



# Much Hadham Neighbourhood Plan

PRE-SUBMISSION VERSION 2019



Prepared by Much Hadham Neighbourhood Plan Steering Group

Approved by Much Hadham Parish Council

## FOREWORD



“This Neighbourhood Plan represents our community’s values:

- preserving the past,
- serving the present and
- anticipating the future with confidence. ”

The Neighbourhood Plan Steering Group, on behalf of the Parish Council, has produced this Neighbourhood Plan using residents’ opinions and comments from the consultations, events, questionnaires and meetings held over the last 4 years.

The Neighbourhood Plan combines environmental and housing development policies to deliver on the aspirations we all have for Much Hadham:

- Our own substantial “Green Belt”-equivalent will be created to protect the open space around the village
- Wonderful views across the parish are preserved from development
- Genuinely affordable housing in a sustainable location will be built
- The housing needs of younger people are provided for
- Opportunities for the elderly to downsize are created
- There are policies increasing the protection of our heritage assets too.

This Neighbourhood Plan represents our community’s values: preserving the past, serving the present and anticipating the future with confidence.

Picturesque and well-preserved, Much Hadham is widely appreciated not only by its residents but also throughout the district and beyond. It is important that any future development is very carefully managed and this is what our Neighbourhood Plan sets out to do.

Penny Taylor

Chair, Much Hadham Parish Council

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# CHAPTER 1. INTRODUCTION AND BACKGROUND

## 1.1 LOCATION AND HISTORY

Much Hadham is a rural parish in East Hertfordshire district and covers an area of 18 km<sup>2</sup> (7 square miles). Topographically the Middle Ash Valley, running north to south through the heart of the parish, is well-preserved and “one of the most traditional and picturesque river valleys in Hertfordshire with steeper sides than many others and a wooded farmland character that differentiates it.....”<sup>1</sup>. The River Ash itself is a rare example of a chalk river.

Bishop’s Stortford lies 3 miles to the east and Ware is 5 miles to the south-west. The long, linear High Street running through the village links the two towns. To the south-east, the town of Harlow in Essex is also easily accessed by car. Bishop’s Stortford and Harlow provide frequent rail services to London, Stansted airport and Cambridge, and are junctions for the M11 motorway. Much Hadham lost its rail connection to St. Margarets and beyond in 1964 but a daily bus service to Bishop’s Stortford, Ware and Hertford is maintained, albeit infrequently.

The main road is the B1004 which roughly bisects the parish north-east to south. There are minor roads linking to the surrounding parishes and ultimately to the A120 (to the north), A414 (to the south), A1184 (to the east) and A10 (to the west).

With evidence of inhabitants in the Neolithic and Bronze ages and Roman settlements identified, the parish has a long history. The first written record of Much Hadham was in 946 and there are extensive historical records of its development since then. The population has been stable at ~2,000 for the last century,<sup>2</sup> with 815 dwellings recorded in the 2011 census. The village of Much Hadham is the most populous habitation, with vibrant communities in Green Tye and Perry Green hamlets.

It has frequently been remarked on as one of the finest villages in the county<sup>3</sup>, with a large number of listed properties, notably along the High Street where they abut the road. The parish church building dates back to about 1225 and is in an idyllic situation, next to the historic summer palace of the Bishops of London.

Most of the village and its immediate surrounds are within a Conservation Area, with a further Conservation Area protecting the green at Green Tye. Perry Green is home to both the world-renowned Henry Moore Foundation and the nationally important St Elizabeth’s Centre, which provides education, care and support to people who have epilepsy and other complex needs.

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<sup>1</sup> SPD Landscape Character Assessment 2007.

<sup>2</sup> Taken from Much Hadham – A Millennium Scrapbook by Jean Page – published December 1999. 2001 census recorded 1996 residents. 2011 census recorded 2087 residents. Both figures include residents in communal establishments.

<sup>3</sup> The Herts “best kept village” award was won many times and is permanently on display at the Forge Museum.

