plan was needed and the process for developing the Plan;
 - b. Gather feedback from the community on the following:
 - c. What they value about the environment and space they live in;
 - d. What they want to protect and enhance;
 - e. What they are worried about;
 - f. What types of housing they thought were needed;
 - g. Where they thought new developments could be located;
 - h. What other amenities should be included in new developments.
 - i. Provide people with an opportunity to sign up to be part of the steering group and associated sub-groups (sub-groups: housing; natural environment; heritage; transport; community; businesses; and communications and engagement)

2. Summary of findings

- 2.1. In the first stage of the Stanstead Abbots and St Margarets Neighbourhood Plan (SASMNP) consultation the SG held various events which demonstrated the strong attachment residents feel to their village. There was much consensus about the need for affordable housing and great reluctance to build in the green belt. There is prosperity and employment opportunities in the village with a number of local employers being second generation. There are also many commuters using St Margarets Station for an easy route to London.
- 2.2. All consultation on the Stanstead Abbots and St Margarets NP was, of course, disrupted by Covid 19. The informal consultation planned for

March 2020 was initially postponed and was eventually cancelled. Further work continued in each of six principle themes by sub-groups of the SG. Aecom – planning experts employed by Locality (Government organisation set up to support Neighbourhood Planning) wrote reports on Housing and Design while there was also further investigation by Intelligent Planning who fed back to Stanstead Abbotts Parish Council (SAPC). This third report advised going for Regulation 14 Consultation as soon as possible. Once the SEA had been prepared by Aecom at the request of East Herts District Council (EHDC) it was possible to get the formal consultation started.

3. Background Research and Planning

- 3.1. Stanstead Abbotts and St Margarets were treated as one Group One village by the EHDC District Plan which meant there would need to be a 10% increase in housing during the planning period 2016-2033. EHDC informed the Chairman of Stanstead Abbotts Parish Council that they should begin work on a NP.
- 3.2. SAPC was advised in September 2016 to begin work on a Neighbourhood Plan. An initial meeting was held on November 25th 2016 in the Parish Hall to publicise SAPC'S intention to begin a Neighbourhood Plan. It was advertised in the Parish Magazine and on Facebook. (At the time the Parish Magazine was distributed to homes in all three parishes). The meeting attracted a number of interested residents who signed up to help. See appendix 1 which is a feedback form from the first awareness-raising meeting held in the Stanstead Abbotts Parish Hall and also appendix 2 a report of the meeting published in the Parish Magazine.
- 3.3. Subsequently informal survey forms were used as hand-outs for a street stall held on a Saturday morning. Afterwards they were placed in shops for people to help themselves then return them to a newsagent when they had completed them (appendices 2 and 3).
- 3.4. At the annual Parish Meeting on May 11th, the Chairman of the Neighbourhood Planning Steering Group in Much Hadham, Ian Hunt, outlined the procedure for getting going with a NP. This meeting was followed by an informal survey – see Appendices 3 and 4. Responses were processed – see Appendix 5 - the main aim had been to raise awareness of the NP.
- 3.5. Two meetings were held on Saturday afternoons in the Village Café. Then on June 21st 2017, the Steering Group was set up and held its inaugural meeting in the café at French and Jupps in the Maltings, Roydon Road, Stanstead Abbotts.

At this meeting Julia Davies (JD) was elected as Chair, Leah Pybus (LP) as Secretary and Robert Bennet (RB) as Treasurer.

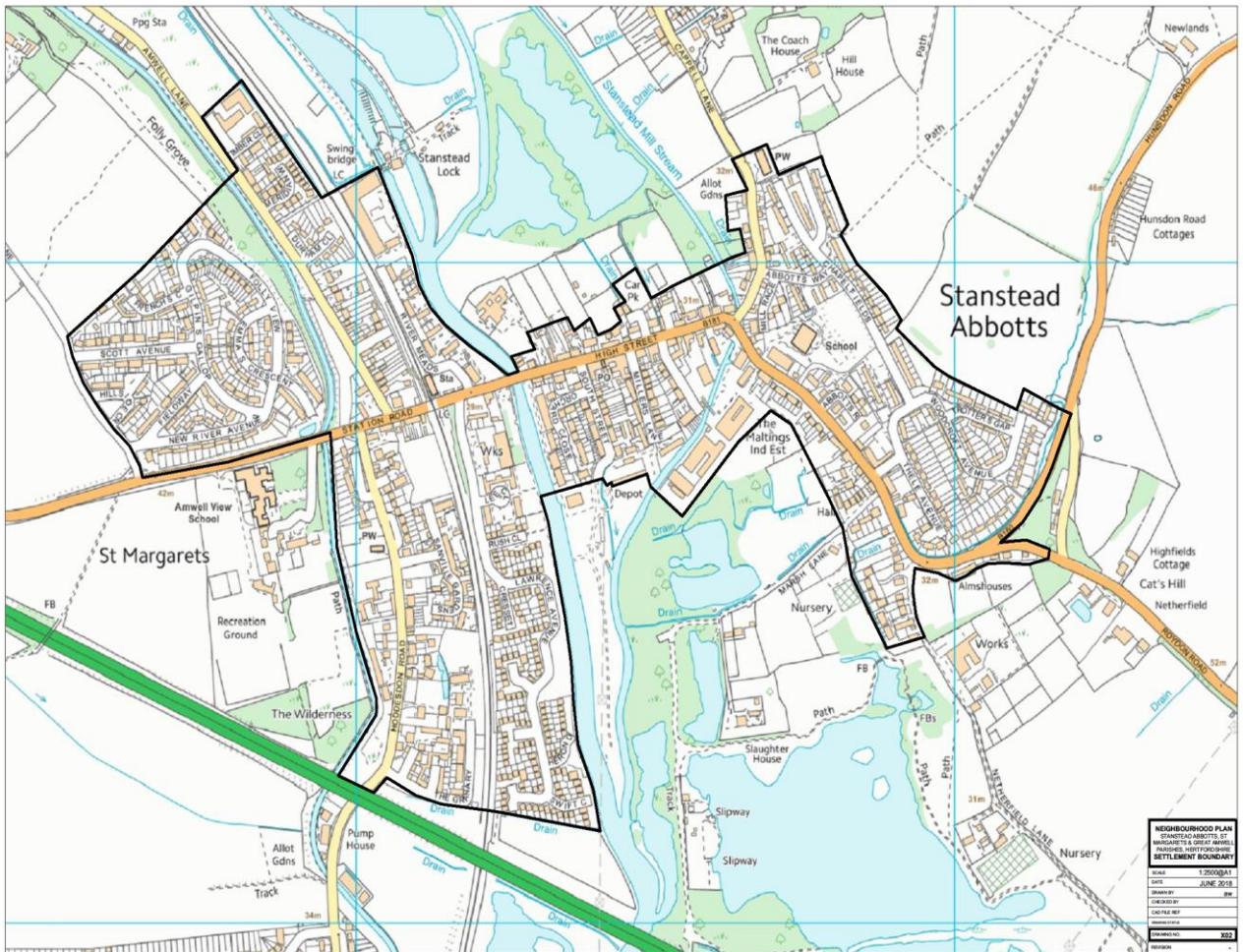
The appointment of Jacqueline Veater (JV) as Consultant was approved.

Minutes were produced and posted on the website.

- 3.6. It was agreed that meetings should be held in different parts of the NP area and the following meeting was held in the Nigel Copping Hall in St Margarets, at which JV ran a workshop style meeting to further motivate the newly formed Steering Group.
- 3.7. As part of the branding for easy recognition this logo was designed by a member of the SG to demonstrate the importance of the river and wildlife to the area covered by this NP.



- 3.8. In October 2017, JD, as Chair of SAPC, went to address Great Amwell Parish Council (GAPC) together with JV. The intention of this was to invite GAPC to approve of the inclusion of the Folly, Amwell Lane and its associated housing and Rivermeads in the designated area. These parts of Great Amwell were already included in the Settlement Area by EHDC. The Chairman of GAPC had already been present at meetings of the Steering Group and another councillor had also attended a meeting.



The Settlement Area informally referred to as 'the Scottie Dog'

Stanstead Abbots & St Margarets	18 June 2018 Designation Request [1MB]	Stanstead Abbots Parish Council & St Margarets Parish Council
11 September 2018		

3.9. Discussions between SAPC, St Margarets Parish Council (SMPC) and GAPC about the designated area boundary led to agreement that all of Stanstead Abbots Parish and the whole of St Margarets Parish would be included but only the small section of Great Amwell which lay in the Settlement Area as defined in the East Herts Local Plan. The designated area was approved by EHDC on September 11th 2018.

4 Developing the Plan and engaging with Residents

4.1 The Steering Group contained members of SAPC, SMPC and GAPC. Other members resided within the designated area. Some members had specialist skills in the various areas involved in such a planning activity or were simply interested members of the public who wished to be involved. It met monthly as did the smaller, core Management Group which dealt

with finance and applications to Locality for grants. The Management Group also edited any public statements before they were published on the website, Facebook or in the Parish Magazine and worked closely with the Consultant, JV.

- 4.2 Sub-groups were formed from the Steering Group which met from time to time as was needed. They were tasked with reporting on the following topics:
Housing; Natural Environment; Business and Employment; Transport and Communications, Design and Community
- 4.3 The Communications Sub-group compiled a detailed survey to be delivered to every home within the DA to ask residents about what they valued in the village and what they wanted to see in the future. It was important to get feedback about where people would favour for the building of the requisite 94 new homes. Plans were put in place for Open Days during the consultation period in different parts of the Settlement Area. Appendix 6
- 4.4 Following on from the Open Days plans were made for a visit to St Andrew's Primary School and the Amwell Society.
- 4.5 Once the questionnaires were returned the answers were fed into the spreadsheet to join the on-line responses and analysis of the data took place. The results are attached to this Statement in Appendix 7. A summary is also available which was published in the Parish Magazine.
- 4.6 The Housing Sub-group put together an advertisement for a Call for Sites and a form to send out on request. A list of sites together with maps were discussed at regular meetings and a matrix of criteria was used to sift them. Some of the sites were found by members of the SG when they went on the walk-arounds. These walks were very useful for communicating with the public what was going on.
- 4.7 The Natural Environment group undertook very detailed information gathering and research so that they would be able to screen any site which was put forward as either a housing site or a green space. It was absolutely vital that they were fully aware of greenbelt boundaries and flood zones as these have severely limited the availability of land.
- 4.8 The Heritage sub-group made a number of discoveries using Lidar and other means and their work has been undertaken with support from members of the Stanstead Abbots Local History Society (SALHS). They also became knowledgeable enough to screen sites that were put forward by the housing sub-group and others that came through the Call for Sites channel.
- 4.9 The Transport sub-group made contact with the local district councillor, investigated plans for buses and Greater Anglia's plans for extra trains. A survey was commissioned by SAPC into how the potential Sand and Gravel

Quarry at the Briggens Estate on Roydon Road might affect traffic. That Survey is appendix xxxx

- 4.10 The Business sub-group began face to face information gathering and prepared a survey – the local Facebook Business page administrator gave feedback. By the end of the information-gathering period before Regulation 14, somebody from the NP had communicated virtually all of the businesses.
- 4.11 The Community Group discussed what was needed on the medical, educational and social fronts in the village. Concerns were raised with the County Council about whether there would be adequate school places to cater for the extra families which it was anticipated would be moving to the village. The apparent closure of the satellite doctors' surgery from Dolphin House in Ware has been a cause for concern.
- 4.12 The Design sub-group initially divided the Settlement Area into Character areas which they then described and built up a picture of what would be required from new builds. Their work was very much built on and developed by Aecom. The needs for future homes are centered on sustainability taking into account the serious flooding problems there have been.
- 4.13 Sub-groups fed back to each Steering Group Meeting about their planning, progress and/ or research.
- 4.14 A Stanstead Abbots Neighbourhood Plan Website was launched and a Facebook page was set up and regularly updated. The Stanstead Abbots Neighbourhood Plan website was also developed and regularly updated to make people aware of the work being done and to understand why. It was used to alert people of up-and-coming events, and to provide updates on meetings as part of ensuring transparency.
<https://www.stansteadabbotsneighbourhoodplan.uk/>

Facebook was particularly useful during the pandemic as the article below demonstrates. There is a very popular Community Facebook page and posts on the SASMNP page would be shared and commented on with the potential to be viewed by 3,000 members.

<https://www.facebook.com/groups/392525967789735/>

How has the Neighbourhood Planning Group decided which sites to put forward for consultation?



This year, we will begin consulting with residents on the list of sites we are proposing for development to accommodate the 94 homes we are expected to build as part of East Herts' District Plan.

We first started looking for places to build on in 2017. We identified around 64 sites through

- ✚ Surveys of the village
- ✚ Walkabouts, carried out over a number of months by people involved with the Neighbourhood Plan
- ✚ Open days where the community was asked for their views
- ✚ Formal "call for sites" (advertised in local paper & online asking landowners to put sites forward)

After that, we developed criteria against which to assess all sites. We used an initial set of critical criteria based on **National Planning Policies** to filter out all unsuitable sites – these were such things as:

- ✚ In flood zone 3
- ✚ On high grade agricultural land
- ✚ On Green Belt land with low suitability for development – essentially things which would mean that planning permission would be refused by the Council.

