

Barwick  
Standon  
Bromley  
Latchford  
Puckeridge  
Colliers End  
Old Hall Green  
Wellpond Green



**SP**  
**NDP**

**STANDON PARISH**  
NEIGHBOURHOOD DEVELOPMENT PLAN



# SNP3 Consultation Statement

November 2017

BARWICK | STANDON BROMLEY | LATCHFORD | PUCKERIDGE  
COLLIERS END | OLD HALL GREEN | WELLPOND GREEN

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## INTRODUCTION

This Consultation Statement has been prepared to fulfill the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Standon Parish Neighbourhood Development Plan (the Neighbourhood Plan).

The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the people and bodies who were consulted about the proposed Neighbourhood Plan
- Explain how they were consulted
- Summarise the main issues and concerns that were raised
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

Standon Parish Neighbourhood Development Plan Advisory Committee\* (the Advisory Committee) embarked on the process of community consultation with the following aims: *\*Initially constituted as the Steering Group*

- To engage all sections of the community in the opportunity to shape the future of Standon Parish through the creation of a Neighbourhood Plan
- To strengthen the sense of community by ensuring the Neighbourhood Plan was informed by the views of local people and stakeholders from the very start of the neighbourhood planning process
- To engage as many local people as possible in the neighbourhood planning process through a combination of traditional and online media, and public events.
- To ensure that outcomes from key consultation events fed directly into policy amendments and improvements to the Neighbourhood Plan.

Chapter 3 of the Neighbourhood Plan outlines the seven stages of its preparation, coupled to public consultation. This Consultation Statement describes in detail how public involvement has shaped it.

## STAGE 1: SETTING UP

At a meeting of Standon Parish Council on 14<sup>th</sup> October 2014 which included 7 Parish Councillors, East Herts District Councillor, David Andrews and 60 residents, discussion took place regarding the need to meet the housing requirements that had been set out in the then draft East Herts District Plan. The meeting recognised the opportunity to create a Neighbourhood Plan that would allow the local community to have a greater say in how Standon Parish would continue to evolve and meet the needs of existing and future residents. See Standon Parish Council Minutes

[http://spndp.org/docs/Steering\\_Group\\_Minutes/2014/2014-01\\_Neighbourhood\\_Plan\\_Meeting\\_Minutes\\_\(Oct\\_2014\).pdf](http://spndp.org/docs/Steering_Group_Minutes/2014/2014-01_Neighbourhood_Plan_Meeting_Minutes_(Oct_2014).pdf)

The Parish Council agreed that a residents' group, the Steering Group (later re-named the Advisory Committee) would be formed to develop the Neighbourhood Plan on its behalf, and with its support. *NB In the interest of consistency, the Steering Group is referred to as the Advisory Committee throughout this Statement.*

The decision to make the project resident-led was designed to empower the community and ensure membership of the group was open to all.

At the first Advisory Committee meeting on 20<sup>th</sup> November 2014 there were 8 Parish Councillors, 35 members of the public and Jed Griffiths of Griffiths Environmental Planning in attendance. Jed Griffiths, an experienced local neighbourhood planning consultant, was appointed to support the Advisory Committee. A chairman and members of the Advisory Committee were also appointed, including two members of Standon Parish Council.

[http://spndp.org/docs/Steering\\_Group\\_Minutes/2014/201402\\_SPNDP\\_Steering\\_Group\\_Minutes\\_\(Nov\\_2014\).pdf](http://spndp.org/docs/Steering_Group_Minutes/2014/201402_SPNDP_Steering_Group_Minutes_(Nov_2014).pdf)

The Advisory Committee Constitution can be viewed at:-

[http://spndp.org/docs/Important\\_Documents/001\\_SPNDP\\_Steering\\_Group\\_Constitution.pdf](http://spndp.org/docs/Important_Documents/001_SPNDP_Steering_Group_Constitution.pdf)

Standon Parish Council submitted an application for the designation of their Neighbourhood Area to East Herts District Council (EHDC) on 16<sup>th</sup> February 2015.