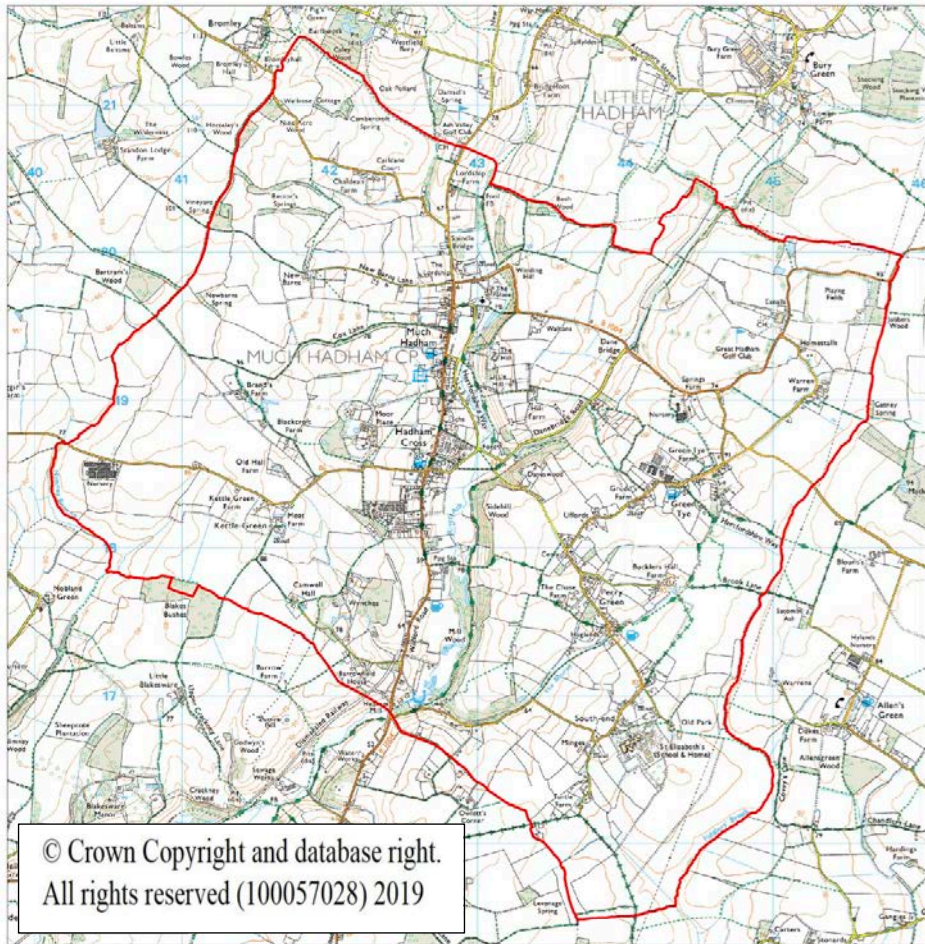


Fig. 1 Neighbourhood Plan Boundary

## 1.2 WHAT IS THE NEIGHBOURHOOD PLAN?

The Much Hadham Neighbourhood Plan sets out a community vision for how the parish of Much Hadham will develop in the coming years. The Neighbourhood Plan covers the period 2019 to 2033.

The adopted Plan stands alongside the East Herts District Plan October 2018 (“the District Plan”) to guide development within the parish. Together, they are the basis on which planning applications will be determined, unless there are material planning considerations that indicate otherwise.<sup>4</sup>

The preparation of the Neighbourhood Plan was led by Much Hadham Parish Council and, once adopted, is part of the District’s Development Plan. The policies contained within it will be used, together with the District Plan, by EHC in the determination of planning applications. Planning applications that accord with policies in the District Plan and this Neighbourhood Plan will be approved without delay, unless material considerations indicate otherwise.<sup>5</sup>

<sup>4</sup> More detail about the planning strategy is contained in Chapter 3

<sup>5</sup> District Plan Policy INT1 II.

### 1.3 CONTENT OF THIS DOCUMENT

The rest of the Neighbourhood Plan is divided into several parts:

**Part 1: Development Strategy** comprises Chapters 2 to 7 and includes the Policies Map, the vision and strategic objectives, development strategy and site-specific policies to be used in the determination of planning applications. It also includes important policies for design, infrastructure and supporting the local economy.

**Part 2: Environment Strategy** comprises Chapters 8 to 11 and includes policies to protect and enhance the built and natural environments.

**Part 3: Implementation and Monitoring** comprises chapter 13 and contains the actions required to ensure the Neighbourhood Plan is delivered as intended.

**Appendices:** include some of the detailed supporting material that contributed to the development of the Neighbourhood Plan and other reference material.

The Neighbourhood Plan also includes many ideas for the parish which came forward that are outside the scope of planning matters but nevertheless deserve to be given more consideration by the Parish Council and / or other agencies. These are gathered in Appendix G with recommendations for how to action them.

### 1.4 EVIDENCE BASE

The preparation of the Neighbourhood Plan has been informed by an extensive evidence base much of which is available to view on Dropbox, accessed via the dedicated website at:

[www.muchhadhamnp.com](http://www.muchhadhamnp.com)

The evidence includes the results of public consultations, technical studies relevant to the parish such as flood risk mapping and site assessments, and data from public records such as the census.

### 1.5 SUSTAINABLE DEVELOPMENT

The National Planning Policy Framework (NPPF) establishes that the purpose of the planning system is to contribute to the achievement of sustainable development. This means development “which meets the needs of the present without compromising the ability of future generations to meet their own needs”. The District Plan sets out EHC’s planning framework to achieve co-ordinated sustainable development. Planning applications that accord both with its policies and with relevant policies in the Neighbourhood Plan will be approved without delay, unless material considerations indicate otherwise.

For Much Hadham, sustainable development means development that improves the economic, social and environmental conditions, whilst meeting the obligations we have under the NPPF and the District Plan. The Neighbourhood Plan enables housing in the village of the type that residents asked for, whilst preserving its heritage and rural setting and, importantly, whilst minimising consequences for traffic volumes and on-street parking.

## **1.6 THE LIMITATIONS OF THE NEIGHBOURHOOD PLAN**

The Neighbourhood Plan must be 'in general conformity' with the strategic policies of the District Plan. It must not conflict with the NPPF or EU legislation. Because it is part of the planning system, it can only directly influence land use matters which would be dealt with as part of a planning application. These could include, for example, design standards, community facilities, transport and access, and the protection of important buildings and green spaces.

The Neighbourhood Plan also comments on matters which are not strictly planning matters, but any influence over these matters will be indirect only. Finally, it is important to understand that the Neighbourhood Plan cannot force any particular development to take place.

## Part 1: Development Strategy

### CHAPTER 2. VISION AND OBJECTIVES

This chapter sets out the overall strategic vision for development in Much Hadham over the Neighbourhood Plan period to 2033, as approved by residents following consultation. The vision is supported by a set of strategic objectives which, when considered together, provide the framework for the policies set out later in the Neighbourhood Plan.

#### 2.1 KEY ISSUES AND CHALLENGES

Much Hadham is an attractive and sought-after area in which to live. Special features of the parish include<sup>6</sup>:

- Two Conservation Areas of exceptional historical, architectural and landscape attributes
- 143 Listed buildings including 4 at grade 1 and 12 at grade 2\*
- A designated Scheduled Ancient Monument: the moated site at The Lordship
- An extensive Area of Archaeological Significance that covers most of the built form of Much Hadham village
- Many non-listed buildings of quality and designated worthy of protection
- 5 locally listed Historic Parks and Gardens
- The Henry Moore studio and sculpture gardens, and the Forge Museum
- The river Ash, which has created a deep, wide, distinctive river valley, with extensive grass pastures on the valley floor
- 15 designated Local Wildlife Sites
- Trees (often in oak/ash/maple and hornbeam woodland, with elder, hazel, poplar, hawthorn and elm also present) and managed hedgerows around irregular, medium-sized fields
- Open spaces and important gaps that contribute to the visual importance of the village Conservation Area
- Extensive network of public rights of way
- Many beautiful views

In summary, the parish is widely recognised, both officially and by reputation, for its attractiveness and setting. The Neighbourhood Plan is an important pillar in protecting and improving these qualities for future generations.