An absolute key criterion was whether the landowner was prepared to build on the land – some otherwise very suitable sites could not be taken forward because the landowner was not willing to build.

The most important aspect of choosing sites is that each one that is looked at should be judged by the same objective criteria as every other site. When we developed the criteria for selecting our sites, we started with national & local planning guidance and with what was important to the village and worked on from there; it was essential that we did not start with the sites we were already aware of and thus develop skewed criteria that might promote one above others, based on our own preferences.

Decisions have been made jointly by a group of people from all over the village settlement area and following exactly the same steps each time. The criteria and steps that have been used have been endorsed by the independent planning group known as AECOM. We have talked over every aspect of the site selection with AECOM and they have written a report which is available to the public on our website <https://www.stansteadabbottsneighbourhoodplan.uk/>

The full set of criteria used for judging acceptable places to have homes is available on our Neighbourhood Plan website. We also have policies about protecting popular views; community assets and most importantly our green spaces.

5. Main Events

- 5.1 Community survey designed to provide those living in the designated area with the opportunity to inform the Steering Group about what they value in their community and environment, indicate the type of housing they felt was needed in the villages, and comment on their concerns and aspirations for the village. The survey was structured into five themes: housing, transport, heritage, natural environment, and community, leisure and recreation, with a total of X questions. A paper survey was delivered to each household, with multiple collection points organised in the village. An online survey was also made available for those preferring to complete the survey online, so that multiple people within the same household could respond independently.
- 5.2 The survey was advertised via community Facebook pages including a Neighbourhood Plan Facebook (Fb) page, the neighbourhood planning website, flyers and posters in the village including flyers handed out at key points such as the train station that serves the village. Notification was also included in the Parish Magazine, delivered – at that time - to each household in the three parishes.
- 5.3 Three open days were held at the Community Room in The Folly, The Nigel Copping Centre in St Margarets Parish and in the Stanstead Abbots Parish Hall. Each of these was held at a different time (afternoon and evening of November 14th 2018 and Saturday November 17th all day) and they followed the same format. They were used to inform the communities in the designated area about why a neighbourhood plan was being developed, engage on the vision for the plan, and to provide people with an opportunity to inform the committee about what they want to protect and develop in the area. At each venue Foamex boards were used to show maps of the village boundary, natural environment and flood zones, and to enable people to indicate where new houses could be built and what they wanted to protect.

Post-its and sticky dots were used to capture feedback.

Those attending were asked to sign in and could leave comments about the event on the way out.

Open Day at Stanstead Abbots Parish Hall



An evening of information sharing at the Nigel Copping Community Centre

- 5.4 On April 16th 2019, an Open Day was held in the café at the Maltings, Roydon Road to coincide with the distribution of the business survey.
- 5.5 June 6th 2019 Visit to St Andrew's School, Mill race, Stanstead Abbots to give two presentations to each of Years 5 and 6.

We were extremely well supported by the Headteacher as well as class teachers during the two presentations which we made during the morning at the school.

We began each session with our PowerPoint presentation which asked the young people to consider how 94 homes looked in a street and to then move on to which places would be considered suitable.

There was much engagement and when we divided the classes into small groups with maps of the settlement area there were some thoughtful discussions amongst them as to where the necessary spaces were and which would be their preferred options.

- 5.6 A design workshop was held at the Nigel Copping Centre on Saturday 15th June 2019 Flyer Appendix 15
- 5.7 Drop in Session at the Nigel Copping Community Centre 20th July 2019 Flyer Appendix
- 5.8 Presentation to Great Amwell Society 28th July 2019 Annex 16
This society was founded in order to consider and respond to planning applications. They clearly have an interest in the Neighbourhood Plan. A few members of the Steering Group focused on the housing policy and used a PowerPoint presentation adapted from the one given to the school. The audience responded with formal questions and there was helpful in-put from a representative of Websters who are promoters of the Netherfield Lane Site. There is a report of this in a newsletter from the Amwell Society Annex 17



5.9 A webinar was presented by the team – led by Sharon Strutt and Anne Washbourn on March 1st, 2021.

Questions were answered on the night and afterwards via the website.

FAQs were answered and posted on the website for future reference.

This webinar remains on the SASMNP website. See Annex 20

5.10 At the request of some residents a meeting was held in the open air at the field where the SG are suggesting that 60 homes could be built. This would include 6 homes on land donated by the landowner for the use of the community and to be owned and managed by the Baesh Alms Houses Trust. Several questions were raised and answers given but as they were helpful to all of the residents the questions and answers were posted on the web-site. Because of Covid restrictions the number attending had to be limited and it was believed that some residents who would like to have come weren't able to.

6. Regular Engagement with residents and parish councillors on the site selection through Public Forums at both the SG and SAPC.

- 6.1 Before any serious consultation on the SASMNP could begin, it was necessary to update the three parish councils on the process and how we were selecting sites which happened on October 17th 2019 and ask for their support. Two members of the housing sub-group – one of whom is an architect and the other a planner – presented an explanation of the starting point with the total number of sites found and how they had been reduced to a number which could provide approximately 94 homes. Once the PCs had agreed the landowners could be approached.
- 6.2 During that meeting there was much discussion and querying of the method employed by the Housing Sub-group for sifting the sites. Following that meeting and in view of the discussion, the housing sub-group took several sites back through the matrix of criteria to rescore them. This confirmed their initial findings.
- 6.3 At the subsequent meeting of SAPC (4th December 2019) several actions were agreed in response to strongly felt of three councillors who had misgivings about the work done so far by the SG. It was agreed that the NP would be a standing item on SAPC agendas and that for any future meeting with the other two parishes documents would be available sooner. Further explanation was given regarding the constraints on sites available. Reassurance was given about the minimal need for new infrastructure for 94 homes.
- 6.4 From the beginning of January 2020 the SG meetings included a public forum item to be run in a similar way to the PC public forum. The first residents to attend the SG, in the Maltings Café, were the owners of Site C5 who sought clarification as to why their land was given a low score in the third round assessment.
- 6.5 Opposition to the sites selected by the SG came in the form of attacks from members of SAPC on Facebook even as the informal pre-Regulation 14 Open Day was being advertised. The SG felt great concern that rather than social media posts about the plan originating from them opponents were repeating claims made during meetings without including the responses which had been made to explain and clarify these claims. A face to face consultation was badly needed and had been planned – even down to the rota of people to be on hand to explain the housing sites. Unfortunately, this planned informal consultation Open Day had to be postponed because of the lockdown.
- 6.6 From March 2020, SG meetings had to take place on Zoom. Visitors attended from South Street who wished to alter their boundary before any land belonging to the Lea Valley Park were sold. The SG offered support

and agreed to send a message to LVP. [The LVP wanted that decision to be left to the potential purchaser and developer of the land.]

- 6.7 At the June SG meeting, JD was able to report back about discussions with the Baesh Almshouse Trustee and a housing officer from EHDC. There was encouragement for the proposal to include community housing sponsored by the Baesh Alms Trust on land which could be donated by the owners of Site K should it become approved.
- 6.8 Cllr Bob Deering, Chairman of Hertford Town Council, attended the SG meeting in October 2020 in preparation for chairing the next Three Parishes Meeting, to be held in public and on Zoom.
- 6.9 Pre-meetings of PCs were also to be held immediately before the Three Parishes Meeting began so that each council had one vote on the proposed sites beforehand. This meeting of the Three Parishes was intended to allow the SG to take the site selections for housing forward to Regulation 14. It was advertised as any PC meeting would be and it was intended that any attending members of the public should speak briefly. The agenda became problematic as SMPC and GAPC put forward amendments to the proposals.
- 6.10 Presentation from Jacqueline Veater (JV) Consultant to the Neighbourhood planning (NP) group. Copy forwarded with these minutes and available on the Neighbourhood planning FB page, it will also be made available on the NP website.
- 6.11 JV explained that the NP needed to fit in with the East Herts Council District plan and was a way for S APC residents to inform the planning process. Following the presentation, the Public were invited to comment or ask questions.

How were the sites chosen? JV responded - the NP group had spent 2 years looking for sites, some were volunteered by their owners. They developed a set of criteria and sites were scored against these criteria. In addition, independent planning consultant AECOM examined the criteria and suggested one further site behind St Andrews church.

H6 Thames Water site in Amwell Lane Suggested 10 buildings, originally looked at 2-3 storeys, flats, or maisonettes not necessarily 10 individual properties.

A further comment was made about flooding issues in this area

- 6.12 At the next SG meeting the amendments agreed at the Three Parishes Meeting were supported: homes on Amwell Lane on the Thames Water site would not be higher than two storeys. It was also agreed after the

meeting that site NEW Two would not be taken forward – SAPC had wanted to retain this site in order to reduce the numbers at Sites K and L.

- 6.13 10 members of the public attended and their concerns related to site K, NEW2, H6, H7, H8, Site 29. Also sites 30a,36,37 and 38 and the issue of their being occupied during the completion of the NP. Their comments were responded to and noted for further discussion by the SG. Site NEW2, subsequently referred to as H6 was put suggested to the SG by Aecom but on further investigation was found to score badly as it interrupted the historic view of St Andrew's Church and involved access across land owned by a third party. The landowner has now withdrawn the site.
- 6.14 On November 11 2020 11 members of the public came to the SG Zoom meeting which some had mistakenly been told was a 'public meeting' rather than an SG meeting which was open to the public who were entitled to participate in the public forum. The questions that were put were answered by the SG Chair and other members of the SG with a map to help clarify further. Some hostile comments were made suggesting that members of the SG who were also Parish Councillors might have a conflict of interest. There were questions about why the view of the SG was the opposite of the response previously to the planning application for the site in Netherfield Lane. The answer is that SAPC had been instructed to find sites for 94 homes and this site seemed to be available, suitable and deliverable with some community advantage.
- 6.15 The SG confirmed that three out of four proposals put forward as amendments to the Three Parishes Meeting would be approved. Consequently, the design of houses to the West of Amwell Lane would be 1/2 storeys and not 2/3 storeys. It was agreed that the greenfield site sometimes referred to as the 'sheep field behind the church, NEW2 , would not be put forward. The third amendment referred to maximising locally affordable housing which the SG applauded and approved. However, Amendment 4 was asking the SG to protect the 'Almshouse' Field and that was not approved by the PCs nor the SG as it is a selected site with the inclusion of Community Housing.
- 6.16 Following the SG meeting on November 11th there was much activity on Facebook initiated by a group of residents from Netherfield Lane who began a petition that was signed by approximately 1,000 people who lived in all corners of the globe – and around 30 in the village. At the prompting of one of these residents the landowner of Site 11 was again approached and again asserted that as the Openreach lease continued until 2025 they did not know what the future beyond that would be.
- 6.17 There seemed to be concern amongst SAPC members that the selection of sites had not been objective. This concern was linked to the fact that

two councillors on the SG lived outside SA Parish. The legality of this was rechecked and a communication from the Chair of GAPC restated for the benefit of any doubters that the process for site selection was intentionally completely objective.

- 6.18 On January 7th 2021 Aecom's report on the site assessment was discussed at an extraordinary meeting on Zoom of SAPC as well as a commentary on it written by one councillor who asked for clarification on certain points relating to the initial critical sift not being clearly described and a few other concerns. These were responded to by members of the Housing Sub-Group who are also Parish Councillors. During the public forum three out of eleven members of the public spoke about the petition, to ask why a site on Kitten Lane wasn't being considered and why there were any plans to build on green belt land. In answer to these points we explained again about the need to keep within the Settlement Boundary or at least to sites that are adjacent to it. The reluctance of the SG to take land from the Green Belt was reiterated and the fact that permission will need to be sought from EHDC. The point was made again that the overwhelming requirement as revealed in the consultations was for affordable housing which means there has to be a sizeable site for the formula of 40% to be triggered.
- 6.19 Regrets were again expressed about the lack of face to face consultation but assurances were made that something would be done soon to make up for the postponed 2020 event. [The webinar took place a few weeks after this on March 1st 2021]
- 6.20 At the end of this meeting which had been called to approve the change made by the SG to the site selection following the Three Parishes Meeting, the opponents of the NP turned down the changes by one vote while there was one abstention.
- 6.21 Following this SAPC meeting a workshop was run by the consultant, Jacqueline Veater, to appraise SAPC members exactly how the SG had reached the situation they are in which was a stalemate preventing further progress. It was suggested that more technical help should be applied for from Locality to help to resolve the disagreements but that it should not be provided by Aecom.
- 6.22 The next meeting of SAPC was attended again by some of the same members of the public as well as Jonathan Trower who explained how the Baesh Alms Trust could be involved with a potential development at Netherfield Lane on Site K
- 6.23 The following is an extract from the minutes of that meeting:

138/21 Public Forum – Members of the public were invited to speak by the Chairman..

Jonathon Trower spoke about the history of the Baesh Alms Trust which is a charity that was set up to provide housing for those in need in Stanstead Abbotts. With support from the right developer 6 more affordable housing properties could be built.