[http://spndp.org/docs/Important\\_Documents/002\\_Standon\\_Area\\_Designation\\_Application.pdf](http://spndp.org/docs/Important_Documents/002_Standon_Area_Designation_Application.pdf)

PLEASE NOTE: The Advisory Committee's documentary evidence to show how they publicised and promoted their activities and events can be viewed in Appendices 1 – 24 of the Interim Report dated 8<sup>th</sup> June 2015.

[http://spndp.org/docs/Important\\_Documents/004\\_Interim\\_Report\\_Final\\_AS\\_PUBLISHED.pdf](http://spndp.org/docs/Important_Documents/004_Interim_Report_Final_AS_PUBLISHED.pdf)

A public notice was published in the Hertfordshire Mercury on 5<sup>th</sup> March 2015 (see Appendix 1) and also publicised on EHDC website.

## **STAGE 2: SPRING AND SUMMER CONSULTATIONS 2015**

The formation of the Advisory Committee and its intention to develop a Neighbourhood Plan was publicised in the village magazine PS News (free quarterly local newsletter, written and delivered by volunteers, circulation of 3,000) and a separate A5 Flyer announcing the Open Day on 16<sup>th</sup> May 2015.(see Appendices 2 & 3) An article was published in 'Village News' section of Hertfordshire Mercury on 30<sup>th</sup> April 2015 announcing the formation of the Advisory Committee and advertising the both its stall at Standon May Day, and the Open Day (see Appendix 5).

For Open Day poster – (see Appendix 8)

Standon May Day is an annual event held in Standon High Street. The Advisory Committee had a gazebo style stall there on Monday 4<sup>th</sup> May 2015 to promote its existence and activities and to encourage attendance at the Open Day on 16<sup>th</sup> May 2015. Canvas banners were used as hoardings (see Appendix 9). Advisory Committee members wore yellow t-shirts with the Group's logo and 'Ask Me' printed on the front (see Appendix 13). An Ordnance Survey map was shown on a Foamex board together with boards illustrating local architecture, and all these were displayed in the gazebo. Flyers and business cards with contact details were distributed to those interested (see Appendix 14). A children's drawing project was launched to attract families to the Open Day (see Appendix 15). Sign-up forms were available to allow people to register their interest in the Advisory Committee activities. A sunny day brought a reasonable number of people to the stall (see Appendix 16) and this generated a number of written questions (see Appendix 17). A follow up article was published in 'Village News' section of Hertfordshire Mercury on 7<sup>th</sup> May 2015 promoting the Open Day (see Appendix 6).

To reach a wider audience, the Committee set up a dedicated website and Facebook community page for the Standon Parish Neighbourhood Plan.

[www.spndp.org](http://www.spndp.org)

<https://www.facebook.com/standonparishneighbourhoodplan>

The website included a 'subscribe to updates' box so news updates could be sent out via email.

The Open Day on 16<sup>th</sup> May 2015 was held in the Standon and Puckeridge Community Centre between 10.00am and 4.00pm. The Hall was arranged (see Appendix 18) to have a welcome area where people were greeted and asked to sign in. A Locality

animated video explaining the concept of a Neighbourhood Plan was played on a continuous loop. Maps of land identified in the East Herts Strategic Land Availability Assessment were also projected on a continuous loop (see Appendix 20). There was a children's area with drawing and colouring materials.

There were five free standing notice boards, providing ten surfaces of which eight were used for the following topics:-

- Environment and Water
- Housing
- Transport
- Economy
- Amenities
- Education
- Land
- Health

Topic Group members had compiled facts, information and a sheet of questions (see Appendix 19) which were pinned on the relevant board for visitors to read and they used 'post it' notes to record their comments/questions against relevant topics. (see Appendix 21) 'Post it' notes were colour coded to identify where visitors lived or worked in the Parish.

The remaining two surfaces were used to display the concept of a Neighbourhood Plan and to showcase the children's drawings (see above).

At regular intervals throughout the day a brief presentation was given (see Appendix 22) explaining the concept of Neighbourhood Plans and a video from the Department for Communities and Local Government Neighbourhood Planning Summit (2015) of Dr Geoffrey Botting, Woodcote Neighbourhood Plan explaining the benefits to their community of the Neighbourhood Plan process.