However, there are a number of important issues and challenges facing the parish, in common with many others in the district:

Environment – the parish is a high-quality environment both within the settlements and in the countryside. The challenge is to ensure this is recognised and that important assets and rich biodiversity are protected. Necessary new development should only be permitted if it is of high quality, sustainable and mindful of its setting.

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<sup>6</sup> Largely drawn from the Much Hadham Conservation Area Appraisal and Management Plan 2014, the National Heritage List for England, the Wildlife Site Inventory for East Herts 2013 and the East Herts Landscape Character Area Assessment 093

Housing – high house prices are an indicator of how attractive Much Hadham is as a place to live but there is a pressing need for affordable housing<sup>7</sup> and for housing that responds to local needs, including those wishing to downsize, whilst recognising the environmental constraints.

Transport – the parish is predominantly rural with a dispersed population, which is a challenge to providing an economically viable public transport network. Realistically, the private car will continue to be the primary transport mode, which has consequences for public safety, parking and noise. Development must be directed to sustainable locations that reduce the need to travel by car and promote healthy lifestyles.

Population – the parish has an ageing population<sup>8</sup>. Meeting the varying needs of older people whilst ensuring the parish remains attractive and accessible to young people will be a challenge.

Rural Services – the retention of local services is a key issue, particularly in the context of the ageing population. The challenge is to resist the loss of important facilities such as the health centre, local pubs, dentist and shop, and to support the delivery of new ones such as superfast and ultrafast broadband.

## **2.2 VISION**

Having identified the main planning challenges, this section sets out the community's vision for the parish<sup>9</sup>.

A 2016 survey available online and delivered in paper form to all households was conducted. Its stated purpose was "to help us create a vision for Much Hadham - a statement of what the village and parish should be like in a few years' time". It asked residents, unprompted, what they most liked and disliked about Much Hadham, and what they most wanted to see improved.

From the 169 responses a draft statement was prepared encapsulating the community's preferences, and this was tested in a public consultation in June 2016 at which residents were asked to vote on whether they agreed (58) or disagreed (2).

As the result was overwhelmingly supportive, the following statement, adapted from the draft, is adopted as the vision for the future of Much Hadham:

Much Hadham parish will remain an attractive locality with beautiful surrounding countryside, and will preserve its distinctive rural character, scale and atmosphere.

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<sup>7</sup> Only 20% of residents live in terraced housing or flats – 2011 census

<sup>8</sup> 27% of the population was over age 60 in the 2011 census (22% in 2001 census)

<sup>9</sup> See separate Consultation Report for more details of how the community arrived at the vision and objectives

In support of the Vision, the following is a list of aims for the period to 2033:

- A. The parish will continue to have a good community spirit and facilities appropriate for a village of this size.
- B. The rural atmosphere of the parish will be preserved by protecting views and maintaining or enhancing green corridors within the locality.
- C. The built environment will remain attractive and in keeping with the character and heritage of the village's architecture.
- D. To 2033 there will be limited growth in housing numbers so as to meet identified local needs, primarily for younger people and downsizers.
- E. Footpaths, cycle routes and bridleways will be retained, extended and connected whenever possible.
- F. New housing will be sustainable, delivering social, economic and environmental gains.
- G. Sustainable small business activity will be encouraged, and visitors welcomed.

## 2.3 OBJECTIVES

To deliver the Vision, a set of objectives form the basis of the policies contained in the Neighbourhood Plan. The survey and consultation process described above to prepare the Vision was also used to derive these objectives, which received 85% support in the public consultation:

1. Protect the pleasing character of the built environment and rural landscape setting.
2. Help maintain a strong community spirit by supporting sustainable development close to the centre of the village.
3. Ensure that new building minimises damage to rural views and historic building views
4. Ensure that new building meets high sustainability standards.
5. Ensure that new building has generous provision for on-site parking and, as far as possible, encourages walking and cycling to the main village facilities.
6. Meet agreed housing targets and needs, with a new housing mix that is predominantly 1-, 2- and 3- bedroom homes, and encourage affordability through good building design and practices.
7. Ensure that new building does not add to the flood risk of the locality, nor does it infringe upon the flood plain.
8. Encourage and enable existing and prospective leisure facilities and business ventures which are appropriate in the village and its rural context.
9. Ensure footpaths, cycle routes and bridleways are protected, interconnected and extended where possible.
10. Preserve and enhance woodlands, green spaces and green corridors, and the River Ash. Protect and promote biodiversity when considering new development.
11. Support the creation of a multi-disciplinary/integrated health centre should the opportunity arise.

Chapters 4 to 13 detail the policies that, together with the District Plan, will deliver these objectives. The table in Fig. 2 shows the policies in the Neighbourhood Plan that will deliver each objective.