There were eight members of the public present, three members of the public spoke on the Neighbourhood Plan (NP). Comments on the NP included concerns over the consultation going ahead during the COVID-19 pandemic, who paid for the AECOM report and the site assessment criteria. One member of the public felt the promotion of the Websters site at Netherfield Lane on Facebook by the NP group was biased and felt that Councillors should be impartial. One member of the public accused councillors on the NP steering group of not disclosing pecuniary (financial) interests, this was withdrawn by the member of the public due to a misunderstanding of what pecuniary interests are.

- 6.24 The SG met on February 10th 2021 and this meeting was attended by Cllr Joseph Dumont, (EHDC ward councillor for Stanstead Abbotts) two representatives of the owner of the large site in Netherfield Lane and 6 members of the public. The meeting included a Public Forum and 5 questions were put by members of the public. The first question had been answered previously but the questioner felt this had not been clear enough: why were we looking at provision of 118 homes when we only needed to provide 94 including those which had become occupied during the process? The meeting heard that some of the sites were going to be challenging to bring forward – it was better to have the capacity to allow for that. There was a very reasonable request for a larger scale version of the matrix than the one in the Aecom report which could not be read on-screen. There was concern expressed that future SG meetings would sometimes be working groups which would not include a public forum. The answer was that work had to be done more rapidly than was possible when the public forum was on the agenda. A fourth question was about how a resident could join the SG – they were asked to write to the SG outlining their particular interest and possible contribution to a sub-group. Finally there was a question about how the Co-op/Post Office had come to be selected as the centre of the village which was a vital sifting question. Measurements had been taken for this as well as the views of the community.
- 6.25 14 members of the public attended SAPC on March 4th 2021 and during the Public Forum there was criticism voiced about the SASMNP – in particular those present were opposed to the loss of green belt and asked the SG to reconsider other sites. Again concern was expressed that the public forum would not always be on the SG agenda – it was explained that when any significant decisions were due to be made there would be a public forum but not when the work to be done was just making progress with the administration work. Cllr Alex Curtis (who represented Great Amwell on EHDC) spoke to the meeting and stressed how vital it is that a NP is put in place to safe-guard against a considerable increase in

development in future. He was particularly anxious about the very large site being promoted by Catesby just south of the A414 and adjacent to site C which the SG does not wish to include in the selection.

- 6.26 Four members of the public attended SAPC Meeting on April 8th 2021 and there was concern expressed not only about the change to the SG Terms of Reference which was on the agenda – the new rule that the SG could meet as a working party without the attendance of the public – but again about development on Netherfield Lane. At the suggestion of one of the councillors it was agreed that a meeting would be held at the site and that residents adjoining the site would be invited to come and have their say to the key members of the Housing Sub-group. Because of the Covid rules numbers would be restricted to 30.
- 6.27 See 6.11 for a report of this meeting.
- 6.28 Intelligent Planning were commissioned by Aecom to report on what the Steering Group had done to develop the SASMNP. This was presented for discussion to SAPC in..... and it was agreed that the immediate necessity was to find out what the view of residents was – ie we should progress as soon as possible to Regulation 14.
- 6.29 Recently there has been less activity on the Neighbourhood Plan. Aecom were asked to provide the Strategic Environmental Assessment which took several months and delayed the plans we had for a Spring Regulation 14 Consultation. This plan was completed in April 2022 and presented to Parish Councillors

APPENDIX 1

MEETING on November 25th 2016

STANSTEAD ABBOTTS NEIGHBOURHOOD PLANNING

Attendance and Information Record

Name, address and e-mail	Please tick if you work in SA	Would you be willing and available to help with the creation of a Neighbourhood Plan? (Y/N)	If you are able to help – state briefly what you would be able and willing to do. eg <ul style="list-style-type: none"> • Project leader and co-ordinator • Finance / grant applications • Maps, plans, draftsmanship • Research and evidence gathering • Questionnaires • Communications and liaison 	Please comment on the idea of Stanstead Abbots and Stanstead St Margarets working together on a Neighbourhood Plan or on two Neighbourhood Plans
Hilary Cook hycullensage @live.co.uk 6F, Cheselfields	/	Y	Sit down & talk to people / contact survey etc	?
Corinna Hartwig Clare Ewing Angela Barrett			sent apologies - said she was interested	

Julia W

- Main areas of experience
- Facebook Groups
 - Community consultations/events
 - District policies research
 - Project planning
 - Grants

APPENDIX 2

Below is a report of that meeting:

'YOUR VOICE COUNTS'

STANSTEAD ABBOTTS VILLAGE PLAN - FIRST MEETING OF THE STEERING COMMITTEE 25 NOVEMBER 2016

Out of a population of nearly 1,500, it was disappointing that only 11 people attended the meeting held in the Parish Hall to discuss the District Plan for the future of Stanstead Abbots.

Hosted by the Parish Council and chaired by Julia Davies we were told that now was the residents opportunity to research and discuss the future of our village with regard to publishing a Village Plan to safeguard the future of Stanstead Abbots and the surrounding area.

Samples of other District Plans were passed around to give us an idea of the sort of thing we need to be working towards and the general feeling was that this is an ideal opportunity to engage the whole community in having their say in how they see the future of Stanstead Abbots developing over the coming years.

With this in mind, it was agreed that we would man a survey outside the Co-Op on a Saturday in January where villagers would be asked their views on future developments etc.

Having completed a brief questionnaire we were asked by Julia if we would like to form the Steering Committee that would liaise with the Parish Council as to how the District Plan would operate. All those in attendance agreed to serve and decided that to make it more personal to the whole of our village we would call it the Stanstead Abbots Village Plan.

Plans are underway to create an eye-catching logo that will be used in all publicity to ensure that all residents of our community know that these plans and proposals are their chance to have a say as to what happens in our village in the future.

If you would like more information on the Stanstead Abbots Village Plan or the country-wide District Plan in general then contact:

jwitting@stansteadabbottsparishcouncil.gov.uk or <http://consult.eastherts.gov.uk>

DO get involved – Have YOUR say – This is YOUR Village – It's up to YOU!

APPENDIX 3

Below is the subsequent survey:

COMMUNITY NEEDS SURVEY

Stanstead Abbots Parish Council and others interested in our future plans are asking people in the village what they would like the village to be like in the future. We want to enshrine the best ideas in a Neighbourhood Plan which will require input from everyone who lives or works in Stanstead Abbots. Thank you for taking part.

If you would like to help please e-mail juliadavies890@btinternet.com

HOUSING	YOUR COMMENTS
Do we need more? What kind? Where should it be built?	
HEALTH CARE Is it adequate? What could be improved?	
EMPLOYMENT Is there enough in the village? Where could there be more? Type of employment Sites around the village	
PUBLIC TRANSPORT What do you think about the train service? How satisfactory are the buses?	
LEISURE Are our young people well catered for? What else could we offer? Where? Are there enough leisure facilities for older people?	
EDUCATION	

How satisfied are you with the options available to young people in the village?	
--	--

You may wish to give your name and contact details here:.....

The above was a hand-out for the table outside the Co-op and was updated and improved for wider distribution in shops – see over the page:



IF YOU WANT TO HAVE YOUR SAY ON THE FUTURE OF OUR VILLAGE, THEN COMPLETE THIS QUESTIONNAIRE!

Stanstead Abbotts Parish Council is asking **YOU** what **YOU** would like **YOUR** village to be like in the future. From **Housing, Schools, Businesses, the Environment** and everything that makes Stanstead Abbotts special, we want to make sure **YOUR** views are included in the Village Plan. Please complete the questions below and either hand your completed form into **The Village Pharmacy** by **Friday 21st April 2017** or telephone **Julia Davies** on **01920 877633** who will arrange for it to be collected.

HOUSING	YOUR COMMENTS
Do we need more? What kind? Where should it be built?	
HEALTH CARE Is it adequate? What could be improved?	
EMPLOYMENT Is there enough in the village? Where could there be more? Type of employment Sites around the village	
PUBLIC TRANSPORT What do you think about the train service? How satisfactory are the buses?	
LEISURE Are our young people well catered for? What else could we offer? Where? Are there enough leisure facilities for older people? Have you used facilities at St Margaretsbury?	
EDUCATION How satisfied are you with the options available to young people in the village?	

If you have any other points you wish to raise, please write them on the back of this questionnaire. You may wish to give your name and contact details here:.....

APPENDIX 4

Revised version of the initial survey

APPENDIX 5

Community Surveys – Summary of reach

December 2017 Survey - X launch surveys were completed, providing feedback on housing, community amenities and employment, transport and schools.

HOUSING SURVEY RESPONSES

HOUSING	YES	NO	DON'T KNOW
Do we need more?	41	64	1

TYPE:

- Family Homes
- Starter Homes for young local families
- Bungalows
- Affordable Housing
- 2 & 3 Bed Houses
- 4 Bed Houses
- Low Rise Flats
- Mixture
- Permanent Moorings on River Lea
- Part Rent/Part Buy
- Eco Friendly

COMMENTS:

- No obvious sites without using Green Belt
- Infrastructure needs to improve first to sustain more housing
- No flats
- Retired/Sheltered accommodation
- Build near train station
- Brownfield sites
- Netherfield Lane
- The Folly
- Lower Road
- Chapelfields
- Gilston should provide sufficient homes without the need to build in Stanstead Abbots

THE VILLAGE NEEDS YOUR SUPPORT



**NEIGHBOURHOOD
DEVELOPMENT PLAN**
your village - have your say

HAVE YOUR SAY

**FIND OUT WHAT IT IS ALL ABOUT BY
DROPPING IN ON ONE OF OUR ...**

OPEN DAYS

Wednesday 14th November, 11am-3pm, Folly View Community Hall
Wednesday 14th November, 6-9pm, Nigel Copping Community Hall
Saturday 17th November, 11am-3pm, Stanstead Abbotts Parish Hall

sa.neighbourhoodplan@gmail.com
www.stansteadabbottsneighbourhoodplan.uk

**ON LINE SURVEY SUBMISSIONS VIA THE
ABOVE WEB SITE**

Neighbourhood Plan Survey

Website: www.stansteadabbottsneighbourhoodplan.uk

Facebook Group: www.facebook.com/groups/392525967789735/

Email: sa.neighbourhoodplan@gmail.com

* Required

1. Email address *

Welcome to the Stanstead Abbots & St Margarets Neighbourhood Plan Survey

Dear Neighbour,

By completing this survey you have a unique opportunity to influence the future development of Stanstead Abbots & St Margarets. Your responses form part of a wider consultation process which will inform the creation of a 'Neighbourhood Plan' - this plan is a formal document which will be provided to East Herts District Council on behalf of the villages.

The survey has been developed by members of the Neighbourhood Planning Committee. It details aspects of the villages that are most highly valued - and we need your views on how best to protect and enhance them. We live in such a beautiful area, which is rich in nature and a built environment of communal spaces that we all enjoy (e.g. playgrounds, open fields and the riverside). There are challenges too; in particular traffic, parking and increased pressure for housing developments on green field sites.

Change and growth is inevitable - we know how considerably the villages have evolved over time! The Neighbourhood Plan is not about stopping development, but ensuring that we have a voice in directing the needs and aspirations of our community. Once approved, the Neighbourhood Plan has legal weight in setting out what development is acceptable to those of us living in the villages. In conjunction with the East Herts Local Plan, it will be used in assessing planning applications and any ecological recovery work in the villages.

Please complete this survey and encourage others to do the same. The more responses we receive, the greater weight our Neighbourhood Plan will have. (If you complete the online survey, please do not also complete a paper copy).

About You

We follow the Data Protection Act at all times when asking for and handling your information. Personal data will be used only for the purpose which it has been collected. Your responses are treated confidentially and will be disclosed anonymously if any comments are included in the final Neighbourhood Plan (e.g. if used as a quote).

2. What is your postcode? *

3. What is your age? *

Mark only one oval.

- Under 16 years
- 16 - 19 years
- 20 - 29 years
- 30 - 39 years
- 40 - 49 years
- 50 - 59 years
- 60 - 74 years
- Over 75 years

4. How long have you lived in the village(s)? *

Mark only one oval.

- Less than 1 year
- 1 - 2 years
- 3 - 5 years
- 6 - 10 years
- 11 - 20 years
- Over 20 years
- Entire Life

5. What is your work status? *

Mark only one oval.

- Full-time Employed
- Part-time Employed
- Self-employed
- Student
- Looking after home/ family
- Unemployed
- Retired
- Other

6. Does anyone in your household work in the village(s)? *

Mark only one oval.

- Yes - every day
- Yes - some days
- No

7 If anyone in your household works outside the village(s), which location do they work in? *

If there are multiple commute locations for your household, please select the location most frequently travelled to.

Mark only one oval.

- NOT APPLICABLE
- Bishops Stortford
- Harlow
- Hertford
- Hoddesdon
- London
- Other - Cambridgeshire
- Other - Essex
- Other - Hertfordshire
- Other

8. What type of house do you live in? *

Mark only one oval.

- Detached House
- Semi-detached House
- Terrace House
- Flat
- Boat, Caravan or Temporary Structure
- Other

9. What is the status of your house tenure? *

Mark only one oval.