The event was well attended (see Appendix 23) by 119 people from the following settlements:-

Puckeridge	67
Standon	33
Colliers End	7
Latchford	3
Braughing	3
Much Hadham	1
High Cross	1
Wellpond Green	1

Chrishall	1
Undisclosed	1

The data from the notice boards was collected (see Appendix 24) to be analysed by the Advisory Committee (see Appendix 30)

PLEASE NOTE: The Advisory Committee’s documentary evidence can be viewed in Appendices 25 – 30 ([website link](#))

Copies of posters displayed since the interim report can be viewed in Appendix 28 – Communications.

An update was published in June 2015 in PS News advising that a Questionnaire would be sent to all households. (see Appendix 4).

East Herts Council’s Executive Panel agreed the designation of the Neighbourhood Area on 8th June 2015.

<http://spndp.org/docs/Important Documents/005 Letter from East Herts 170715.pdf>

### **STAGE 3: SURVEY**

The next stage of the consultation process was a parish survey, online and mail, in order to amplify views given at previous events and meetings, including one-to-one meetings with landowners and social media discussion.

In addition to parish residents, groups and organisations, businesses, statutory Consultees and adjacent Parish Councils were consulted throughout the course of the Neighbourhood Plan process. A full list of consultees is attached (see Appendices 11A and 11B).

A professionally printed Questionnaire/Housing Needs Survey was delivered to 1,730 households in Standon Parish in September 2015 by Royal Mail. It was also advertised in the PS News, on the website, village notice boards and in Parish businesses. 754 Responses were received, 218 online and 536 on paper. The survey and itemised list of responses which led to the Summary Report can be seen in (see Appendix 29).

The Summary Report was prepared by Peter Jackling iDA Consulting Ltd

[http://spndp.org/docs/Important Documents/survey\\_report.pdf](http://spndp.org/docs/Important Documents/survey_report.pdf)

The Questionnaire and the first Open Day highlighted a clear preference from local residents for Standon Parish’s housing quota to be filled through several smaller sites spread across Standon and Puckeridge.

People had strong opinions on the type and mix of housing required in Standon Parish. Many highlighted the importance of providing new housing for older people living in the villages who wished to downsize. A common theme was the need for affordable starter homes for young families and young people who would like to move out of their family homes but stay in the villages.

Concerns over Standon Parish's limited road infrastructure and traffic congestion at peak times were raised repeatedly.

A Business Survey was launched via the SPNDP website but there was little response.  
<https://www.surveymonkey.co.uk/r/JTSFS82>

A Landowners' Survey was also published on the website but there was no response.  
<https://www.surveymonkey.co.uk/r/9C9YYN2>

#### **General Poster Positions within the Parish were as follows:-**

- High Street, Standon – Butcher, Bakers, Hairdressers, Parish Council Notice Board.
- Station Road - Public Notice Board opposite China Garden Restaurant, Puckeridge and Standon Health Centre, Parish Council Notice Board Station Road/South Road.
- High Street, Puckeridge – Parish Council Notice Board outside Chemist, Something Lovely Tea Rooms, TG's Convenience Store.
- Cambridge Road – Hairdressers, Vintage Service Station.
- Colliers End – Parish Council Notice Board, Village Hall Notice Board.
- Barwick – Parish Council Notice Board.

A group of 22 volunteers delivered leaflets when needed. Flyers publicising Open Days and workshops were delivered to every household and displayed on notice boards and in local businesses.

East Herts Council were kept apprised of the progress of the Neighbourhood Plan and provided helpful feedback on draft policies.

#### **STAGE 4: LAND ALLOCATIONS**

In June 2015, the Advisory Committee set up a Land Allocations Sub-Group to assess potential sites for housing in Standon and Puckeridge, in accordance with the emerging East Herts District Plan.