Policies	Objectives										
	1	2	3	4	5	6	7	8	9	10	11
MH H1 Village Housing Numbers						✓					
MH H2 Village Development Boundary	✓	✓				✓					
MH H3 Type and Mix of Housing						✓					
MH H4-MH H8 Housing Allocation Sites		✓	✓	✓	✓	✓	✓			✓	
MH H9 Dwellings for St. Elizabeth's						✓		✓			
MH H10 Older and Vulnerable People		✓									
MH H11 Hill House and Land to the rear	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
MH D1 Design of New Development	✓	✓	✓	✓	✓	✓	✓				
MH D2 Sustainable Design				✓			✓				
MH D3 Vehicle Parking Provision					✓						
NH D4 Domestic Gates	✓	✓									
MH D5 Bin Storage	✓										
MH ITC1 Infrastructure, Transp. & Comms			✓	✓					✓		
MH ET1 Economic Development	✓	✓						✓			
MH ET2 Visitor Economy	✓	✓	✓					✓	✓		
MH HA1 Moor Place	✓	✓	✓						✓	✓	
MH HA2 Non-designated Heritage Assets	✓		✓								
MH HA3 Valued Community Assets								✓			✓
MH LNE1 Wildlife Sites & Green Corridors	✓								✓	✓	
MH LNE2 River Ash	✓						✓			✓	
MH LGS1 Local Green Spaces	✓									✓	
MH PV1 Priority Views	✓		✓								
MH CFLR1 Unclassified Roads									✓		
MH CFLR 2 Equine Development								✓			
MH CFLR 3 Recreational Open Space								✓		✓	
MH SP1 Funding Priorities	✓		✓				✓		✓	✓	

Fig. 2 Policies Mapped to Objectives

## CHAPTER 3. STRATEGY

The purpose of the planning system is to help achieve sustainable development. This chapter sets out how the Parish Council, representing local people and supported by East Herts Council (EHC), can facilitate the delivery of new sustainable housing in the parish through Neighbourhood Planning.

### 3.1 GUIDING PRINCIPLES AND STRATEGY

The Development Plan for East Herts district comprises:

- East Herts District Plan
- Minerals Local Plan for Hertfordshire
- Waste Local Plan for Hertfordshire
- Neighbourhood Plans – once adopted

These documents are the basis upon which planning applications are decided, unless there are material planning considerations that indicate otherwise.

The District Plan is based on a number of guiding principles<sup>10</sup>. Of particular relevance to Much Hadham are:

“Guiding Principles

6. To focus development in locations where the impacts on the historic and natural environment are minimised as far as possible;
7. To acknowledge that the capacity for the market towns and villages to grow is constrained by the existing capacity and future potential of these settlements.....;
8. To protect and enhance the rural area and the Green Belt outside the allocated development areas to maintain the countryside and the rural character of the District;
9. To encourage appropriate development in and around the identified villages, with an opportunity for neighbourhood planning to influence the type and location of development sites.”

These principles are supported by the policies in this Neighbourhood Plan.

The District Plan Policy DPS2 The Development Strategy 2011-2033 identifies how the EHC will deliver sustainable development in accordance with a hierarchy that starts with sustainable brownfield sites, then allocates sites in the towns and their urban extensions, and lastly includes limited development in the villages.

### 3.2 NEIGHBOURHOOD PLAN STRATEGY

Neighbourhood planning was introduced through the Localism Act 2011 as a right for communities to shape development in their areas. This Neighbourhood Plan is a succinct, long-term, legally binding document which provides certainty to the parish communities as to where development may be permitted and, conversely, where restrictions apply.

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<sup>10</sup> Chapter 3, section 3.3.2 Guiding Principles

The Neighbourhood Plan supports the strategic development needs set out in the District Plan, but the Neighbourhood Plan also goes further, shaping and influencing where development in the parish will go and what it will look like.

The District Plan Policy DPS6 Neighbourhood Planning is a commitment by EHC to support, in principle, development brought forward through this Neighbourhood Plan (and any Neighbourhood Development Orders) where such development is in general conformity with the strategic objectives and policies of the District Plan.

A Neighbourhood Development Order can grant planning permission for specified developments. This tool is proposed to be used for the Hill House site and is explained further in Chapter 4 Housing.

### **3.3 HOUSING SUPPLY**

The District Plan establishes an objectively assessed housing need for East Herts district. Its Development Strategy sets out where the housing growth should be focussed and where it should be restricted.

Policy DPS3 Housing Supply 2017-2033 establishes the different sources of housing supply and their respective contributions over the first 5 years 2017-2022 and over the whole plan period. Of specific relevance to Much Hadham is the supply of housing from all the Group 1 villages (of which Much Hadham is one, as explained below):

Total Villages Housing Supply<sup>11</sup>:

2017-2022 391

2017-2033 500

Parish councils are encouraged to prepare neighbourhood plans to achieve this.<sup>12</sup>

### **3.4 DEVELOPMENT IN MUCH HADHAM VILLAGE**

Historically the planning system has viewed villages in the context of the wider countryside and, as such, has applied a general policy of restraint that seeks to protect the countryside (and therefore villages) from development. This policy of restraint has many benefits but has also contributed to housing affordability in Much Hadham becoming acute, with younger residents unable to afford a home in the village that they grew up in.

In addition, within the last generation, the village has seen a decline in local services and a loss of facilities, including at least 2 pubs, a school, an inn, several shops, a garage and a church.

Nevertheless, within living memory, there have been significant developments of social and affordable housing at Windmill Way (post-war, much of it subsequently sold), Ash Meadow and Ferndale (1970s), and of smaller developments of larger private housing at Millers View and Laureldene (1980s).

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<sup>11</sup> District Plan Policy DPS 3

<sup>12</sup> District Plan Ch 10 villages, para10.3.4

The range of services and facilities means that Much Hadham is one of eight Group 1 villages designated by EHC as a sustainable location for further development of housing, employment, leisure, recreation and community facilities. Growth in these activities will help existing shops, services and facilities to thrive, deliver affordable housing, provide local job opportunities and deliver community benefits.

The District Plan allocates to each of those Group 1 villages a requirement to deliver growth in new homes of at least 10% of the housing stock in the 2011 census over the period 1 April 2017 to 31 March 2033. For Much Hadham village this means a requirement to develop a minimum of 54 new homes.<sup>13</sup> This is considered to be fair, achievable and sustainable, whilst meeting local housing demands.

Chapter 4 explains how Much Hadham will meet this requirement.

### **3.5 DEVELOPMENT IN MUCH HADHAM PARISH (OUTSIDE THE VILLAGE)**

The rural area beyond the green belt covers approximately the northern two-thirds of East Herts district and the parish lies predominantly within it.<sup>14</sup> The main developments within the parish, in the rural area beyond the green belt, in recent years have been at Moor Place Park (enabling development / brownfield), Luxford Place (brownfield), Warren Farm (brownfield) and the extension of Millers View (Station Yard).