- Owner Occupied
- Rented from Council or Housing Association
- Rented from Private Landlord
- Old People's or Care Home
- Other

10. Is anyone in your household permanently sick or disabled? *

Mark only one oval.

- Yes
- No
- PREFER NOT TO DISCLOSE

11. Do you want to save your answers and quit for now? *

You can return to complete the survey at a later date/ time.

Mark only one oval.

- Yes *Stop filling out this form.*
- No

Heritage & Community

Stanstead Abbots Local History Society (SALHS) are the custodians of facts and stories about the people who've occupied this land for over 8000 years. We are privileged to live amongst many sites of great historical importance; including listed buildings, unseen archaeological sites and the prime (or 'Greenwich') meridian line which passes through our village.

For more information visit: www.salhs.org.uk

12. How important is it to preserve our heritage? *

Mark only one oval.

	0	1	2	3	4	5	
Not Important	<input type="radio"/>	Critically Important					

13. What do you like most about living in the village(s)? - select all that apply *

Check all that apply.

- Always lived here
- Access to major routes
- Close to family/ friends
- Close to place of work
- Common & open spaces
- Lovely countryside
- Village atmosphere
- Other: _____

14. If you were not born here, what attracted you to move to the village(s)? (optional)

15. Do you want to save your answers and quit for now? *

You can return to complete the survey at a later date/ time.

Mark only one oval.

- Yes Stop filling out this form.
- No

Housing & Development

East Herts District Council have stated in their Local Plan that the villages need to find room for 94 new homes between now and 2030. These can be individual houses, a number of small developments (less than 10 houses) or large developments. Within our Neighbourhood Plan, we can define where these houses should be built, what types of housing we need, who needs them and their desired tenure.

For more information visit: <https://www.eastherts.gov.uk/districtplanexamination>

16 Why do you think most people leave the village(s)? - elect all that apply *

Check all that apply.

- Available housing is too expensive
- Available housing is too large
- Available housing is too small
- Catchment area for schools
- Family or relationship reasons
- Lack of housing
- New work opportunities
- Public transport is a problem
- Unhappy with changing village environment
- Other: _____

17. What types of home are most needed? *

Mark only one oval per row.

	Least Important	Fairly Important	Important	Critically Important
Flats/Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Starter Homes (1-2 bedrooms)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family Homes (3-4 bedrooms)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Council or Housing Association	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shared Ownership	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Old People's or Care Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

18. What is your preferred number of homes per new development? *

Mark only one oval.

- Individual homes only
- 2 - 10 homes
- 11 - 20 homes
- 21 - 50 homes
- 50+ homes
- No development

19. Where would you prefer new developments to be located? - select all that apply *

Check all that apply.

- Infill existing housing (e.g. dividing homes into multiple units or subdividing current lots)
- Previously developed Brownfield Land (e.g. old, disused industrial or commercial land)
- Green spaces between existing developments (e.g. parks, allotments or cemeteries)
- Green spaces outside existing developments (e.g. Green Belt Land which is currently protected)

0 a features would you want any new development to have? - select all that apply

Check all that apply.

- Communal space
- Electric charging points
- Energy efficient buildings
- Green roofs / walls
- Private amenities (e.g. garden, balcony, gym)
- Off-street parking
- Secure cycle storage
- Sympathetic landscaping
- Wildlife 'safe spaces' (e.g. boxes for birds or bats)
- Other: _____

21. What village facilities and amenities need to be improved either now, or by 2030? - select all that apply *

Mark only one oval per row.

	Not necessary	Needed Now	Needed by 2030
Art/Creative spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Green spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Play grounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schooling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewage, draining & flood defences	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wifi hotspots	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

22. If there are any locations you consider suitable for a new housing development, please share your suggestion. (optional)

Where possible, give a grid reference (www.gridreferencefinder.com), description of the area and the reason for your suggestion.

3 Please share any other concerns you have about housing development in the village(s) - including areas you think should be protected. (optional)

24. Do you want to save your answers and quit for now? *

You can return to complete the survey at a later date/ time.
Mark only one oval.

Yes Stop filling out this form.

No

Transport

How we travel from place to place has a huge impact on our every day lives. Understanding your preferred means of transport and village commuting patterns will help identify priority areas for improvement.

25. How do you travel for...? *

Check all that apply.

	NOT APPLICABLE	Bicycle	Bus	Car	Mobility scooter	Motorbike	Train	Taxi	Walk	Other
Work	<input type="checkbox"/>									
School	<input type="checkbox"/>									
Leisure	<input type="checkbox"/>									

26. Are you happy with the village bus services? *

Mark only one oval.

Yes

No

Other: _____

27. Are you happy with the village train services? *

Mark only one oval.

Yes

No

Other: _____

8 a would encourage you to walk or cycle more around the village? - select all that apply *

Check all that apply.

- NOT APPLICABLE
- Better pavement surfaces
- Better condition road surfaces
- Better street lighting
- Less parking on pavements
- Lower speed limits for motor transport
- More and better connected cycle routes
- More pedestrian crossings
- More street furniture (e.g. benches)
- New pavements where there are none
- Routes cleared of vegetation
- Separation of cyclists from motor transport
- Wider pavements
- Other: _____

29. Would any of the following encourage you to drive cars less in the village? - select all that apply *

Check all that apply.

- NOT APPLICABLE
- Car pooling / car share schemes
- Improved ease of cycling
- Improved ease of walking
- More frequent buses
- On-demand or community buses
- Real-time bus passenger information
- 'Walking bus' for school journeys

30. Would you support any of the following proposals? - select all that apply *

Check all that apply.

- A pedestrian and cycle-friendly layout at Amwell Roundabout
- Improved, and better enforced, vehicle weight restrictions through Stanstead Abbots high street
- Improved traffic calming and speed reductions in/around Stanstead Abbots
- Traffic lights operating at peak times at Amwell Roundabout

1 If a new site is identified for off-road parking, how far are you prepared to walk into the village? *

Mark only one oval.

- NOT APPLICABLE
- 0 - 50 metres
- 50 - 100 metres
- 100 - 200 metres
- 200 - 400 metres

32. Do you want to save your answers and quit for now? *

You can return to complete the survey at a later date/ time.

Mark only one oval.

- Yes Stop filling out this form.
- No

Nature & Wildlife

The East Herts Council is being encouraged by The Wildlife Trust to create 'Nature Recovery Map', which would detail local wildlife and how they can be reconnected or expanded. To embed such considerations within our Neighbourhood Plan, we need to understand what you value about our green spaces and where better protection is needed.

For more information visit: www.wildlifetrusts.org/nature-recovery-network

33. How important is it to protect the following green spaces? *

Mark only one oval per row.

	Least Important	Fairly Important	Important	Critically Important
Allotments (private)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allotments (public)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bridleways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business areas (e.g. the Maltings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cycle paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog friendly areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farmland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fisheries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Footpaths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Meadow next to village play ground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor gym equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnic areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Play grounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Green Belt	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tow path	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street furniture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Woodlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wetlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4 a could we do to ensure our green spaces are used more? (optional)

35. What should be prioritised to improve the quality of our green environment? - select all that apply *

Check all that apply.

- Better advertisement / promotion of village amenities
- Better care for trees and hedgerows
- Better enforcement for dog fouling
- Better enforcement of penalties fly tipping and littering
- Better signs for paths and points of interest
- More accessibility measures for the disabled and elderly
- More recycling facilities
- Planting more trees, shrubs and flowers
- Reducing noise and light pollution
- Traffic calming measures (to address any air pollution)
- Other: _____

36. Do you want to save your answers and quit for now? *

You can return to complete the survey at a later date/ time.
Mark only one oval.

- Yes *Stop filling out this form.*
- No

Leisure & Recreation

Leisure and recreation facilities encompass... formal and informal sport space, community halls, entertainment areas, cultural activities, schools and nurseries, health care (doctors and dentists), meeting places and places of worship.

For more information on local clubs see: www.stanstead-abbotts-online.co.uk/social.html

7 How do you find information about what's happening in the village(s)? *

Check all that apply.

- Facebook groups
- Parish Council website
- Parish magazine
- Noticeboards
- School newsletter
- Shop windows
- 'Stanstead Abbots Online' website
- Word of mouth
- Other: _____

38. Are you aware, and do you participate, in the following village activities? *

Mark only one oval per row.

	No	Yes - Aware	Yes - Participate
Aerobics / Pilates	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Amwell Society	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Badminton	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ballet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ceilidh Society	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cricket	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Evergreens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fishing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Football	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Great Amwell Women's Club	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hertfordshire Health Walks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Irish Dancing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local History Society	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mad Chatters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Meditation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Merry Widows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rugby	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sailing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scouts / Brownies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Slimming World	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Table Tennis	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tap	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Village Club	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking Groups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Whist Over 60's	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9 Which facilities are most important to the village? - select all that apply *

Check all that apply.

- Allotments
- Cafe
- Community Centres
- Grocery Store
- Health Facilities
- Local business (employment)
- Nature Reserves
- Nurseries
- Pharmacy
- Places of Worship
- Play Grounds
- Post Office
- Primary Schools
- Pubs
- Recreation Grounds
- Restaurants
- Shops
- Village Club
- Other: _____

40. What else could be improved about the village? (optional)

41. Do you want to save your answers and quit for now? *

You can return to complete the survey at a later date/ time.
Mark only one oval.

- Yes Stop filling out this form.
- No

Further Information

42. Would you like to be kept informed about progress?

Mark only one oval.

- Yes
- No

43 **Would you like to volunteer or join a focus group to give further input?**

Mark only one oval.

- Yes
- No
- Maybe

44. **Full Name (optional)**

45. **House Name or Number (optional)**

46. **Phone Number (optional)**

A copy of your responses will be emailed to the address you provided

Powered by
 Google Forms



APPENDIX 7



Neighbourhood Plan Community Consultation Report

Stanstead Abbotts,
St Margaret's, and
The Folly

December 2018 Survey - across the three villages included in the designated area, 537 people responded to the survey, either online or via the paper survey, representing a X% response rate.



There was a good coverage of responses from across all village postcodes.



FIGURE 1 - SURVEY RESPONSES

While there was a spread of responses across adult age groups, most people responding were between 30-59 years of age, with no respondents under the age of 20.

FIGURE 2 - AGE OF RESPONDENTS

Over half of respondents (55%) had lived in the village for 11 years or more, with 8% having lived in the village for their entire lives

Respondents were primarily in full-time (36%) and part-time (12%) employment or retired (36%). Some were self-employed (9%) or looking after home-family (4%).

Of the working population, 67% worked outside the village. With 39% of that group commuting to London and 34% commuting outside Hertfordshire. The most common local commutes to work were Hertford (8%), Hoddesdon (7%), Ware (7%) and Harlow (4%).

Of those who work in the village, 75% of people work some or most days from home with the remaining 25% working from business premises.

84% of respondents owned their homes. Of those renting, 50% were contracted via private landlords and 48% via the council or a housing association.

The unemployed (0%) and student (1%) populations were under-represented.

Keeping in touch with the community

As part of the principle survey, people indicated how they had heard about the neighbourhood plan and the survey, and how they wanted to be kept informed or get involved.

- i. Most common communication methods:
 - Most people are informed via the Parish magazine (72%), Facebook groups (65%), and word of mouth (65%).
 - Some people also use village noticeboards (39%) and Shop Windows (35%).
 - A small group look at Websites (14%) and School newsletters (9%).
- ii. Further Information:
 - 381 people (71%) wanted to be kept informed of progress.
 - 93 people (17%) wanted to volunteer or join a focus group:
 - Natural Environment (65 people)
 - Community (51 people)
 - Housing & Development (41 people)



Launch Survey: Summary of feedback

Feedback from the launch survey by theme was as follows (note: written comments represent individual views not a majority opinion):

	Question	Yes	No	Don't know
Housing	Do we need more?	41	64	1
Health care	Is it adequate?	48	41	5
Employment	Is there enough in the village?	43	18	27
Leisure	Are young people catered for?	23	46	
	Is there enough for older community?	24	21	
	Have you used St Marg'bury facilities?	18	17	
Education	Are you satisfied with the options available?	45	17	29
Public transport	Good	Bad	Reasonable	Don't use
	51	45	16	14

It was felt that if more housing were built in the village, development should prioritise affordable family and starter homes or flats, including part rent/buy and sheltered accommodation, with eco-friendly buildings. While brown field site



development was preferred, it was recognized that there were few options within the village.

If the village were to expand, it was felt that infrastructure would also need to be developed, including a small health centre that offered full time access to a GP and nurse, mobile screenings, and a chemist that was open on Sundays.

It was felt that employment opportunities could be improved through more apprenticeships for young people and facilities to encourage more tourism. Some felt the village was not large enough to support more employment and the traffic that would come with it, fearing expansion would result in loss of the village feel.

For those using public transport, buses were too infrequent and did not include a route to Harlow Town train station. New buses with Wi-Fi were a popular request.

For train users, engineering works were a problem for those using trains at weekends, with trains from London not running late enough into the night. Cancellation of trains were common making it difficult for children getting to school, as well as people commuting into London for work. Longer and more frequent trains at rush hour were a common request, with a faster rush hour trains making fewer stops.

