

## **RE: CONSULTATION ON THE STANSTEAD ABBOTTS & ST MARGARETS DRAFT NEIGHBOURHOOD PLAN –**

### **NP GROUP RESPONSE TO LEE VALLEY REGIONAL PARK AUTHORITY COMMENTS**

#### **Remit of LVRPA**

LVRPA suggest adding in the following text to 2.7 to highlight the role and remit of the LVRP:

**"Created by the Lee Valley Regional Park Act in 1966, (the Park Act), the Lee Valley Regional Park Authority (LVRPA) is a key stakeholder in the District. It has a statutory responsibility to either provide directly or work with partners to provide facilities for sport, recreation, leisure, entertainment and nature conservation throughout the Park. The Authority is required to prepare a plan setting out proposals for the future management and development of the Regional Park, currently the Park Development Framework (PDF). The neighbourhood plan area is covered by the PDF Area 8 Proposals (April 2019) which cover the northern most section of the Regional Park, stretching from Rye House and RSPB Rye Meads Nature Reserve in the south to the edge of Ware in the north alongside the River Lee Navigation....."**

The NP group have no objections to adding in this text.

#### **Housing**

##### **Site Allocation H4**

This site was removed from the final draft due to flood risk.

##### **Site Allocation H3**

The LVRP's comments on this site are noted but we would refer them to the narrative on the change to the Green Belt and village boundary, which sets out in detail how this site is already surrounded by housing (existing and planned) and a defensible new boundary created to the Green Belt.

Our view is that this site has no material impact on the nearby Stanstead Innings or on the surrounding landscape character. There is already housing surrounding the site and separating the proposed building from the Innings.

The site design as envisaged includes a new entrance to the site, partly due to the concerns around the current junction. It is intended that this will be used instead of the bridleway which will be blocked off.

Most of the concerns raised would be better dealt with as comments on an actual planning application – the site design would be expected to be amended if necessary to accommodate the issues raised.

### **Riverside and Heritage**

Riverside - The comments on providing dark corridors are noted; this could be included in the text with the proviso that these do not conflict with the safety and security of the riverside footpath. It should be noted that the area surrounding the riverside close to the village is already quite well-lit.

Heritage - Agreed to update Action Plan H3 to refer to develop contributions as a mechanism for securing some of the resources where appropriate.

### **Views**

The request to have the view described as 'Ryegate Farm/Terbets Hill' is noted but not agreed. All protected views in the plan are within or very close to the settlement area, either looking in or looking out of the village. The view suggested is well outside the settlement boundary, even as amended. Describing it as providing a rural backdrop is somewhat exaggerated. It is already protected from inappropriate development by the Green Belt.

### **Natural Environment**

The suggestion that a plan mapping the various nature conservation sites is added to the SASMNP is noted but not agreed. Unless there is specific data which is readily available, this is not considered possible at this late stage of the plan.