The long-standing district policy continues to be of restraint on development in the rural area, so that new building is considered inappropriate other than for certain exceptional circumstances such as to support the rural economy or for limited infilling. Policy MH H9 Dwellings for St Elizabeth's Centre Workers in this Neighbourhood Plan supports provision of housing for employees at that rural location.

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<sup>13</sup> Based on 2011 census figure of 535 households, as calculated by HCC, and tabulated in District Plan Table 10.1

<sup>14</sup> A small area of land (~145ha) to the north-east of the parish is designated Green Belt. This comprises land around Warren Farm, Jobbers Wood and land to the north and north west of Exnalls on the B1004. This Plan does not add to the policies already in place for the Green Belt in the District Plan.

### **3.6 STRATEGY**

The overall aim of this Neighbourhood Plan is to deliver the housing requirement for the village as set out in the District Plan. The minimum target has been viewed positively, recognising that appropriate housing will allow younger residents to stay or move into the village, and will allow downsizers to scale down, releasing larger houses to growing families who might otherwise be forced to move away from the parish to meet their housing needs.

It has been a core requirement that new housing supported by this Neighbourhood Plan must be in sustainable locations, very close to village facilities. The benefits of this are in reduced car usage and greater support for local business and community services. Where landowners have proposed sites that are beyond the village development boundary and would elongate the village, these have been rejected as unsustainable due to the additional car usage they would generate. Development brought forward under this Neighbourhood Plan must not harm the quality of the built environment – 21<sup>st</sup> century design and building standards to be delivered consistent with the village's character and heritage.

Of equal importance is to preserve the attributes that make this village so special – its distinctive rural scale and atmosphere. The Neighbourhood Plan contributes to the achievement of this aim through the designation of Local Green Space (policy MH LGS1) and the identification of priority views to be preserved (policy MH PV1).

The proposed sites identified in Chapter 4 Housing meet local needs and the village development boundary are extended to include those sites to ensure that they come forward without opposition during the life of the Neighbourhood Plan. In conjunction with this, several sites are being proposed for protection from inappropriate development in Part 2 Environment Strategy.

#### Policies Map

The map below shows the development boundary of the village (as amended by this Neighbourhood Plan), Local Green Space designations, Housing Development Site Allocations and other site-based policies.

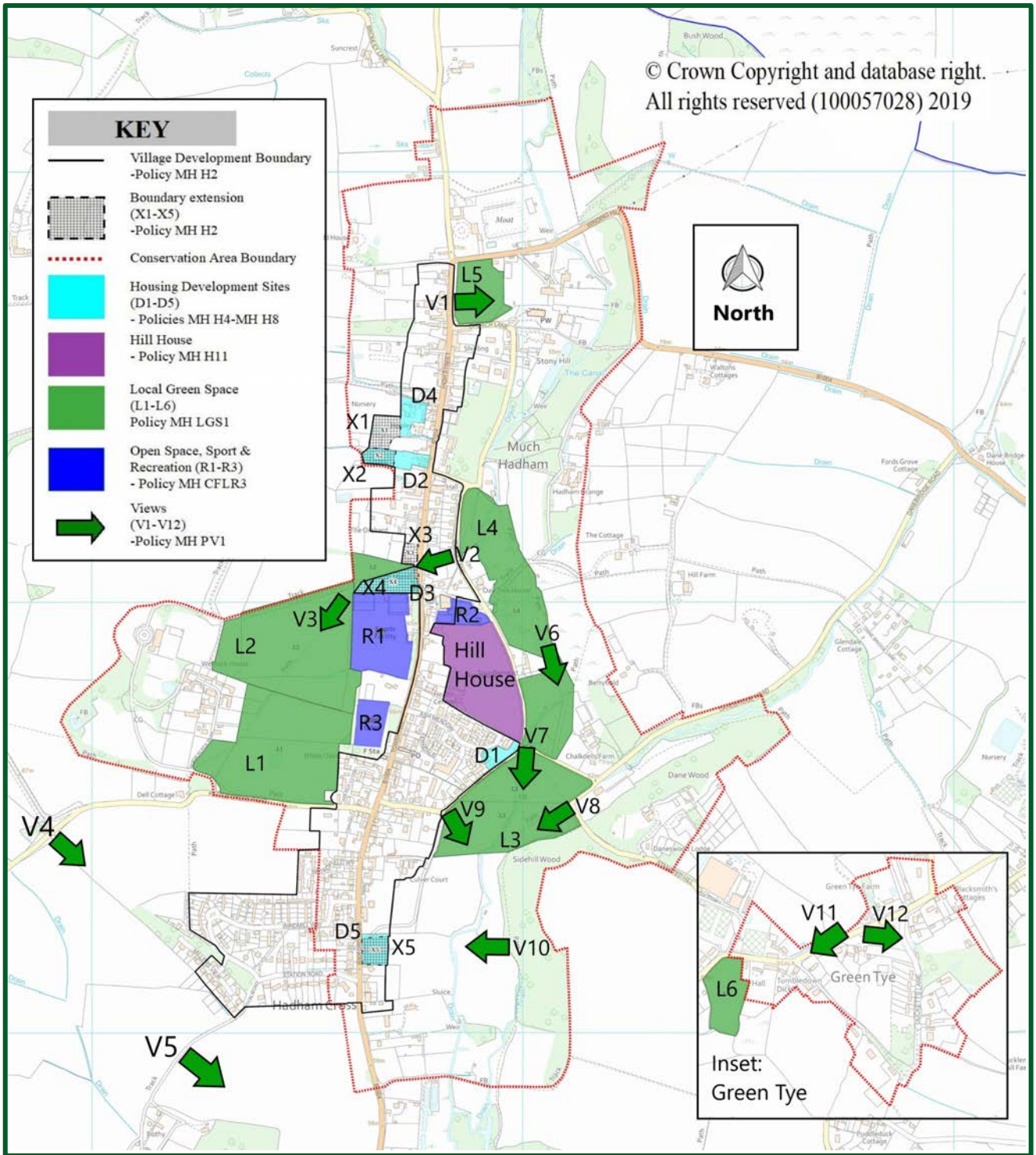


Fig 3. Policies Map

## CHAPTER 4. HOUSING

The NPPF<sup>15</sup> requires that the district authority should establish a housing requirement figure for its whole area, which shows the extent to which its identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need retesting at the Neighbourhood Plan examination, unless there has been a significant change in circumstances that affects the requirement.