There were mixed views on the quality of leisure facilities provided. The St Margaretsbury centre could be improved with astro-turf pitches, cheaper tennis, and adding a gym. Better clubs with café and crèche could be provided, including a youth club with pool tables, basketball and video games, and a disco, theatre and drama, cinema and a choir. It was felt that the Meadow was wasted space and could include a skate park.

Existing schools were felt to be at full capacity with no possibility for expansion; families were already having to send their children to schools outside of the village. It was felt that the village needed a school that was not a church school.



Principle Survey: Summary of Feedback

The principle neighbourhood plan survey was conducted between August – December 2018. Below is the feedback against each of the five themes of the consultation process.

Housing

83% of survey respondents wanted to see more affordable or starter homes, with the majority (89%) feeling that these should be to buy rather than to rent (49%).

More than half of respondents (62%) wanted more family homes - 2-3 bedroom properties. 16% wanted to see more 1 bedroom properties for first time buyers, with 20% wanting to see more 4 bedroom properties.

Most people feeding back wanted either semi-detached (61%) or terraced (38%) houses, with 25% of people wanting more detached housing. Bungalows (23%) and flats (24%) were also seen as necessary, with 11% identifying a need for more live/work units (homes that can be adapted as paces of work).

Age of survey respondents

Respondents felt that new developments should incorporate the following features:

- Sympathetic landscaping (70%)
- Energy efficiency (69%)
- Off-street parking – communal (65%), private (61%)
- Wildlife safe spaces (60%)
- Private amenities (e.g. garden, balcony) (59%)
- Discrete off-street bin storage (57%)
- Communal spaces (47%)
- Electric charging points (36%)
- Secure cycle storage (24%)
- Green roads (21.6%)



Transport

The most common forms of commuter and leisure transport in the village are car (65%) and train (42%). For school runs, cars and walking are popular.

Survey respondents called for the following priority transport improvements:

More frequent and reliable bus services, particularly at weekends and evenings, with cheaper fares, cleaner and more modern electric/hybrid buses with electronic displays and contactless payment. Bus stops should also be cleaner and better maintained.

Train users wanted to see several improvements to the services provided, with dissatisfaction with the reliability of trains and over-crowded carriages at peak travel times.

Respondents also wanted to see:

- A fast service through to Tottenham Hale and later running trains at weekend
- Cleaner, better quality carriages with working air conditioning and clearly labelled disabled access carriages
- Station improvements, including longer ticket opening hours, more reliable ticket machines, a warmer waiting room with toilet facilities, a bridge over the tracks more in keeping with the feel of the village and cheaper parking
- Improved communications about trains and more efficient timing of the level crossing

Roads

87% of survey respondents supported stricter and better enforced vehicle weight restrictions through Stanstead Abbots high street.

71% supported the introduction of improved traffic calming and speed reductions in/around Stanstead Abbots as part of improving safety and air quality (particularly with walking being one of the main ways people take their children to school).

On Amwell Roundabout, 67% supported the introduction of traffic lights at peak times to manage traffic flows better, with 42% in favour of a more pedestrian and cycle-friendly layout at the roundabout.



Natural Environment

Respondents indicated the most important spaces to protect were as follows:

- Green area beside Jolly Fisherman and river
- St Andrews School Field
- Kitten Lane Wood & Wildlife Site
- St Margaret's bury recreation ground
- Green areas alongside River Lee towards Rye House
- Meadow behind village playground
- Other areas to protect that might not have been considered:
- Coppell Lane & Holly cross Road all fields and woodland
- Cats Hill
- Chapel fields green space
- Easneye
- French & Jupps field
- Granary green space
- Land being considered for quarry site
- Lawrence Avenue green space
- Marsh Lane field next to Scout Hut and 'gravel pits' site
- Netherfield Lane field behind Alms houses
- Sanville Gardens green space
- Stanstead Innings
- St Margarets Woodland off Hoddesdon Rd/ St Margarets Rd
- St Margaretsbury fields and woodland
- Village playground areas
- Numerous comments that all Green spaces should be protected

Survey respondents fed back that they would welcome the following improvement to the green environment (listed in priority order):

- Better enforcement of penalties fly tipping and littering (92%)
- Better enforcement for dog fouling (72%)



- Better care for trees and hedgerows (64%)
- Planting more trees, shrubs and flowers (63%)
- Reducing noise and light pollution (53%)
- More recycling facilities (42%)
- More accessibility measures for the disabled (38%)
- Better signs for paths and points of interest (35%)

95% of respondents supported all forms of protecting wildlife & green spaces, in particular:

- Protecting against degradation of natural habitats
- Ensuring against loss of wildlife habitats through development
- Improvements to natural habitats and biodiversity

12 residents reported experiencing flooding in the village, particularly on Capell Lane, Marsh Lane, Netherfield Lane, car park and playground, Miller's Lane and Hoddesdon Road. While much of the village is in floodzone 2/3, much of the flooding experienced has been due to poorly maintained drainage systems taking surface water.

Heritage

94% of people responding to the survey believed it was very or extremely important to preserve the heritage of the village, with the following seen as priority (listed in priority order):

- Public buildings (e.g. halls & churches),
- Attractive old cottages & houses,
- Public art (e.g. memorials),
- Structures associated with the river/ railway (e.g. bridge).

Community, Leisure and recreation

The survey also asked people living in the village about how they used their environment for leisure and recreation. The most valued aspects of village life were listed as:

- Access to the countryside and waterways (60%)
- Rural character of the area (45%)



- Open and green spaces (36%)
- Easy commute (21%)

When asked what would make them think about leaving the village, respondents stated: (listed in priority order):

- Over-development and aggressive / large building programs
- Increase in anti-social behaviour and crime
- The introduction of a nearby quarry
- Change to life/ family circumstances
- Cost of housing or lack of affordable housing
- Traffic congestion and speed
- Loss of village identity and sense of community (e.g. becoming a town)
- Loss of green spaces and surrounding countryside
- Increased risk of flooding

72 people responding to the survey would like to see more childcare and nurseries (0-4 years), with 37 wanting more allotment space. Respondents also thought that the village would benefit from more:

- Health facilities
- Parking
- Art/ Creative spaces
- Tourist Accommodation

Respondent opinion was divided on whether there was a need for more shops or sports facilities in the village (i.e. depending where/if new housing developments were built)

The 'Assets of Community Value' question confused most respondents, but feedback suggests that the main assets valued are:

- Allotments
- Alms houses
- Churches
- Heritage sites
- Nigel Copping community centre



- Old St Margaretsbury & Buntingford railway line
- St Andrews old school house
- St Margaretsbury recreation ground
- Village pubs and social clubs
- Yacht/ boat clubs

Community open days

Three open days were held in November 2018 in each of the three villages included in the neighbourhood plan designated area: The Folly, Great Amwell; the Nigel Copping Centre in St Margaret's; and the Parish Hall Stanstead Abbots.

The events were structured to enable the community to understand the neighbourhood planning process and what was expected and to engage on the five core themes:

3.10. Housing

3.11. Transport

3.12. Heritage

3.13. Natural environment

3.14. Community, leisure and recreation

“A very well put together exhibition – very clear and most helpful presenters”

78 people attended the three open days: 12 at Folly View, Great Amwell; 24 at the Nigel Copping Centre, St Margaret's; and 42 at the Parish Hall in Stanstead Abbots.

“A very informative public consultation. Well advertised around the village. Let's hope they listen to us!”

Overall, people found the open days' worth attending. Feedback showed that the events were very informative and professionally organized, with knowledgeable volunteers and thought-provoking materials.



Open day feedback trends

“Infilling is in my opinion the only way to sympathetically increase housing in the village. We would be making a huge mistake creating yet another estate which has poor amenities and doesn’t form part of the fabric of the village. There are plenty of places to infill the village and utilise brownfield development land. Quite why the development down Netherfield Lane wasn’t approved I don’t know but sites like these should be taken advantage of rather than building on our rapidly decreasing green belt. Speaking as a young person of the village, we do not want our countryside blighted by more shocking developments like the future developments like Harlow North. We should take this housing requirement not as an obligation we are required to fulfil, but rather as an opportunity to improve our village looks. The young want housing that is architecturally homogenous and that fits with the style of the village whilst also being eco-friendly. We should not use this as an opportunity to dump a whole bunch of housing in a field to fulfil a quota imposed on us from above powers.”

Housing

Transport

Heritage

“We need to protect the Heritage of the village. There is so much in this village that the next generation needs to appreciate.”



Natural environment

Across the three open days, 73 people shared what they valued and wanted to protect about the surrounding natural environment, leaving 120 comments about green spaces, trees, views, wildlife and flooding. (See Appendix X.)

Feedback from the community shows the extent to which the natural environment is valued and embedded into people's lives, and that villagers are keen to protect the rural nature of the village for future generations.

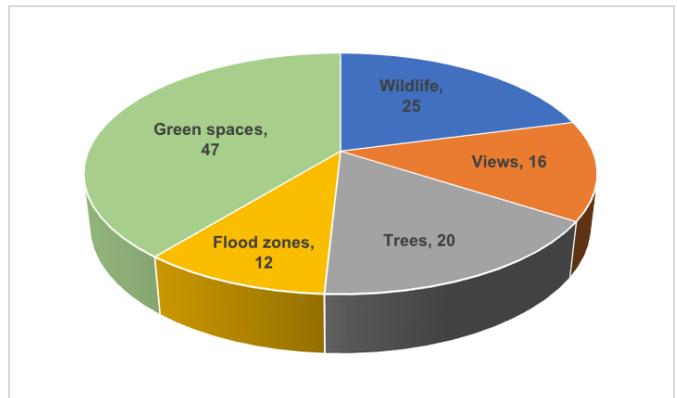


FIGURE 2 - BREAKDOWN OF COMMENTS ON THE NATURAL ENVIRONMENT

Based on the areas of importance marked on the map of the village designated area, the following spaces are important to protect from any further development:

- Wetlands north of the high street
- Kitten Lane and the fields above
- The fields behind the Alms houses
- Along the river
- Green spaces within housing estates south of Station Road
- The school playing field

For

“Can we plant a new community woodland behind the Alms Hoses to give people a new place to walk and enhance the lungs of the village for clean air?”

families living on more modern estates, for example on Lawrence Avenue, the

“ St Abbots, St Margarets and the folly have many beautiful pieces of woodland and landscaping which need to be preserved especially the rural aspects of the village, meaning we find ourselves as the last piece of green belt barrier from the ever encroaching approments of London and all that entails. The nature reserve in Amwell lane is particularly important”



small areas of green space incorporated into these densely built up areas are a priority for protecting from further development, so that playing areas are not lost. Also, for these households, the views of the river and green spaces from the houses are something that should be protected.

Several rare and endangered species of animals and plants are found in the village and surrounding green belt, including orchids, great crested newts, gold crests, kites and owls. Villagers recognized the importance of protecting and enhancing the existing green belt to protect species and encourage further biodiversity and saw further development of the villages as an opportunity to plant new, repair hedges, protect mature, ancient and venerable trees and improve footpaths and bridle ways.

“Trees and hedgerows need to be protected and more planted to reduce noise and pollution”

As pollution from the volumes of traffic passing through the village was a problem, planting more trees was part of the solution for improving air quality along with traffic restrictions and calming measures.

“I would not want to see any extra buildings especially on noted green areas that were created when the new estate was created and building to restrict my current view of the river which I love looking at “

While villagers accepted that the area needed to develop, there were concerns that the village would slowly lose its rural feel and become gradually absorbed into surrounding towns and London. Those attending open days were worried that views across the green belt would be lost as new housing is built. Because much of the village is designated flood zone 2 & 3, there was a concern that the green belt surrounding the village would be built because of too few sites within the village boundary, extending the existing boundary of the village.

Community, Leisure and recreation

“I have lived in the Village all my life and have always enjoyed walks and nature. I also feel that if there are to be more dwellings then we need to make sure that there are more provisions for people living here i.e. doctors, schools act”



Call for sites

When asked about where new developments should be located, most people felt strongly that new developments should be located on brownfield land (79%) or infilling spaces within existing built-up area (56%). Only 4% of people are in-favour of building on Green belt land.

- Field North behind St Andrews Church - smallish housing with horseshoeshaped end to Chapel fields with central communal space
- Land along Amwell Lane which has been left for far too long. Could be planted with trees to create a woodland amenity
- Netherfield Nursery Netherfield Lane Housing
- One acre to the rear of Highfield cottage, suitable for high quality development of period housing
- Rear and side of 7 Amwell Lane (semi)
- Rear of the Thai restaurant
- Stanstead Bury Farm, Small number of houses for rent in farmyard area
- Village Playground - Flats, Botton Marsh Lane/Old Factory Units which could exit onto A414, Past St Andrews Church by entrance to Christian College, Factory units at entrance of Lawrence Avenue - 10 houses or extend Lee Close, you can't take green space from greenhouse existing developments these are part of earlier planning process
- Wits End, Netherfield Lane - large garden
- Wits End, Netherfield Lane - small number of homes

Locations residents consider suitable for a new housing development...