Using the sites identified by East Herts District Council through its Strategic Land Availability Assessment (SLAA), the Group contacted local landowners in (see SNP8 Land Allocations) to inquire about future development plans. The Group ranked these SLAA sites according to a set of sustainability criteria. Some landowners expressed interest in development; some chose not to engage in the process.

However, this process was taking place at the same time as a planning application for a 205-home development (later reduced to 160) in Puckeridge was submitted to East Herts District Council. The Advisory Committee opposed the application on the basis that community consultation had flagged a clear preference for several smaller development sites and that the scale of the development was inappropriate for the village and not sustainable. East Herts District Council refused planning permission in February 2017.

In June 2015 the Advisory Committee were e-mailed, advising that there would be a walk around the sites to enable Committee members to acquaint themselves with the SLAA sites that had been put forward. There would also be opportunities to take photos and to view community assets already a feature of the Parish. These documents can be found in Appendix 25.

In July 2015, 18 sites were discussed and the first SLAA Sites Evaluation Document was created. (see Appendix 26)

In January 2016 the Land Allocations Sub-Group assessed SLAA site 35/037 (Livings Land) as an alternative to the Cambridge Road area. Although the Co-Op Application for 24 houses had been allowed on appeal, it was recognised that the Cambridge Road area had major sewage, storm water, and highways problems. The Advisory Committee therefore decided to table an option for an enlarged site to the north east of Standon itself. This was chosen in order to balance the developments more evenly between Puckeridge and Standon.

Two Landowners had been attending the Advisory Committee meetings and were interested in the sites that the Land Allocations Sub Group were assessing at Standon (mainly SLAA sites 35/003 Lilymeads, 35/037 Land to the north east of Standon, the Livings Land, and SLAA Site 35/002 Burrs Meadow, Standon).

## **STAGE 5: PUBLIC MEETINGS**

The development options were presented at the two Open Meetings on Thursday 11<sup>th</sup> and Saturday the 13<sup>th</sup> February 2016. Approximately 50 residents attended each meeting and video transcripts can be viewed [here](#).

Option 1 for SLAA Sites 35/003 and 35/037 was favoured by residents and Advisory Group members, mainly because there was a great deal of opposition to Option 2.

Option 2 for SLAA Sites 35/002, 35/003 and 35/037 also included building on Burrs Meadow in Standon. Residents use this green area mainly for dog walking, Scouts and children playing. The field is also used for events such as May Day and Open Gardens. The Advisory Committee rejected Burrs Meadow largely because of the resistance to it at the May Day event and Public Meetings; it was clearly an emotional issue for many parishioners

Option 1, Lilymead in Mill End, Standon SLAA Site 35/003 and Livings Land adjacent to Town Farm Crescent SLAA Site 35/037 scored very well and was part of the initial selection. However these sites had to be discounted due to the statement made by Highways when the Land Allocations Sub-Group met them at County Hall, Hertford, and as set out in Hertfordshire's Local Transport Plan (LTP3) Section 3.8 Development Control–Section H, page 25

<https://www.hertfordshire.gov.uk/medialibrary/documents/highways/transport-planning/local-transport-plan-live/ltp3-volume-2policy.pdf> which states:-

“H. New access to primary and main distributor routes will only be considered where special circumstances can be demonstrated in favour of the proposals. This will include consideration of why alternative proposals are not viable”.

As Herts Highways would therefore neither allow any new entrance onto the A120, nor the building of a roundabout (as the Advisory Committee had proposed), even on an existing entrance, the Sub-Group had to rethink its strategy for land allocation.

## **STAGE 6: DRAFTING THE PLAN**

After the mid-February 2016 Open Meetings, it was decided to refocus on the Cambridge Road area for future development, despite the issues with foul water.

In June 2016, using OS maps, the Land Allocations Sub-Group started to analyse the potential development capacity of the Cambridge Road area. The maps were produced in order to demonstrate to Thames Water and HCC Highways the likely cumulative effect of possible developments on foul water and also traffic.