### 4.1 HOUSING NUMBERS

As explained in Chapter 3, Much Hadham is classed as a Group 1 village in the District Plan and is required to deliver a minimum of 54 new homes in the plan period.

#### Policy MH H1: Village Housing Numbers

- I. In accordance with the District Plan's strategy to deliver sustainable development, including through limited development in the villages, Much Hadham village will accommodate a minimum of 54 new homes over the 16-year period between 1 April 2017 and 31 March 2033.
- II. Development of more than 54 homes over the Neighbourhood Plan period is permitted if there are suitable, sustainable sites available, and having regard to all the policies in this Neighbourhood Plan.

The overall housing supply will meet (and may exceed) the minimum requirement over the period 2017 to 2033 from these sources:

Supply Source	Minimum Supply:
Completions since 1 April 2017 (listed in Appendix B)	19
Approvals not yet started (listed in Appendix B)	4
Priest House (see section 4.6.1)	7 (net)
Hopleys (see section 4.6.2)	9
Moor Place Gate (see section 4.6.3)	15
Bull Inn (see section 4.6.4)	5
South Plot, Culver (see section 4.6.5)	2
TOTAL	61

The total supply of at least 61 homes exceeds the minimum requirement to allow for the risk that approvals not yet started are not delivered and/or that an allocated site does not come forward in the plan period.

Whilst it is expected that more than 54 homes will be built in the village over the plan period, in all cases developments are expected to be compliant with this Neighbourhood Plan and to contribute to the objective of sustainable development. Moreover, the policy requirement for development to be contained within the revised village development boundary effectively prevents the number of new homes from significantly exceeding the minimum requirement.

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<sup>15</sup> NPPF 2019 para 65

Guidance that accompanies the NPPF permits a windfall allowance to be included in the planning to meet the target. A windfall allowance anticipates future development that is currently unidentified. Examples in Much Hadham could include the subdivision of existing large homes into smaller units and proposals for new homes in large gardens. To support a windfall allowance, there must be evidence that such developments are likely to come forward within the village development boundary.

A windfall allowance would have to be fully justified, including stating why there is no other site, inside or outside the village development boundary, where those additional homes could be allocated.

A windfall allowance has not been used in the Neighbourhood Plan. This is because the Neighbourhood Plan already contains sufficient sites to meet the target. If it were permissible to replace one of the site allocations, it would reduce certainty that the target would be met and reduce the influence that the Neighbourhood Plan has over new housing development, as described in the site allocations Policies MH H4 - H8.

## **4.2 VILLAGE DEVELOPMENT BOUNDARY**

As a village within the rural area beyond the green belt, Much Hadham has benefited from EHC's longstanding policy of development restraint<sup>16</sup>. Its setting in the open countryside has not been compromised and a wide degree of separation from neighbouring villages has been maintained. The surrounding countryside has been largely protected from inappropriate development. Outside the boundary, other than brownfield sites, limited infill and barn conversions, have been rejected by EHC. This Neighbourhood Plan follows that principle.

The overall strategy for boundary management is to discourage further longitudinal (north/south) expansion of the village and, where a need for expansion is demonstrated, to prefer lateral expansion (east/west). This helps to reduce car journeys to access the village's core facilities and services and encourages walking and cycling. It also prevents coalescence with neighbouring villages through ribbon development, preserving Much Hadham's distinct identity.

The District Plan recognises that in order to accommodate at least a 10% increase in housing stock, the development boundaries of Group 1 villages may need to be amended through the Neighbourhood Plan<sup>17</sup>. This Neighbourhood Plan recommends that the boundary used since 2007 is updated, as shown on the Policies Map (Fig 3 above). The boundary changes are made to permit development of sites allocated under this Neighbourhood Plan that are adjacent to or straddle the existing boundary.

Each change is described here:

**Hopleys (X1)** A small extension into the historic garden specifically for a new-build café/retail business. The existing café/shop is part of a housing site allocation for up to 9 new houses within the existing village development boundary.

**The Bull Inn (X2)** This site straddles the current boundary. The village development boundary is to be moved west to align with the site boundary and facilitate development.

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<sup>16</sup> Most recently stated in District Plan Policy GBR2 Rural Area Beyond the Green Belt

<sup>17</sup> District Plan Chapter 10 Villages, para 10.3.5

Front Lodge (X3) The lodge is accessed from the High Street and is the last residential curtilage for some distance southwards on the western side of the road. It is seen as part of the street scene, from the entrance to Moor Place northwards. The boundary is extended to include the residential property but not the land to the west of it. This is to ensure that there is no further development beyond the amended village development boundary at this point.

Moor Place Gate (South Side) (X4). In return for the donation of land to enable community-led development, the boundary along the west side of Tower Hill is turned west along the north boundary of the Recreation Ground. At the most westerly point of the Recreation Ground boundary, it turns briefly north-east, following the line of the footpath and then returns east to Tower Hill by following the southern boundary of the existing drive from Moor Place.

South Plot, Culver (X5). The boundary is extended eastwards from Widford Road to include the South Plot where two homes were recently, separately, granted full planning permission (3/17/1440/FUL and 3/17/2841/OUT & 3/18/2657/REM). As the site has the potential for more dwellings than the present approvals, the extension of the village development boundary would facilitate any future application for a larger number of more modest homes.