- Amwell Lane: From pump house to pond, Land near the railway
- Cappell Lane: Gap in housing at end of road (opposite All Nations), Land between church and Warrax Park
- Chapelfields: Adjacent fields that extend along Hunsdon Road
- Church: Sell and redevelop one of the two churches
- Farmland west of Hunsdon Road North of Trotters Gap
- Fields used for, and opposite to, car boot sale
- Granary: Empty land towards Sanville Gardens



- Highfield Cottage: Land at rear
- High Street: Convert empty shops into housing
- Hillside Farm: Field
- Hoddesdon Road: Old Factory between the church and A10 flyover; Empty site with bungalow c. 300 yards from church
- Hollycross road: Adjacent field
- Malfings: Conversion of units into flats
- Marsh Lane: Field near Scout Hut, Old industrial units, Ambler House field
- Netherfield Lane: Field behind Alms houses, Weblight building, Websters brownfield site
- Nigel Copping Centre: Field behind
- Quarry land: Housing preferable to the proposed quarry
- Roydon Road: Land before A414 junction, David Websters site
- St Andrews School: relocate the school and develop on that site
- St Margaretsbury: Field opposite The Folly
- Station Road: Empty /dilapidated house next to level crossing, Disused land next to Hertford bound railway platform
- Telephone Exchange (next to railway station)
- The Spinney: Re-vamping run down area





Stanstead Abbots and St. Margaret's Neighbourhood Plan

Business Survey - March 2019

By completing this survey you have a unique opportunity to influence the future development of Stanstead Abbots & St Margarets. Your responses will form part of a wider consultation process, which will inform the creation of a 'Neighbourhood Plan' – this plan is a statutory document, which will eventually form part of the Development Plan for East Herts District.

We need both residents' and businesses confirmation that we have this right and this consultation will help us to achieve that objective.

Members of the Neighbourhood Planning Committee have prepared the survey. It sets out to help us identify those aspects of the villages that are most highly valued – and we need your views on how best to protect and enhance them. We work in an area, which is rich in nature and contains many communal spaces such as playgrounds, open fields and the riverside. There are challenges too; in particular traffic, parking and increased pressure for housing developments on green field sites. Change and growth is inevitable – we know how considerably the villages have evolved over time!

The Neighbourhood Plan is not about trying to stop development, but ensuring that we have a voice in directing the needs and aspirations of our community. Once approved, the Neighbourhood Plan has legal weight in setting out what development is acceptable to those of us living in the villages. In conjunction with the East Herts Local Plan, it will be used in assessing planning applications.

Please complete this survey and encourage others to do the same. The more responses we receive, the better we will be able to judge the feeling in the



village and prepare proposals in line with that feeling. We are delivering one paper copy to each business in the village; the survey is also online and we are encouraging people to complete online wherever possible – this may also be an opportunity for others in your business to contribute to the survey if they wish. However, if you complete the paper copy, please do not complete it online as well (and vice versa).

A1 What kinds of employment should the Plan encourage (Tick any that you would support)

- Tourism, leisure and crafts
- Transport, storage and distribution
- Food and drink production a Community services
- Offices
- Social enterprises
- Pubs, restaurants and cafes
- Financial and professional services
- Shops- retail
- Light industrial and manufacturing
- Other, please give details

A2 Should the Neighbourhood Plan allocate more land for employment purposes? (please tick one)

- Yes
- No

A3 Which types of site should be allocated for employment uses? (Tick any)

- Brownfield land (previously developed)
- Existing buildings
- Greenfield land (undeveloped)
- Part Residential

A4 Where should employment land be located? (Tick any)

- In or around the Village



- Within the Village Boundary (see map on back page)
- Don't consider there is a need for additional employment land
- Other, please give details

A5 Should existing employment sites be protected from changes of use? (Please tick one)

- Yes
- No

Space below for further information and opinion

A6 Should the Neighbourhood Plan include policies that promote working from home?

- Yes
- No

Space below for further information and opinion

A7 What would encourage businesses to locate in Stanstead Abbots/St. Margaret's? Please tick all that apply

- Location
- Flexibility of Tenure (Short Term Rental)
- Transport Facilities
- Rental Costs
- Access
- Parking



A8 What prevents businesses moving to Stanstead Abbotts/St. Margaret's or existing business expanding in the Village area? Please tick all that apply

- Availability of suitable accommodation
- Parking availability
- Reduced Public Transport services
- Infrastructure
- Other

A9 Should the current core retail area (ie: The High Street) in Stanstead Abbotts/St.Margaret's be extended? (please tick one)

- Yes
- No
- Don't know

A10 Thinking of Stanstead Abbotts/St.Margaret's as a location for trade, how would you like to see the Village promote itself?

Your business

B1. What additional space - if any - will your business require over the next five years? Please tick all that apply

	Up to 50m ²	50m* to 100m ²	100m ² to 200m ²	200m ² or more
Industrial/workshop				
Office				
Retail				
Storage				
Other Please tell us if you will have any additional requirements not covered above				

And finally.

C1. To help us understand the range of existing businesses in Stanstead Abbotts/St.Margaret's, please tick the box that best describes the nature of your business.

- Agriculture, forestry and fishing
- Mining and quarrying
- Energy and water

- Manufacturing
- Construction
- Wholesale and retail trades, repair of vehicles
- Transport and storage
- Accommodation, hotels, restaurants, food services
- Information and communications
- Finance and insurance activities
- Public administration, education and health
- Real estate activities
- Professional, scientific and technical activities.
- Administration and support service activities
- Arts, entertainment and recreation
- Pre-School Activity
- Other

C2. If you have other comments about business activity in Stanstead Abbotts/St.Margaret's, please write them here

Thank you for taking the time to complete the survey

Responses to this survey are anonymous and all individual data and information inadvertently collected using this survey will be treated as confidential, will only be used to inform the preparation of the Neighbourhood Plan and will not be passed to any third parties.

How to contact us:

If you are unable to drop the survey off or need help filling the survey in, one of our volunteers will be able to help you. Please contact either Clare on 07885 821340, Andrew on 07970 883686 or Mike on 07899 992951 and they will be able to assist.

By email: sa.neighbourhoodplan@gmail.com

Stanstead Abbotts
St Margarets

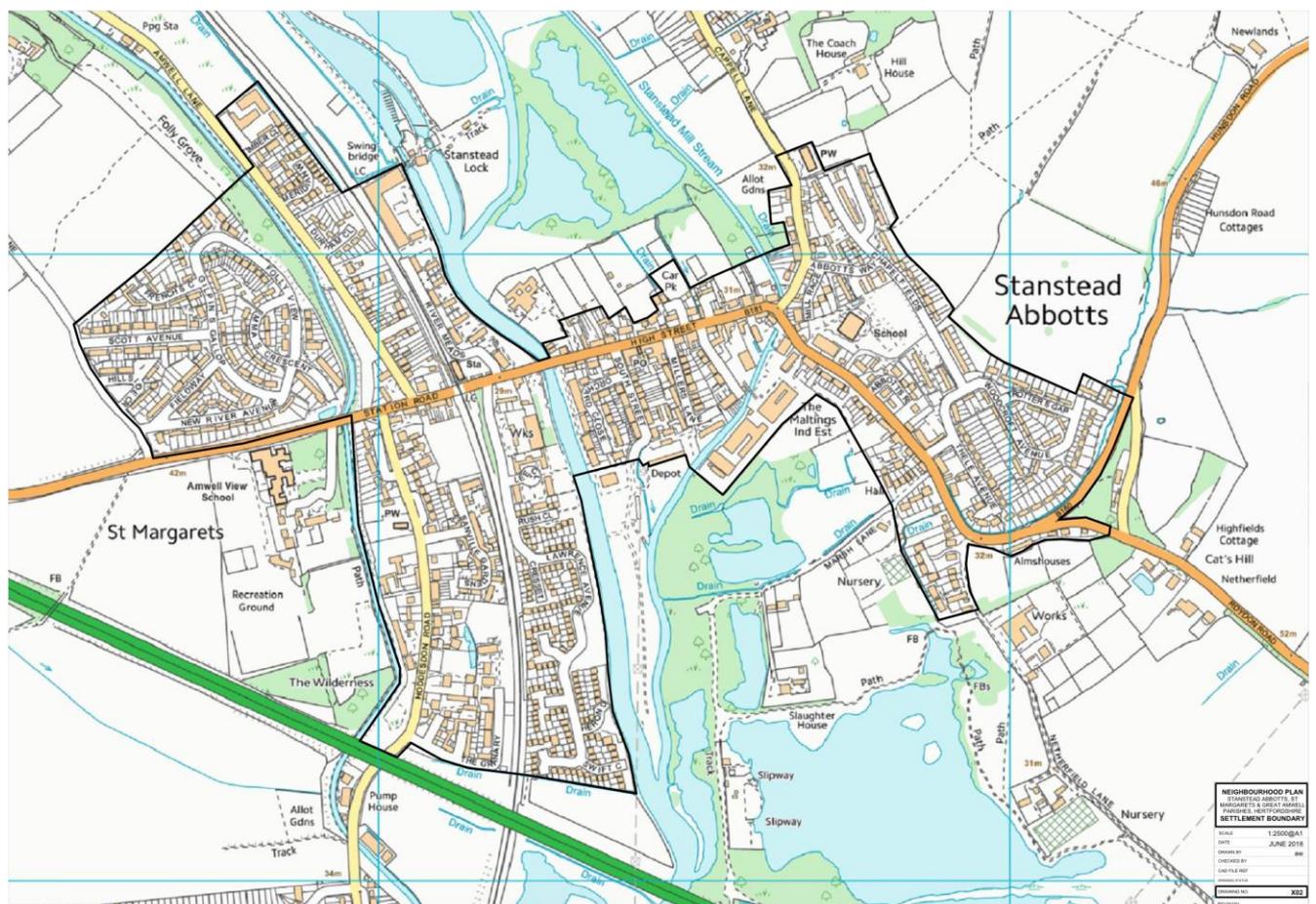


On line: You can access the supporting documents already published on the Neighbourhood Plan page on our website www.stansteadabbottsneighbourhoodplan.uk

Follow the link from the 'About' drop down menu on Home page. Click on Neighbourhood Plan.

Please return the completed form by post or hand by 31st May 2019 to:

**9A Roydon Road, The Maltings Business Centre, Stanstead Abbots,
Hertfordshire SG12 8HQ**



Summary of the consultation results presented as an insert in the Parish Magazine (circulated in all three parishes)



Below is the advertisement in the *Herfordshire Mercury* asking landowners to submit sites to the *SASMNP SG*

58 **MERCURY** THURSDAY, MARCH 14, 2019

Public Notices

Public Notices

Essex County Council

(Anchor Lane, Abbess Beauchamp and Berners Roding, Snows Farm Lane, Matching Lane, Church Lane, White Roding) (Temporary Prohibition of Traffic) Order 2019

Notice is hereby given that the Essex County Council intends, not less than seven days from the date of this notice, to make the above Order under section 14(1) of the Road Traffic Regulation Act 1984.

Effect of the orders: To temporarily close the following lengths of Anchor Lane, Abbess Beauchamp and Berners Roding, Snows Farm Lane, Matching Lane, Church Lane, White Roding in the District of Epping Forest/Uttlesford.

Phase	Road	Description	Alternative Route	Proposed dates and times
1	Snows Farm Lane, White Roding/Abbess Beauchamp and Berners Roding	From its junction with Matching Lane south to its junction with Anchor Lane	Matching Lane, Church Lane, A1060, Matching Road, Downhall Road, Potash Road, Anchor Lane and vice versa.	From 25/03/2019 to 30/04/2019
1	Anchor Lane, Abbess Beauchamp and Berners Roding	From a point approximately 10 metres east of its junction with Snows Farm Lane, south west for a distance of approximately 486 metres	Matching Lane, Church Lane, A1060, B184, Berwick Lane, Anchor Lane and vice versa.	From 25/03/2019 to 30/04/2019
2	Matching Lane, White Roding, White Roding	From its northern junction with Church Lane, generally south west to its junction with Snows Farm Lane	Church Lane, A1060, Matching Road, Downhall Road, Potash Road, Anchor Lane, Snows Farm Lane and vice versa.	From 01/05/2019 to 29/05/2019
2	Snows Farm Lane, White Roding	From its junction with Matching Lane, south for a distance of approximately 10 metres.	Church Lane, A1060, Matching Road, Downhall Road, Potash Road, Anchor Lane, Snows Farm Lane and vice versa.	From 01/05/2019 to 29/05/2019
3	Church Lane, White Roding	From a point approximately 60 metres north of its northern junction with Matching Lane, south east to its southern junction with Matching Lane.	Church Lane, A1060, Matching Road, Downhall Road, Potash Road, Anchor Lane, Snows Farm Lane, Matching Lane and vice versa.	From 30/05/2019 to 30/06/2019
3	Matching Lane, White Roding	From its northern junction with Church Lane, south west for a distance of approximately 102 metres.	Church Lane, A1060, B184, Berwick Lane and vice versa.	From 30/05/2019 to 30/06/2019

The closures are scheduled to commence on the dates shown above however may vary depending on how quickly the works for each phase are undertaken or where appropriate signs are showing and weather permitting. The closures are required for the safety of the public and workforce while works to install a new electricity connection is undertaken in association with a Section 50 Licence.

