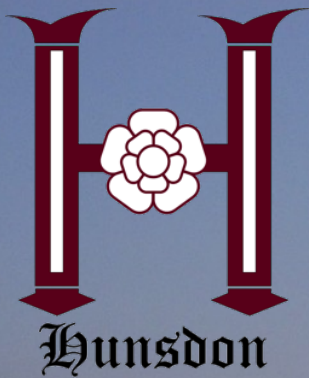


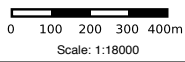
HUNSDON AREA NEIGHBOURHOOD PLAN 2019 - 2033



PUBLIC CONSULTATION (Regulation 14)
PRE-SUBMISSION DRAFT
SUMMARY DOCUMENT

Hunsdon Neighbourhood Plan Area and Policies Map

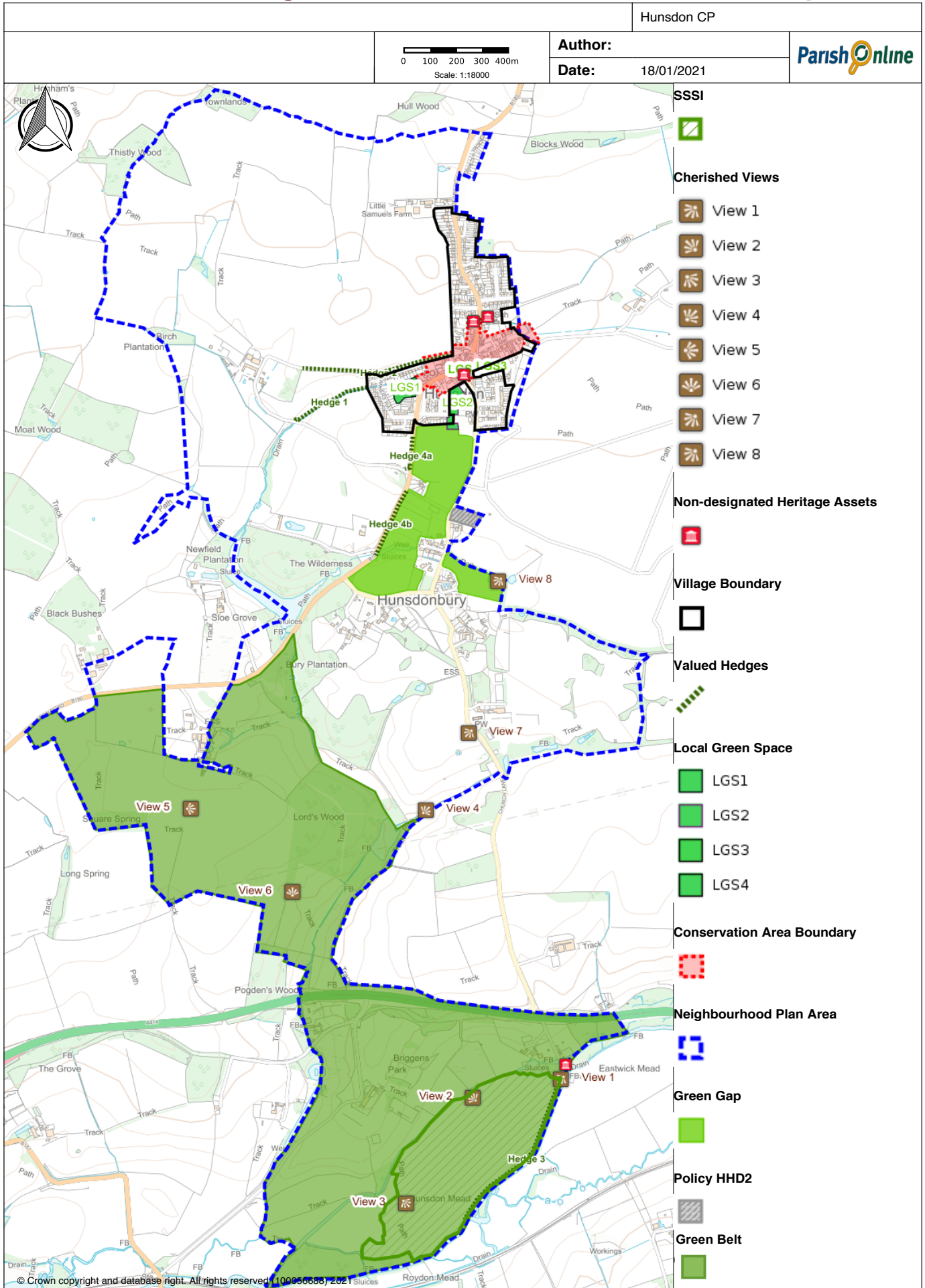
Hunsdon CP



Author:

Date:

18/01/2021



SSSI

Cherished Views

- View 1
- View 2
- View 3
- View 4
- View 5
- View 6
- View 7
- View 8

Non-designated Heritage Assets



Village Boundary



Valued Hedges



Local Green Space

- LGS1
- LGS2
- LGS3
- LGS4

Conservation Area Boundary



Neighbourhood Plan Area



Green Gap



Policy HHD2



Green Belt



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INTRODUCTION

This Booklet is a Summary of the ***DRAFT Hunsdon Area Neighbourhood Plan*** – a very important document which we encourage you to read and comment on as part of a public consultation open until 22nd March 2021. Once further tested and confirmed by a local referendum it will become a statutory planning document that will affect Hunsdon and influence planning decisions for many years. Neighbourhood Planning is a new concept introduced by the Localism Act 2011 to allow communities, such as Hunsdon, to shape and influence development in their areas through the production of a Neighbourhood Plan.

This is a community initiative sponsored by Hunsdon Parish Council with additional funding made available by Government. A dozen or so residents volunteered and formed a Neighbourhood Plan Group and under the Chairmanship of Councillor Frank O’Shea have worked to develop the Draft Plan with the technical support of consultants. As always new volunteers are welcome to join the group to help progress the Plan through its next stages.