### **Policy MH H2: Village Development Boundary**

The District Plan allows a Group 1 village preparing a neighbourhood plan to redraw its boundaries to accommodate additional housing development. District Plan Policies Map 21 is amended for this purpose so that the designated Much Hadham village development boundary is as shown in the Policies Map in this Neighbourhood Plan:

- **X1** – Hopleys
- **X2** – The Bull Inn
- **X3** – Front Lodge
- **X4** – Moor Place Gate (South Side)
- **X5** – South Plot, Culver

### **4.3 HOUSING MIX**

Comparing census data for 2001 and 2011, the parish lost a net 89 young people (age 18-29), 28% of that age group. At the other end of the age spectrum, the proportion of the population aged 60+ increased from 22% to 27%. The District Plan refers to ONS forecasts in 2012 for an approximate 190% increase in those aged over 85 by 2037. The demographic trajectory of the parish is of an ageing population and we have to plan for its consequences but also seek to make housing provision for young people so that they can stay close to their community.<sup>18</sup>

From the 2011 census, 433 residents were aged 65 and over. It is estimated that approximately 63% of them live in owner-occupied housing.<sup>19</sup> If only 10% of these residents wished to downsize at some point over the plan period to 2033 e.g. to release equity or to live in more manageable accommodation, that would create a demand for 17 suitable homes. It is believed that no homes of this type have been built this century, so it is reasonable to

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<sup>18</sup> Appendix A. Housing Needs Evidence includes more discussion on why these groups are prioritised

<sup>19</sup> 63% of households where the household reference person is aged 65 and over are owner occupied. There are 173 such homes (2011 census). It is assumed that this proportion extends to all residents aged 65 and over.

assume (and anecdotally validated) that there is a pent-up demand for housing specifically targeted at downsizers.

From the 2011 census there is a very low incidence of flats, apartments and maisonettes. Such accommodation is not part of the character of the parish. Indeed, 95% of properties in the parish are either detached (51%), semi-detached (29%) or terraced (15%). Thus, new homes for young people, who typically have affordability challenges, will need to be terraced properties (preferably following a vernacular architecture as discussed in Chapter 5).

District Plan Policy HOU1 Type and Mix of Housing requires developments of five or more dwellings to have a mix of tenures, types and sizes appropriate to the local character. The aims supporting the vision for Much Hadham include limited growth in housing numbers to meet identified local needs, primarily for younger people and downsizers. The planning objective that flows from this vision is to meet agreed housing targets and needs with a mix of predominantly 1, 2 and 3-bedroom homes, and encourage affordability through good building design and practices.



Thatched, timber frame house



Jettied house with handmade tile roof



House with exposed timber frame



Brick built almshouses

### **Policy MH H3: Type and Mix of Housing**

I. The vision for Much Hadham includes limited growth in housing numbers so as to meet identified local needs, primarily for younger people and downsizers.

II. To meet the needs of those demographic groups, preference will be given to schemes comprised entirely of 1, 2 and /or 3-bedroom homes. Regardless of the size of the development, schemes containing any plots for homes with more than 3-bedrooms, will need to demonstrate local need for larger homes as part of the planning application.

III. Preference will be given to schemes that demonstrably meet the needs of older people or demonstrably address the affordability challenges facing young people locally. Schemes that do not address the needs of at least one of these demographic groups will be expected to demonstrate no need exists or to make an alternative contribution to the social wellbeing of village residents.

#### **4.4 HOUSING DENSITY**

Housing density is expressed as the number of dwellings per hectare (dph). It is a characteristic of Much Hadham High Street that a variety of house sizes are seen in close proximity. Historically, developments off the High Street have also displayed a variety of densities ranging from as high as 45dph at Ash Meadow down to 13dph in Millers View.

Development should balance the need for efficient use of land with sensitivity to the character of the local area. Developers will be expected to demonstrate how this is achieved by following the requirements of District Plan policy HOU2 Housing Density.

#### **4.5 AFFORDABLE HOUSING**

The relatively tight policy constraint on housing development in the rural area has been at the expense of housing affordability, which, together with reduced social housing provision, has prevented younger residents from remaining in the parish.

Affordable housing for planning purposes comprises affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership (e.g. shared ownership and rent to buy)<sup>20</sup>. The common factor is that they comprise housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) and comply with one or more of the NPPF definitions.

Planning Practice Guidance currently prevents any planning policies from requiring affordable housing on any development of fewer than 11 units (unless it has a combined gross internal floor space of more than 1000sqm i.e. the homes are large, or the size of the development area exceeds 0.5ha). For developments of 11-14 units EHC requires 35% affordable housing and this increases to 40% for 15+ units.<sup>21</sup>

EHC has a comprehensive policy for affordable homes, which this Neighbourhood Plan supports. However, this means that there is little scope for the Neighbourhood Plan to include additional policies that are compliant with national and district strategies. For the provision of affordable housing over and above these requirements, we rely on the goodwill of

<sup>20</sup> Definitions of these terms are provided in the NPPF 2019 Annex 2: Glossary p64

<sup>21</sup> District Plan Policy HOU3 Affordable Housing

landowners and developers to engage with the parish council so that the needs of young people are prioritised.

Additionally, Policy MH H3 Type and Mix of Housing (above) is intended to ensure that the open market provides housing that is within the means of more young people than would otherwise be the case.

#### **4.6 HOUSING ALLOCATION SITES**

To deliver the housing numbers required by the District Plan (see 4.1 Housing Numbers above) in sustainable locations supported by residents, this Neighbourhood Plan allocates sites for housing development. Allocating sites provides residents with a greater degree of certainty about where the major developments will be in the village to 2033.

Planning permission has already been granted for 25 homes under the district's planning policies in place before this Neighbourhood Plan was adopted. These pre-approved sites are listed and mapped in Appendix B.