Land Allocations Group Meetings dated 17.05.2016, 07.06.2016, 20.06.2016, 23.06.2016, 07.07.2016 were reported back to the Advisory Committee Meeting on 19.07.2016 ([Link](#))

A Land Allocations Sub-Group meeting held with Strutt and Parker, Agent for owner of SLAA site 35/004 Café Field, was reported back to the Advisory Committee Meeting on 13.09.2016 ([Link](#))

Suggested changes to the village development boundary were produced in map form for the public to view in PS News, September 2016, and comments were invited.

## **STAGE 7: PRE-SUBMISSION**

A Newsletter was published on 26th August 2016 on the website advising of the preparation of the Draft Neighbourhood Plan.

On the 26th October 2016 the Draft Plan was published on the SPNDP website (Now removed) Altogether 54 comments came from individual parishioners, together with responses from EHDC and developers. The consultation period ran from 26/10/2016 to 13/12/2016) (see Appendix 27).

Contents of the November 2016 Newsletter can be seen on the following link:

[http://spndp.org/docs/SPNDP\\_November\\_newsletter\\_2016.pdf](http://spndp.org/docs/SPNDP_November_newsletter_2016.pdf)

On 3rd November 2016 copies of the Draft Plan were put on deposit at 18 locations. Posters were displayed and leaflet was delivered to the whole of the Parish. The closing dates for comments was Tuesday 13th December at 5pm. (see Appendix 27)

On 5th and 12th November 2016 Public Consultation Open Days on the Draft Plan were held at the Community Centre (see Appendix 27).

On 5th December 2016 the Parish Newsletter contained the following update.

<http://us10.campaignarchive1.com/?u=618166eae25ee1aea6f113cc3&id=11b48bc5ff>

Details were also published in an article on 8th December 2016 in the Hertfordshire Mercury. Additional publicity was sent out in January and February 2017, as follows:

6th January 2017 Newsletter update.

<http://us10.campaign-archive2.com/?u=618166eae25ee1aea6f113cc3&id=105c1f00bd>

6th February 2017 a further article was sent to Hertfordshire Mercury.

10th February 2017 an article was sent to PS News for the March 2017 issue. **(See Appendix 27 - PS News)**

15th February 2017 Newsletter update.

<http://us10.campaign-archive2.com/?u=618166eae25ee1aea6f113cc3&id=ac31deef82>

On the 5th April 2017, East Herts District Council granted Outline Approval for 15 dwellings on SLAA Site 35/037, Livings Land, adjacent to Town Farm Crescent, Standon

At its 11th April 2017 meeting the Advisory Committee agreed to support a revised proposal for site allocation which included sites A, B, C, D, E, F, G, H, and K (Shenley) to provide in all 183 new dwellings.

[http://spndp.org/docs/Steering\\_Group\\_Minutes/2017/201704\\_SPNDP\\_Steering\\_Group\\_Minutes\\_\(April\\_2017\).pdf](http://spndp.org/docs/Steering_Group_Minutes/2017/201704_SPNDP_Steering_Group_Minutes_(April_2017).pdf)

On the 14th April 2017 a Landowners' letter went to each preferred site owner, and an explanatory leaflet showing the Advisory Committee's final recommendations was hand delivered to all households in the Parish. (see Appendix 26)

The Advisory Committee also had a stall at Standon May Day 2017 where the explanatory leaflets were given out to publicise these final recommendations.

6 responses were received to the explanatory leaflet:-

### **Response 1**

"Thank you for the copy of the Neighbourhood Plan. I was very pleased to read the principles on the first page, especially the ones that mention spreading sites throughout the village and avoiding over-large developments. It is to be expected that some of these principles require compromise, but I was confident that their influence would lead to a largely fair proposal.

As a result, I was extremely disappointed to see the list of sites and the map in the centre pages. I understand that a totally even spread of development across the village is not realistic, but to cram so many dwellings into the southwest corner seems far more a concession than a mere compromise. 184 dwellings in one small section of Puckeridge as opposed to 31 throughout the rest of the village and Standon is an extremely unbalanced distribution. Furthermore, 93 dwellings on a single site in Café Field also seems to fail on the principle of avoiding over-large developments.