The Hunsdon Area designated under the Plan covers the Parish, less the parts which fall within the Gilston Area allocated for development under the District Plan 2018, i.e. the parts to the south which will be village 7, and the Airfield and woodlands to the east of the parish. The interests of the Hunsdon community in the Gilston Area are looked after through the Parish Council and Hunsdon residents jointly participating in the development of a parallel Neighbourhood Plan with the parishes of Eastwick and Gilston. This is called the ***Gilston Area Neighbourhood Plan***.

Responses from this consultation for Hunsdon will be used to refine the ***Draft Plan*** which will then be submitted to East Herts Council (EHC) for wider consultation and an independent examination. When adopted by EHC, it is put to a referendum of the local community. If approved by them, the final Plan will govern how development within the Neighbourhood Plan Area is managed. In short, all planning applications within the Parish will have to comply with our Neighbourhood Plan.

The Vision, Objectives and Policies developed in the ***Draft Plan*** are derived from the views and aspirations of our residents and local businesses analysed and gleaned from household surveys and an open community event. At the core lies the question about how the community wishes to see Hunsdon develop to meet the challenges ahead whilst sustaining and enhancing those aspects that we cherish such as our countryside, heritage and tranquillity. We ask you all please to scrutinise the ***Draft Plan*** and make your views known to the Neighbourhood Plan Group. The more responses we have to this consultation, the greater will be our confidence that it has the input and support of the whole community.



How To Respond - The Consultation is open until **22nd March 2021**

We are delivering a copy of this **Summary Plan Booklet** to every household and business in the Parish. Everyone in a household of whatever age is most welcome to respond either individually or together with others. It also goes to landowners and statutory bodies to comment on.

