

March 2021

Dear Resident,

### **Summary feedback from residents to our informal consultation on the draft Great and Little Chesterford Neighbourhood Plan**

Thank you to everyone who took the time to read and comment on the draft Great and Little Chesterford Neighbourhood Plan that we made available in November. We very much appreciate all the comments we received from residents and want to provide some feedback, summarising the main points that were raised, and our answers to them.

To those who identified minor typos or inconsistencies – a heartfelt thank you. We have not included these here, but please be assured that they have been addressed!

We are now working hard to refine and perfect the draft, so that it is ready to move to the next stage of the process. We will be in touch again once we are ready to outline these important next steps.

With best wishes,

The Great and Little Chesterford Neighbourhood Plan Steering Group

## **Feedback summary**

### **Not all of the diagrams and maps in the visual summary were in the draft plan – will they be included?**

Yes – we will make sure that the plan is fully supported by all relevant maps in the final version.

### **It is quite difficult to identify all the spaces in the Local Green Spaces policy and designation report. Can you improve the summary map and include a map for each site?**

Yes, we agree that this could be clearer and will improve the use of maps for the Local Green Spaces policy and report.

### **Why is the opportunity to create a new pedestrian crossing across the B1383 to the village centre no longer available?**

The opportunity to secure a new pedestrian crossing, to connect houses on London Road more directly to the centre of Great Chesterford village, is no longer available, as the outline planning application for houses to the west of London Road did not make provision for this. However, both Great Chesterford and Little Chesterford Parish Councils are continuing to advocate for improved pedestrian access.

### **It doesn't say that the Community Centre belongs to both villages - does it need to make this point?**

Yes – we will make sure that the Community Centre is consistently identified as The Chesterfords Community Centre.

### **Where is Jubilee Gardens?**

Jubilee Gardens refers to the green verge between Newmarket Road and the recreation ground in Great Chesterford, between the entrance to The Chesterfords Community Centre and the bottom of Carmen Street. It was identified as such in the Landscape Character Assessment 2017, which was commissioned to support the development of this Neighbourhood Plan.

**I would emphasise that the recent period of heavy rain resulted in the ditch running along the garden in Hyll Close becoming several feet deep! The fields to the north are all lower than this ditch and so are at risk of flooding.**

We completely agree, and this winter's rainfall has yet again highlighted the risk of flooding in both Great Chesterford and Little Chesterford. We will make sure that flooding is appropriately addressed in the final draft of the plan.

**Re the land adjacent to Manor Cottages in Little Chesterford - it would be desperately sad if there was even a slight chance of development as it would be a significant loss of a village amenity. It is popular with residents of both villages as an open space to visit and enjoy both the views and the resident wildlife including the Little Owl family who have lived there for many years. Also I note that there has not been an assessment by Anglian water. When it rains the run off from the fields across this area is significant and already has potential to flood housing - any development would really need to address this in quite a significant way. In my view this is as much of a constraint as the road access which has been referred to.**

The creation of local green space opposite Manor Cottages, Little Chesterford has been assessed carefully very against the criteria within the NPPF with regard to the current land use and designations, views and wildlife. Comments from residents and the landowner have been taken into account. See the Regulation 14 documents for the updated proposed green space designations. This site was not selected as a potential development site for five or more dwellings in the neighbourhood plan site selection (see [Housing Site Selection](#)). Anglian Water have been consulted at both the housing land assessment and site selection stage for all sites under consideration. Future planning proposals on any selected or windfall site will require a full SUDS assessment as required under planning legislation.

**Does the table in 2.51 include office to residential conversions under PDR?**

Yes - this is understanding from the figures provided by UDC.

**5.1 – Why is Chesterford House not within the development limits when it already has permission for the Coach House, splitting Chesterford House into 3 and outline permission for the 2 houses?**

We do not intend to ask for the development limits anywhere around the Conservation Area to be changed.

**Policy 5.3 makes no mention of the UDC parking standards which would require 3 parking spaces for 4+ bedrooms (which is more than the Essex Parking Standards) – should this be included?**

National or local planning policy, such as these parking standards, will still apply, so do not need to be re-stated in the Neighbourhood Plan.

**Will UDC agree to a 'local need' cascade on all future developments?**

UDC have been fully consulted at every stage of the development of this Neighbourhood Plan and we await their response to the formal Regulation 14 stage of the process.

**Planning permission [for new housing developments] should only ever be granted if there are sufficient amenities which guarantee the wellbeing of the population, hospitals, schools, surgeries, law and order transport etc.**

The Neighbourhood Plan seeks to shape the development of the local area and ensure consented development provides appropriate contributions to amenities. However, it would still need to be proportionate and in line with national and local planning policy.