I understand that, whatever you do, you will upset a certain number of people in the village. There is no right answer to accommodating the required increase in housing. However, I still wish to register my displeasure and my objection to the southwest corner of Puckeridge being used as a scapegoat. The Co-Op land is already being developed, with the Glantons & Chestnut site soon to follow. That's 51 dwellings, which is already a large contribution to the required target. I would urge the committee to consider alternative sites, and remember that these changes are something the village as a whole must shoulder, not just an unfortunate few."

### **Response 2**

"Thank you for the Leaflet that was posted through my door last month and for all the hard work you do on behalf of the village.

I live near the White Hart Pub and, looking at Site J & L, I am interested to know what

type of user is being considered here as B1. B1 tends to be office based, but in the Plan it is stating light industrial, which it can be in residential areas. I would be concerned on early morning or late evening noise. KB Tyres can cause enough of a problem when they are busy.

Was there a proposal by the owners (McMullens I presume) of an estate of residential units in J & L? If so, how many were they planning on putting on this space.

With all these new development estates, car parking is always the main problem, and causes chaos for all residents of the village, with a sea of cars parked wherever they can find a pavement. I would hope that any permission for new dwellings would have, at the minimum, off street parking for two cars."

### **Response 3**

"A brilliant vision and a huge thank you to all who put in the enormous effort to produce this document."

### **Response 4**

"Please consider noise pollution from A10 and health concerns. Better tree lined road. Better road surface."

### **Response 5**

"In the most part I totally agree with your proposals and thank you all for the work you are doing on this matter. Please pass this on to all concerned."

### **Response 6**

"I have just received the document concerning development, I note that area C was refused but likely permission for 93 dwellings is still on the cards. A conservative guess would be 75 additional cars trying to join the morning traffic from Cambridge Road onto the A120, a task that currently take several minutes for only a couple of cars pending on the skill of the driver!. My question is that apart from the development of dwellings, what road measures will be put in place if the development goes ahead near this junction?"

In June 2017 the Site Allocation had to be amended due to the fact that the Vintage Court application 3/16/0438/FUL was refused at Appeal.

The amended village boundary map showing 176 dwellings can be viewed at <http://spndp.org/docs/Important Documents/New StandonPuckeridge Village Boundary.pdf>

The following sites that were either allocated for development or which had received planning permission by June 2017 were as follows:

A - SLAA Site 35/034 Hunters Grove (formerly Co-op Land), Cambridge Road, Puckeridge

B - SLAA Site 35/017 Glantons & Chestnuts, Cambridge Road, Puckeridge

C - SLAA Site 35/004 Café Field, Standon Hill, Puckeridge

D - Buntingford Road, adjacent to Clements Close, Puckeridge

E - 10 Sadleir Road, Standon

F - SLAA Site 35/037 Livings Land, adjacent to Town Farm Crescent, Standon

H - SLAA Site 35/003 Lilymead, adjacent to Town Farm Crescent, Standon

K - Shenley, Cambridge Road, Puckeridge

Sites A, B, C, D, E, F, H, and K would provide a total of 176 new dwellings.

***By the time the Neighbourhood Plan had been completed for submission to the District Council, all of these had received planning permission, with the exception of Site K. An update of the position is contained in the submitted Plan and in SNP8 Land Allocations.***

Sites allocated for light industrial:-

J - SLAA Site 35/036 Land east of Buntingford Road, Puckeridge

L - White Hart back-land owned by McMullens

M - Kings Yard, Skeleton Green, Buntingford Road, Puckeridge

Sites J, L, and M to provide B1 light industrial sites to support local employment and sustainability.

On the 8th September 2017 Change of Use to Residential was granted for Site M. So sites allocated for light industrial are:-

J - SLAA Site 35/036 Land east of Buntingford Road, Puckeridge

L - White Hart back-land owned by McMullens

After the Interim Report was first published the Communications Sub Group created the Statement of Consultation Timeline as a chronological record of communications used to promote the Neighbourhood Plan and raise awareness of the Advisory Committee from October 2014 until the present day, with links embedded in the document itself. The diagram showing the timeline is appended to this Statement.

# SNP3 Statement of Consultation Timeline to May 2017