To give us your views on the **Draft Plan** you can either:-

a) Respond Online

You can find a questionnaire along with the full **Draft Plan** document which can be completed online at <http://www.hunsdonneighbourhoodplan.org.uk/questionnaire> ; or

b) Fill in a Paper Copy

You can complete and detach the paper version of the questionnaire in this booklet and return it by post to:- **Carole Page at Rosemary Cottage, Acorn Street, Hunsdon SG12 8PE**

There are a limited number of printed copies of the full plan due to its size. If you are unable to go on-line and would like a printed copy, please contact **Carole Page** on **01920 870809**

In order that residents can put questions directly to members of the Neighbourhood Planning Team and the Group's Consultant, we also intend to hold a Q & A Zoom session later during the consultation period for all who wish to take part. This will be on **Tuesday 16th February 2021 at 7pm**. If you are interested in joining this meeting, please register by emailing fwoshea121@outlook.com and we will send you a Zoom invite nearer the time.

You may find it helpful to bear in mind some of these questions when reading through:-

- Does the **Draft Plan** paint a true representation of Hunsdon and its surroundings? Have any important features or aspects been overlooked?
- Will the draft policies secure our objectives, or would you like to see additions and or amendments?
- The **Draft Plan** also has a '**Task List**' of items that would enhance the Parish environment and facilities. Have you any comments on this and are there any projects you would like to see added?



St Dunstons and Hunsdon House from the air

EXECUTIVE SUMMARY

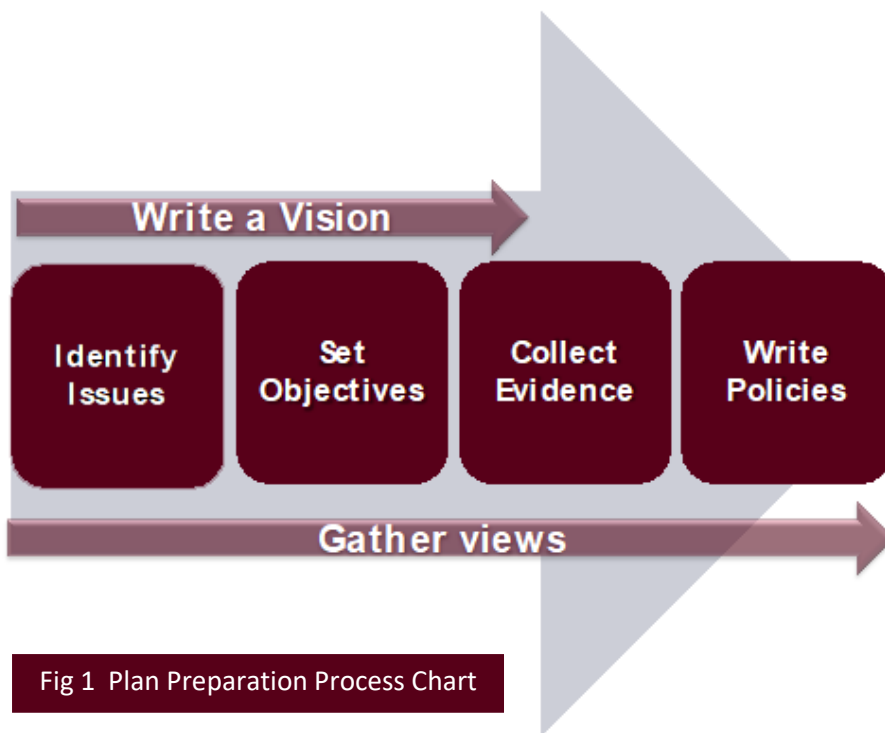


Fig 1 Plan Preparation Process Chart

The Vision

Through our Neighbourhood Plan we aim to safeguard Hunsdon as a welcoming and inclusive place to live, work, learn and play. Our aim is to preserve and protect the character and tranquillity of our rural environment and community assets, whilst ensuring that development is sustainable and that infrastructure, services, business and transport support and promote wellbeing for the benefit of our community.

Our Neighbourhood Plan will be a plan for our community made by our community



The Vision, Objectives and Policies developed in the Plan are derived from the aspirations of our community looking to how they wish to see Hunsdon develop and to sustain and enhance those aspects that we cherish whilst meeting the challenges ahead.