Access for emergency service vehicles and pedestrians will be maintained at all times during the closure.

The Order will come into effect on 25 March 2019 and may continue in force for 18 months or until the works have been completed, whichever is the earlier. Dated: 14 March 2019

Essex County Council, Network Assurance, A2 Annexe, Seax House, Victoria Road South, Chelmsford, Essex CM1 10H

Telephone: 0345 603 7631

Website: www.essex.gov.uk/highways

Notice of Variation given under sections 35C and 46A of the Road Traffic Regulation Act 1984 of On-Street Parking Permit Charges in the Uttlesford District Area (Uttlesford District) (Permitted Parking Area and Special Parking Area) (Consolidation) Order 2008 Schedule 1

Notice is hereby given that the Colchester Borough Council as the lead authority for The North Essex Parking Partnership, itself acting as agents for the highway authority Essex County Council, intends, not less than twenty one days from the date of this notice, to vary the above Order relating to fees and charges under Section 35C and 46A of the Road Traffic Regulation Act 1984. It is intended that the changes will take place on 8th April 2019.

The variation will have the effect of changing the tariff of fees for On-Street Parking, Exemptions and Permits – all other fees and charges in the Order will continue at their existing tariffs. Existing and proposed charges are detailed in the Schedule to this Notice

Schedule	Existing	New
Second Resident Permit per property (where available)	£105.00	£103.00
Up to 24 hour Visitor Permits (Pack of 10 – Hard copy)	£15.00	£20.00
Up to 24 hour Visitor Permits (Pack of 10 – Virtual Permits)	£10.00	£11.00
Replacement for lost/stolen Hard Copy 12 month permit	£15.00	£22.00
Dispensation/Suspension permit (1st Day)	£22.00	£23.00
Dispensation/Suspension permit (2nd Day and subsequent days up to 7 days)	£10.00	£10.50
Traders Permit – 12 months	£300.00	£250.00

Notice of Variation given under sections 35C and 46A of the Road Traffic Regulation Act 1984 of On-Street Parking Permit Charges in the Harlow Area (On-Street) (Permitted Parking Area) (Waiting, Loading and Parking) (Consolidation) Order 2011 Schedule 2

Notice is hereby given that the Colchester Borough Council as the lead authority for The North Essex Parking Partnership, itself acting as agents for the highway authority Essex County Council, intends, not less than twenty one days from the date of this notice, to vary the above Order relating to fees and charges under Section 35C and 46A of the Road Traffic Regulation Act 1984. It is intended that the changes will take place on 8th April 2019.

The variation will have the effect of changing the tariff of fees for On-Street Parking, Exemptions and Permits – all other fees and charges in the Order will continue at their existing tariffs. Existing and proposed charges are detailed in the Schedule to this Notice.

Schedule	Existing Charges	Revised Charges
Resident Permit (First Car)	£40.00	£42.00
Resident Permit (Second Car)	£80.00	£83.00
Up to 24 hour Visitor Permits (Pack of 10 – Hard copy)	£15.00	£20.00
Up to 24 hour Visitor Permits (Pack of 10 – Virtual Permits)	£10.00	£11.00
Replacement for lost/stolen Hard Copy 12 month permit	£15.00	£22.00
Dispensation/Suspension permit (1st Day)	£22.00	£23.00
Dispensation/Suspension permit (2nd Day and subsequent days up to 7 days)	£10.00	£10.50
Traders Permit – 12 months	£300.00	£250.00

Fees and charges which are not changing are not shown. Dated 14 March 2019

Richard Walker, North Essex Parking Partnership Group Manager, North Essex Parking Partnership, Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester CO3 3WG

(Low Hill Road, Roydon) (Temporary Prohibition of Traffic) Order 2019

Notice is hereby given that the Essex County Council intends, not less than seven days from the date of this notice, to make the above Order under Section 14(1) of the Road Traffic Regulation Act 1984.

Effect of the order: To temporarily close that length of Low Hill Road, Roydon in the District of Epping, from a point approximately 80m south of its junction with Parkfields for a distance of approximately 45m in a southerly direction. The closure is scheduled to commence on 1st April 2019 for 5 days, or where stated on a valid permit (AZD081000794957 – Cadent). The scheduled dates may vary for these works with appropriate signs showing and/or displayed on www.roadworks.org. The closure is required for the safety of the public and workforce while gas service works are undertaken by Cadent.

An alternative route is available via Low Hill Road, Epping Road, Water Lane, Epping Road Roundabout, Tyers Road, Hamlet Hill, Netherhall Road and vice versa.

The Order will come into effect on 20th March 2019 and may continue in force for 18 months or until the works have been completed, whichever is the earlier.

(Wrights Green Lane, Little Hallingbury and Church Road, Little Hallingbury and Motts Green Road, Little Hallingbury) (Temporary Prohibition of Traffic) Order 2019

Notice is hereby given that the Essex County Council has made the above Order under Section 14(1) of the Road Traffic Regulation Act 1984.

Effect of the order: To temporarily close that length of Wrights Green Lane, Little Hallingbury and Church Road, Little Hallingbury and Motts Green Road, Little Hallingbury in the District of Uttlesford, from both of its junctions with Lower Road to its junction with Stortford Road, a distance of approximately 1500m. The closure is scheduled to commence on 18th March 2019 for 3 days, or where stated on a valid permit (EP201EH12289937A – Essex County Council). The scheduled dates may vary for these works with appropriate signs showing and/or displayed on www.roadworks.org. The closure is required for the safety of the public and workforce while carriage-way patching works are undertaken by Essex County Council.

An alternative route is available via Lower Road and vice versa.

The Order came into effect on 8th March 2019 and may continue in force for 18 months or until the works have been completed, whichever is the earlier.

TOWN AND COUNTRY PLANNING ACTS 1990

The following applications have been made to East Herts Council Full Application

3/19/032/FUL at The Chantry House, The Street, Furness Pelham, SG10 1L - Retention of outbuilding used as workshop/garage.
 3/19/038/FUL at Much Hadham Tennis Club, Recreation Ground, High Street, Much Hadham, SG10 6DL - Erection of detached hut for tennis club members.
 3/19/042/FUL at 190 North Road, Hertford, SG14 2J9 - Demolish house and buildings. Construction of two 14 bedroom houses with basements, car parking, driveways, landscaping.
 3/19/043/FUL at Coronation Hall, Coronation Road, Ware, SG12 9DU - Demolish building. Erection of 2 bedroom dwelling.
 3/19/054/HH at The Retreat, Scholars Hill, Helham Green, Ware, SG12 9JL - Extension to detached garage at ground and first floor, creation of car port. Addition of roof terrace and outside staircase (retrospective).
 3/19/062/HH at Sharns Barn, The Street, Aspens, SG9 9PG - Part conversion of redundant stable block to granny annex, changes to fenestration, remaining part to be used as residential storage.
 3/19/043/HH at 22 Musley Hill, Ware, SG12 7NB - Ground floor rear extension, part first floor rear extension.
 3/19/043/HH at 36 Currie Street, Hertford, SG13 7DB - Single storey rear and part side extension. Insert 3 roof lights, changes to fenestration.
 3/19/045/HH at 13 Shepherds Court, Begees, SG14 3HE - Single storey rear extension, insert 2 velux roof windows, conversion and alteration of garage.
 3/19/046/HH at 83 New Road, Ware, SG12 7BY - Part single and three storey rear extension with first floor rear balcony and 4 roof lights.

Listed Building Consent
 3/19/042/LBC at Wayside Cottage, Baldock Road, Cottered, SG9 8QW - Proposed single storey side and rear extensions with glazed links.

3/19/042/LBC at Green End Park, Green End, Dane End, SG12 0NU - Exterior works - Replacement and alterations of steps and patio area.
 3/19/052/LBC at The Old Clock House, 9 Cappel Lane, Stanstead Abbots, SG12 8BU - Remove single storey rear extension, replace with single storey extension (revision to 3/17/0834/LBC omitting glazed door within glazed link, replace with glazed framed panel). Advertisement Consent

3/19/043/ADV at Co-operative Food 46 - 50 High Street, Stanstead Abbots, SG12 8AG - 1 externally-illuminated Co-op projector, 1 non-illuminated Post Office projector, 1 set of non-illuminated 'Welcome to acrylic text, 1 externally-illuminated Co-op logo, 1 non-illuminated fence-mounted flat aluminium panel.

All applications are available on the Councils website but for further details of the locations where you can inspect them, and how to comment on them, please call us on 01279 655261 or visit the Councils website.

The Council gives warning, pursuant to its powers under section 225 of the Town & Country Planning Act 1990, that it will remove or alter any placard or poster displayed illegally within the administrative boundaries of Hertfordshire District Council.

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STANSTEAD ABBOTTS/ST MARGARETS NEIGHBOURHOOD PLAN CALL FOR SITES FOR POSSIBLE FUTURE DEVELOPMENT

The District Council requires Stanstead Abbots/St Margarets Neighbourhood Plan to put forward possible sites within the village settlement areas (or immediately adjacent) for future development. If you would like to put forward a site, please get in touch with us via the web-site or email as explained below, by Friday 8th April.

This exercise will not in itself decide whether a site will be allocated for development in the Neighbourhood Plan nor will it commit the proponent to apply for planning consent. The sites suggested will be considered as part of a site assessment process for inclusion as site allocations in the final Plan.

If you would like to suggest an area (big or small) to be considered for development, please email sa.neighbourhoodplan@gmail.com or sa.neighbourhoodplan@gmail.com providing your name and contact details and we will send you a form for site assessment purposes.

The site must be within or close to the village settlement area. Please see the website for further information and a map.

www.stansteadabbotsneighbourhoodplan.co.uk
sa.neighbourhoodplan@gmail.com

SHIRLEY ANNE KEMP (Deceased)
 Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above-named deceased, late of 36 Chancery Lane, London EC2A 4EX, who died on 03/02/2018, are required to send particulars thereof in writing to the undersigned Solicitors on or before 24/03/2019, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

JOHN BARNES (Deceased)
 Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above-named deceased, late of 36 Chancery Lane, London EC2A 4EX, who died on 03/02/2018, are required to send particulars thereof in writing to the undersigned Solicitors on or before 24/03/2019, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

ATWATERS JAMESON HILL
 60-62 High Street
 Stanstead SG12 8GA
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Stanstead Abbots St Margarets

Local pick up, what a great idea



Visit to St Andrew's School 6th June 2019



Slides No / Activity	Who AM	Notes
2	JD	<p>INTRO – Why are we here?</p> <p>What is a Neighbourhood Plan</p> <ul style="list-style-type: none"> - High level, explain that this is about people living in the village being able to have a say in types of houses that will be building the village <p>Why are we talking to you?</p> <ul style="list-style-type: none"> - You are the future of the village – this is your chance to say what you would like <p>Why do we need your help</p> <ul style="list-style-type: none"> - At several points today, we will ask for your help. What you help us with will help us define the plan for the future of the village
3	MD	<p>What does this mean?</p> <p>Explain about the fact that the District Council have stated that we need to build 94 new houses by 2033 due to</p> <ol style="list-style-type: none"> 1. More people coming to live in the area 2. Population increasing (bigger families / more families) <p>We have to make a plan to develop this ... which includes</p> <ol style="list-style-type: none"> 1. HOW do we want the village to look – 2. Not just about building houses, but what else do we need to think about ... <ol style="list-style-type: none"> a. The impact of houses on the village → <ol style="list-style-type: none"> i. More car parking ii. More places to play ... <p>This takes time – will happen whilst you are growing up ...</p> <p>94 houses is a lot – it’s about the same as rebuilding Chappell Fields, Chappell Lane or Roydon Road all over again</p>
4	SC	<p>Who are we building for?</p> <ol style="list-style-type: none"> 1. People of all ages from babies through to the elderly 2. Families, single people, retired/elderly 3. People with disabilities
5	GT	<p>What do all these different kinds of people need in their community?</p> <ol style="list-style-type: none"> 1. Schools – protect play fields? 2. Playgrounds – who uses them (like St Margarets ...) 3. access to busses & trains 4. shops 5. Dr & dentist 6. Green fields & trees 7. Jobs





St Andrew's C of E (VC) Primary School

'Learn to love and love to learn; in God's love each one will shine.'

St Andrew's Weekly Update

Date: 7.6.19

Headteacher: Mrs H Gillingham

Value: Truthfulness

Dear Parents and Carers,

I hope you all had a good break – the children all looked well rested when they came back into school. We have had a busy first week back which has included a visit from the Neighbourhood Planning team. They explained to the Year 5 and Year 6 classes the issues surrounding proposed building of new houses in the local area. The children were then given the opportunity to share their ideas about where any building should take place. It was an informative and interesting morning.



Year 1 have been busy practising their phonic skills before their forthcoming screening. I ended up getting involved in a phonics game, trying to find a tricky word before my competitor did. I lost!



Talk to Great Amwell Society June 27th 2019

The Chair of Communications wrote:

To summarise the points we made today in a brief meeting:

1. Talk shouldn't last longer than 35-40 minutes over-all to allow for questions - I think they will have a good look at the boards and feel they already understand a lot about the process.
2. Sarah to talk about constraints - historical, ecological and green belt in terms of preserving heritage according to planning rules and wishes of the residents who responded to the presentation.
3. Mike to emphasise what East Herts tasked us with, how we are assessing sites bearing in mind those constraints and the survey results and flooding issues. Refer to plans for community-led social housing.

