

St Stephen Parish Neighbourhood Plan - Regulation 14 Consultation

Summary of feedback received from the local community

The table below summaries the responses received in the Regulation 14 Survey.

POLICY	DESCRIPTION (abbreviated)	STRONGLY AGREE / AGREE %	NIETHER AGREE OR DISAGREE %	DISAGREEE / STRONGLY DISAGREE %
S1	Spatial Strategy	66	16	18
HOUSING				
S2	Housing Strategy	68	11	21
S3	Dwelling Mix	63	24	13
S4	Design of Development	68	17	14
GREEN SPACES AND THE ENVIRONMENT				
S5	Environmental Impact	90	6	5
S6	Protection of Habitats	92	5	2
S7	Local Green Spaces	87	8	5
S8	Ver and Colne Rivers	95	3	2
S9	Green Infrastructure	87	11	2
TRANSPORT AND MOVEMENT				
S10	Toad Junctions / Pinch Points	87	10	3
S11	Off-street Parking	85	11	3
S12	Bus Services / Transport	81	16	3
S13	Walking and Cycling	87	10	3
S14	Bridleway Network	85	11	5
COMMUNITY FACILITIES				
S15	Community Facilities	83	12	5
S16	Facilities for Children	84	10	6
S17	Public Houses	77	18	5
S18	Allotments / Growing Spaces	78	19	3
S19	Retirement / Care Homes	84	15	5
S20	Burston Nurseries	73	16	11
LOCAL ECONOMY				
S21	Expansion of Businesses	76	13	11
S22	Village Retail Areas	85	11	3
S23	Protection of Employment	79	14	6
S24	High Speed Broadband	90	7	3
SITE ALLOCATIONS				
S25	Orchard Drive	50	32	18
S26	Baptist Church	57	28	15
S27	South of Park Street Lane	45	35	20

S28	Bucknalls Drive	48	26	26
S28	Frogmore	50	32	18

The comments received from residents and other parties via the online survey, email and hard copy were strongly supportive of the Plan. An Excel spreadsheet of all responses, including full comments, is contained in the Evidence Base. A summary of the comments is provided below:

Spatial Strategy / Housing Policies (34 comments)

- Concerns of how to ensure developers build smaller dwelling rather than larger units.
- The need for adequate off-street parking.
- Mixed reaction to releasing land from Green Belt for development, as can be expected.
- The need for smaller properties / sheltered accommodation for elderly residents to downsize into.
- Concern over state and size of local roads. Need for roads and facilities to be improved to cope with increased population.
- Need to enable younger families moving into the area / affordable properties for first-time buyers.
- Need to retain 'village feel'.
- Protection of Green Spaces to protect against 'in fill' development.
- Concern (and confusion) over development of former Radlett airfield – Garden Village or Strategic Rail Freight Terminal - and the impact of both projects on local facilities and traffic.

Green Spaces and the Environment Policies (28 comments)

- Strong reiteration for the protection of Green Spaces.

Transport and Movement Policies (31 comments)

- Protection of footpaths, bridleways and Rights of Way.
- Safe cycling routes.
- Concern over trend of narrow roads in new developments.
- Concern over major and minor road junctions - congestion and danger - potential accident black spots.
- Realistic number of off-street parking places included with new developments.
- Improvements to Abbey rail line strongly supported to provide viable road transport alternative.
- Concern over HGV traffic short-cutting through villages.
- Mixed comments regarding parking at village shopping areas, some supporting greater restrictions, others favouring 'freeing up'.

- Inadequate bus (and rail) services leading to greater car use.

Community Facilities Policies (19 Comments)

- Strong support for care homes / retirement homes.
- Strong support for improved facilities for younger people, including playground facilities and 'clubs'.
- Social facilities form older residents.
- Need for Medical Centre in Bricket Wood.

Local Economy (18 Comments)

- The importance of broadband connectivity for stressed by a high number of respondents.
- Mixed comments regarding new or expanding businesses in the Parish; the size of such developments, impact of location within residential areas.

Site Allocation Policies (27 comments)

The comments received were fairly mixed, perhaps not unsurprisingly given the desire among many to retain the Green Belt as it is. As the sites have now been removed, the comments will be retained and this aspect of the Plan will be revisited in an update once the emerging Local Plan has been adopted.