The draft Plan initially sets the context of the framework for developing the Neighbourhood Plan and describes the village and its surroundings.

It then sets out the community engagement and consultation process we followed including a household survey, a housing needs survey and a Community Event held over 2 days early in 2019. The responses were collated, analysed and used to identify the issues that shape and support the Plan.

It is clear that residents place great value on the rural nature of our surroundings and the associated tranquillity, green space and wildlife including, of course, the Stort Valley and Hunsdon Mead SSSI. Our rich heritage, from Tudor times to wartime RAF, and the village conservation area with its numerous listed buildings, also feature highly in the responses. The Village Hall, the two pubs, shop and garage are all valued by the community. Recreational facilities and our allotments are seen as important elements of community life.

On the downside the chief bugbears concerned traffic through the village and on the lanes – heavy vehicles and speeding vehicles – creating danger. Road safety emerges as the highest priority for investment. The lack of public transport is also seen as a drawback to living in Hunsdon.

A high percentage (80%) of the respondents to the consultations do not want any further housing development in the Hunsdon Area. Nevertheless, there was some support for the provision of affordable housing for local people, particularly for the young and the elderly age groups. As a Category 1 Village under East Herts Policy VILL1, Hunsdon has already met the minimum requirement for new housing until 2033 under the District Plan, and housing needs must also be assessed in the light of the proposed Village 7 of the Gilston Area allocation in the south of the Parish which will have up to 1500 units.



Cherished View from St Dunstans Car Park

Objectives

Seven key objectives have been identified reflecting the views of the community with the following themes: -

- a) *To protect, sustain and enhance all aspects of the rural environment, in order to conserve the character and appearance of the area; balancing the needs of business, residents and wildlife*
- b) *To identify and protect built heritage, including locally listed buildings, and enhance their settings*
- c) *To ensure that new development is accessible to, and meets the needs of, our community*
- d) *To improve transport links (car, bus, rail, bike and walking), and reduce the effect of excessive heavy goods traffic, street parking, speeding and rat-runs in the light of the increasing demands from developments outside the area*
- e) *To promote healthy lifestyles through maintenance and improvement of recreational and community facilities, to enhance the health and wellbeing of residents*
- f) *To encourage employment opportunities within the parish across all ages, skills and market sectors in order to support residents and other village assets (shop, pubs)*
- g) *To protect and enhance features important to the visual appearance and rural character of the parish; cherished views; green open spaces; woodland; and natural habitats and watercourses*



War Memorial on "Harlowes" Green

Draft Policies

The Neighbourhood Plan Group, working with its consultants, has drawn all the evidence together and drafted a set of Policies implementing these objectives. They fall into the following categories: -

- **Housing Development** – covering Green Belt protection, green gaps separating the village centre from Hunsdonbury, small scale infill, housing mix, design (7 policies)
- **Environment** – conservation and enhancement of biodiversity, designated Local Green Spaces, cherished views, valued hedgerows, Hunsdon Mead SSSI, renewable energy (6 policies)
- **Heritage and Conservation** – protection and enhancement of designated listed buildings, monuments, conservation area, protection of non-designated identified heritage assets (2 policies)
- **Infrastructure, Roads and Transport** – covering traffic impact and mitigation, sustainable travel, public transport, traffic calming and safety measures (2 policies)
- **New Businesses** – development conditions (1 policy)
- **Community Health and Wellbeing** – protection and enhancement of recreational space, access to health facilities, (3 policies)
- **Implementation and Monitoring** – funding secured through 'Section 106 Agreements' from development in Hunsdon should directly benefit Hunsdon's residents' Action Plan (1 policy)

In all a total of 22 draft policies, which lie at the core of the consultation, upon which we seek your views.

As a reminder, the closing date and how to respond to the consultation can be found on Page 4

The Neighbourhood Plan Group thank you for taking the time to read this booklet and welcome the views and responses you would like to make to the Draft Plan consultation.