I have attached the latest version of the presentation and I think I have put it into dropbox along with the original schools presentation.



Stanstead Abbots, St Margarets & The Folly Neighbourhood Plan



PAGE 8

Neighbourhood Plan

Julia Davies, the chair of Stanstead Abbots Parish Council, came to our meeting in June with her team to talk about The Stanstead Abbots, St. Margaret's and The Folly Neighbourhood Plan.

The requirement for the plan is to find 94 houses within the designated area, which was displayed, for us on a map. The settlement area includes the Folly Estate – part of Great Amwell.

Planning is not simply about scrutiny but is a creative exercise in finding ways to enhance and improve the places in which people live their lives. Therefore groups are consulted on matters such as ecology – making an area plastic free for instance; historical aspects – founding a museum for example. The team has had many meetings with sub-groups and engaged with residents, schools and in public meetings. When sites are selected all three Parish Councils have to agree they are acceptable.



Because of population growth there have already been developments in the village in recent years. Problems in finding new sites include: that we are surrounded by Green Belt; there is a lot of water around (flooding occurred in the area 5 times between 1905 and 1968.) Constraints to building include protected wildlife; also there are listed trees.

There is a danger that the Village Plan is under the District Plan and Hertfordshire can impose a plan on them if they do not come up with a Neighbourhood Plan. For this reason they are concentrating on any feasible sites within the area and these were pointed out to us on the maps. For any decision they are in the hands of other people. There are

battles between developers and planners. Costs have to be set off against the obligation to provide affordable housing, for instance the cost of just removing lampposts from one of the sites would cost several million pounds. Costs increase for surface water drainage. Some infill may be possible, particularly in The Folly.

Property experts are consulted to see if the plan will work. Various bodies must also be consulted: Parish Councils, County Council, Environment Agencies, Highways Agencies, also bodies representing the interests of ethnic, racial and national groups. Julia emphasised the need for them to keep constant control of the plan.

The team has clearly put a lot of time and thought into their research and Peter Troughton thanked them very much for their presentation.

Diana Matthews





**Stanstead Abbotts and St Margarets Neighbourhood
Planning Steering Group**

**DROP-IN SESSION FOR ANYONE IN THE 3
PARISHES**

On Saturday July 20th 2019 you are very welcome to come and talk to us about the ideas we have had so far for the village. We will be at the Nigel Copping Centre, Hoddesdon Road, Stanstead St Margarets between 10am and 11.30am.

We would be particularly keen to speak to anyone in a Residents' Association about any issues that have been raised about green spaces or new buildings in our community.

We would also love to hear your views on the environment – particularly whether you would support a plan to make our villages free of single-use plastic.



News from Stanstead Abbotts Parish Council

We would like to wish the Vicar a very happy and fulfilling retirement and to thank her for all of the energy, determination and enthusiasm she has demonstrated in her work improving life for all in the parish. Anne has been easy to spot as she has cycled around in her clerical garb and we all know we are in for a friendly greeting when she sees us. We shall miss her very much as a friend, but so much also as an advocate and supporter for the many and varied issues which she has so ably helped with.

News - some of us have been involved in discussions about speeding, parking and polluting with the officers who need to know the problems so that something can be done. Watch out for some improvements soon - and in particular, watch out for new lamp-posts in October!! Many thanks to County Councillor Eric Buckmaster for his decision to spend so much of his highways allowance on Stanstead Abbotts!!

Stanstead Abbotts, St Margarets and The Folly Neighbourhood Plan

August has been a less busy month than usual but the Steering Group will have met in September after this magazine has gone to print with updates under the various topics covered by the sub-groups - in particular Heritage have been busy producing a report and a draft policy; Ecology have done tremendous research and will be telling us which green sites they propose to protect and the Design Team have been out and about completing their character assessments.

We shall be able to include details such as the distance between houses, how many and how high in particular spaces and so on. If you would like to have a say we should love to hear from you: do please get in touch through our website:

<https://www.stansteadabbottsneighbourhoodplan.uk/>.

*Julia Davies, Chairman, Stanstead Abbotts,
Stanstead St Margarets and the Folly Neighbourhood Plan.*



Stanstead Abbotts
St Margarets





The flyer is enclosed in a black border. At the top, there is a decorative header with a green background and a blue wavy line. Below this, the text 'Neighbourhood Plan' is written in a green serif font, followed by 'Webinar' in a large, bold black sans-serif font. To the left of the word 'Webinar' is a circular logo containing a white swan flying over green reeds and a blue wave. Below the logo, the text 'Stanstead Abbotts St Margarets' is written in blue. To the right of the logo, the text 'Recap, Update & Proposed Sites' is written in a green serif font. Below this, a paragraph of text in a small black font reads: 'We would like to share with you our journey so far before presenting the sites for housing that the NP would like to designate within the plan. There will be time for Q&A.' At the bottom of the flyer, a green rectangular box contains the text 'Monday 1st March, 8-9pm' in a white sans-serif font, with 'Register for Webinar by emailing: sa.neighbourhoodplan@gmail.com' in a smaller white font below it.

Neighbourhood Plan

Webinar

Recap, Update & Proposed Sites

We would like to share with you our journey so far before presenting the sites for housing that the NP would like to designate within the plan. There will be time for Q&A.

Monday 1st March, 8-9pm
Register for Webinar by emailing: sa.neighbourhoodplan@gmail.com

Stanstead Abbotts
St Margarets

Flyer advertising the Webinar which is available on the SASMNP website



Informal Meeting Notes: 22nd May 2021 – 2.30pm

Netherfield Lane Field

In Attendance:

Julia Davies (SAPC & NP Steering)	Maria Tasker Liam Tasker Mr & Mrs Foreman	Mr & Mrs Theobald Ms P Lovie Ms C Stevens
Mike Dorman (SAPC & NP Steering)	Mr K Baker Mr J Walford	Mr & Mrs Raynes Mr & Mrs Robinson
Sarah Chapman (SAPC & NP Steering)	Mr & Mrs Bridgeman Ms V McPherson (Alms Houses)	Mr M Robinson Mr & Mrs Johnson
Paul Breach (SAPC)		Mr & Mrs Bean
Clare Maynard (SMPC & Steering)	Ms A Clark (Alms Houses)	Mr & Mrs Shepherd

Purpose of the Meeting: To listen to the views of the Netherfield Lane Residents regarding the Websters Proposals

- Mrs Robinson asked for the meeting to be recorded. It was advised that notes would be taken for the informal discussion, but we would not be filming/recording, as we do for our more formal neighbourhood planning formal meetings. Mr & Mrs Robinson asked whether they were able to record this via their mobile. The group were asked if there were any objections and there were none.
- A resident commented that they did not want building on the field but had been told that if there was no neighbourhood plan that they would still have a say, is this correct? The resident declined to comment who had told them this. We advised that no neighbourhood plan meant that there was less protection from developers and EHDC could potentially look for more dwelling numbers. A plan enables protection not just from the number of dwellings but design of new builds, protected views and community assets etc. Julia Davies gave a brief overview of how the neighbourhood plan came about following a meeting with the then District Councillor & EHDC who strongly advised that one was created. The problem was that we are covered by a lot of green belt and flood zone 3 so we were very restricted on potential sites within the neighbourhood plan boundary.
- It was made clear that the Brownfield Site (Websters units) is actually in the Greenbelt and by not including the field will make it very vulnerable in the future if it's not brought into the plan, as it will be surrounded by homes. Three years ago, the Websters planning application was turned down due to no employment opportunities and therefore their revised plans had to include units. This is why no more housing could fit onto the brownfield site.
- Would putting trees on the field stop building? This would not stop development unfortunately.



- It was noted that Mr Webster Senior loved the field and would not have wanted anything to be built on it. Also, that Mr Fuselli told the residents that he would not build on the field. This would be raised with Mr Fuselli for further comment. **(Action)**
- The plan was reviewed and there is concern over the entrance opposite the garages. If turning this into a cul de sac, it would omit two homes and there would be a loss of four courtesy parking spaces. The entrance should be placed further down the Lane to prevent this. It was agreed we would talk to Websters. **(Action)**
- Would there be a loss of house pricing if there is a loss of parking? Prices of housing is usually affected by demand, but we cannot categorically confirm whether a home's value would reduce due to the loss of 'courtesy' parking. However, as with the action point above, we will talk with Websters regarding their plans.
- It was suggested that LVRP release some of their land to accommodate parking for visitors such as dog walkers & fishermen to their land, as they have in Marsh Lane. A lot of cars that park along Netherfield Lane, are those using the LVRP. This was a valid suggestion and one that we would speak to LVRP about **(Action)**
- Traffic calming is required on Roydon Road where it's very dangerous, especially the turning into the Lane. All agreed and this is an action point for the Transport Group to take up with EHDC & County Councillor. The group were advised that there had been various meetings with EHDC about parking and speeding etc. Surveys continue to be carried out and where EHDC advise that there are no issues in the village, that this is something we disagree with and continue to raise with them. **(Action)**
- How many affordable homes were there planned for Websters site? It was advised that this would be approx. 40% which equates to 24 dwellings. It was also advised that if the field was brought into the plan, that the Baesh Trust would work with the developer for 6 community homes to be built. These would be for local people and members of the Baesh Trust. The Chapelfield site would produce 7 affordable homes. It was pointed out that the Catesby site offer is very attractive and would offer more affordable homes. It was made clear that the informal meeting was being given to local residents to discuss the Netherfield Lane issues and was not about other sites. The discussion became heated and a temporary halt to the meeting was introduced to allow calm and respect to be restored.
- It was noted that there is no provision to have affordable on one site. Our priority currently is to find sites.
- A question as to whether a meeting at the Catesby Site or other sites could be offered? There were no plans to hold further informal discussions at other sites but that this will be taken under due consideration **(Action)**



- The residents were told that Websters are willing to sign a covenant that confirms they will not build more dwellings than their plans state if this provides some reassurance to those who feel once the application is approved, that more dwellings would then be built.
- The number of homes were reviewed. On the Brownfield Site there are 20 homes, so this leaves approx. 39 short. The call for sites was mentioned and we advised that The Thames Water site could provide 10 homes and Marsh Lane approx. 20. The BT site is not an option and another site brought forward is in flood zone 3, so is also not possible. Residents felt that the Marsh Lane site was a good option if LVRP agreed to provide the required numbers.
- We were asked whether LVRP had responded to us about the sites in their area, which to date they have not. Whilst the Websters site also sits in the LVRP, access to Netherfield Lane is not a main point of entrance to their facilities, as is Marsh Lane. We will be chasing them however for their responses.
- Drainage issues – We are aware there is a main sewage pipe through the centre of the field and that drainage/flooding was on Websters radar. As part of our consultation process, we have to ask various authorities to look at our proposals. LVRP being one. If they oppose our plans, we will need to go back to the drawing board.
- What about the current District Plan review and the numbers? We advised that all District Plans were being reviewed and that it was most definitely likely that the number of dwellings would increase in the plan, which is why adopting a NP was so important.
- Views and vistas are important and that the view of the field would be lost due to a housing estate from a main road. We said that this could also be argued for the sites known as The Granary, The Spinney and the ‘Hobbit’ Houses, which sit on the busy Hoddesdon Road.
- The owner of the house on the main road (Cat Hill) advised that his garden is 6ft lower than the field and every 6 weeks they have to clear the sewage drainage. There is concern whether this would be seriously affected by potential future building? There is no building planned on the incline where the garden overlooks the field but would be something we can raise with Websters (**Action**)
- Residents thanked the group for giving their personal time to listen to the concerns and views of the Netherfield Lane residents. The group thanked the residents and asked that we continue to talk to each other whilst we go through this process.

Nothing further was discussed, and the meeting was concluded.

Julia Davies also received some helpful points in messages prior to the meeting and afterwards:



1. A resident of the Baesh Almshouses is unhappy about being overlooked and also losing the wildlife which she enjoys seeing in the current field.
2. From a resident of Roydon Road – concerns that the land on the sloping area of the field is unstable and not good for construction – heavy clay which moves as they have personally experienced.
3. Only as small amount of green belt as possible should be released.
4. Hedges should be retained where possible especially between the sites to maintain bird habitats – especially by the right-of-way track behind the Roydon Road houses.
5. Safety of walkers along Netherfield Lane is a concern if more traffic is generated by the housing and also employment. There are fears about the visitors parking where the road is narrow. Since Covid and the closure of the employment site many walkers have enjoyed that route.
6. Could the LVRP provide extra parking spaces?
7. There is a strong feeling that there should be no charging points as this would encourage extra traffic rather than being of help to immediate residents.
8. Previously there was very little traffic outside office hours.
9. A suggestion about off-grid power for EV charging – see Electric Vehicle Charging – AFC Energy.
10. Moving the junction between the new road beyond the garages – the current proposal is hazardous partly because of parked cars
11. Not having Junction A would improve the visual aspect for the current houses
12. Water run-off is a concern – might not just sit on the lane but flow into houses if there is no barrier.