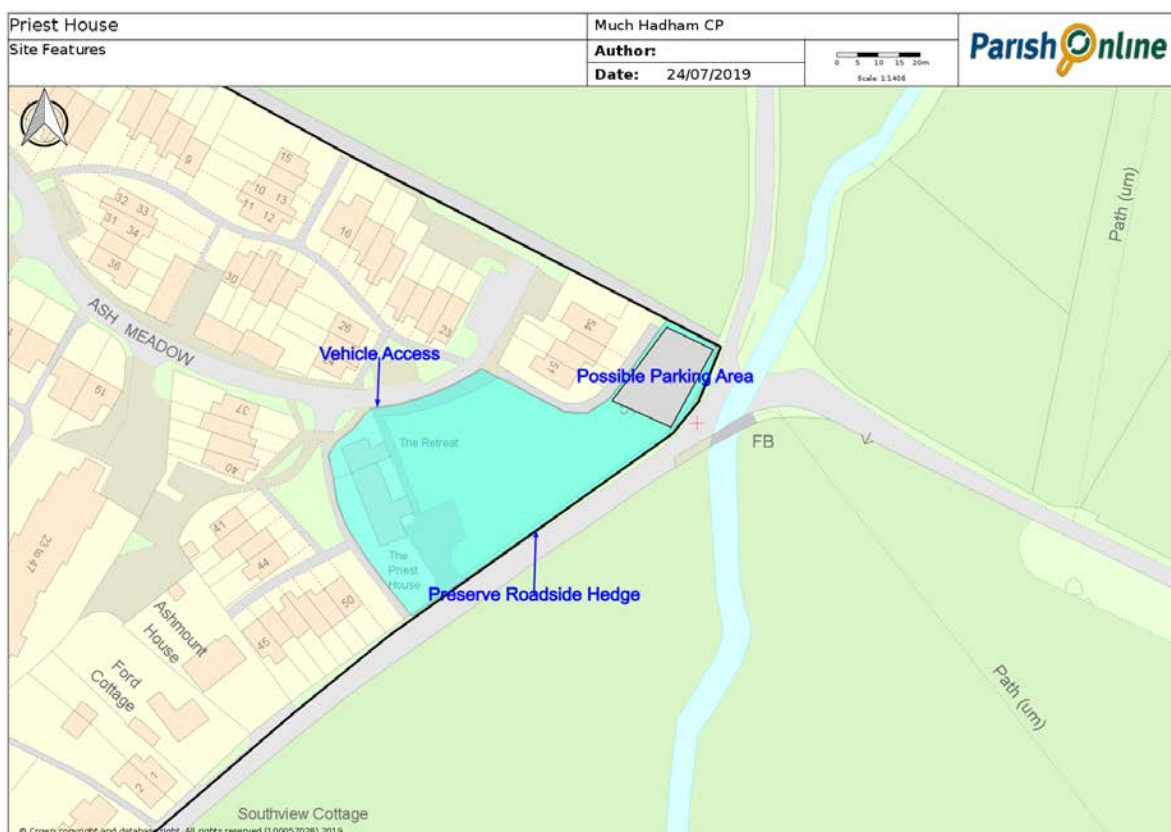
The remaining 29 homes required by 2033 to achieve the overall minimum target of 54 homes are expected to be delivered by the sites approved as part of this Neighbourhood Plan under the site assessment process<sup>22</sup>. The policies for each site follow below.

The indicative plans or site layouts provided with each of the five site allocations are illustrative of how the site could be developed. They serve as an example or possible way of implementing the policy or locating uses within a site. Although they have been prepared after discussions with landowners, they should not be considered as either pre-approved or final and are likely to change as plans develop more detail.

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<sup>22</sup> <https://www.muchhadhamnp.com/supporting-material>

#### 4.6.1 Priest House



Site Name: Priest House	Site Origin: Owner
Site size: 0.26 ha	Current Use: Residential
Site address: Priest House, Malting Lane	Proposed Use: Residential 8+ units
Location: Within the village development boundary	Brownfield/Greenfield: House and Garden

#### Justification

The site has been proposed by the landowner, the Catholic diocese, as a result of a call for sites for the Neighbourhood Plan. The land was originally held back from the development of Ash Meadow in the 1970s to leave space for a priest's house and church. The priest's house was built but a successful ecumenical sharing of St. Andrew's Church made a new church unnecessary. It is now intended that the site be released to complete the Ash Meadow estate with a suitable development characterised by good design. The proposal is for a mix of low rent, low cost sale and market sale homes.

### Density

Development is proposed of 8+ units (dependent on the retention or replacement of the existing house) with sufficient self-contained parking provision. The housing density is expected to reflect that of the Ash Meadow estate (45dph) whilst preserving the rural nature of Malting Lane. Retention of the existing house, which provides two units for rent, would be a more sustainable option and less disruptive than demolition and re-build, but it is recognised that for overall site density optimisation and /or reasons of traffic routing within the site, this may not be appropriate.

### Location in village and settlement boundaries

The site lies within the current village development boundary and the Conservation Area. However, it sits directly opposite Elsie's Field, a proposed local green space, and the ford, a popular walking and picnic spot. Development should therefore seek to preserve a degree of separation from this rural idyll by appropriate boundary treatments e.g. retention of hedging along Malting Lane and the closing of the access from Malting Lane.

### Access

The site is currently accessed from Malting Lane, but its re-developed layout must instead reflect its position within and access from the Ash Meadow estate. This will also circumvent the access problems caused by flooding along Malting Lane, which lies within Flood Zone 2 at that point. It is noted that the current access provides a vehicle turning opportunity for vehicles reversing from the ford when it is found to be in flood. This highway facility should not be impaired.

### Design and Layout

The developed site should not contribute to or exacerbate flooding on Malting Lane. Building design must balance preservation of the rural ambience of Malting Lane with contemporary sustainable units reflecting higher density 1/2/3-bed village housing that characterises Ash Meadow. Site layout will need to accommodate the substantial parking consequences of higher density housing.

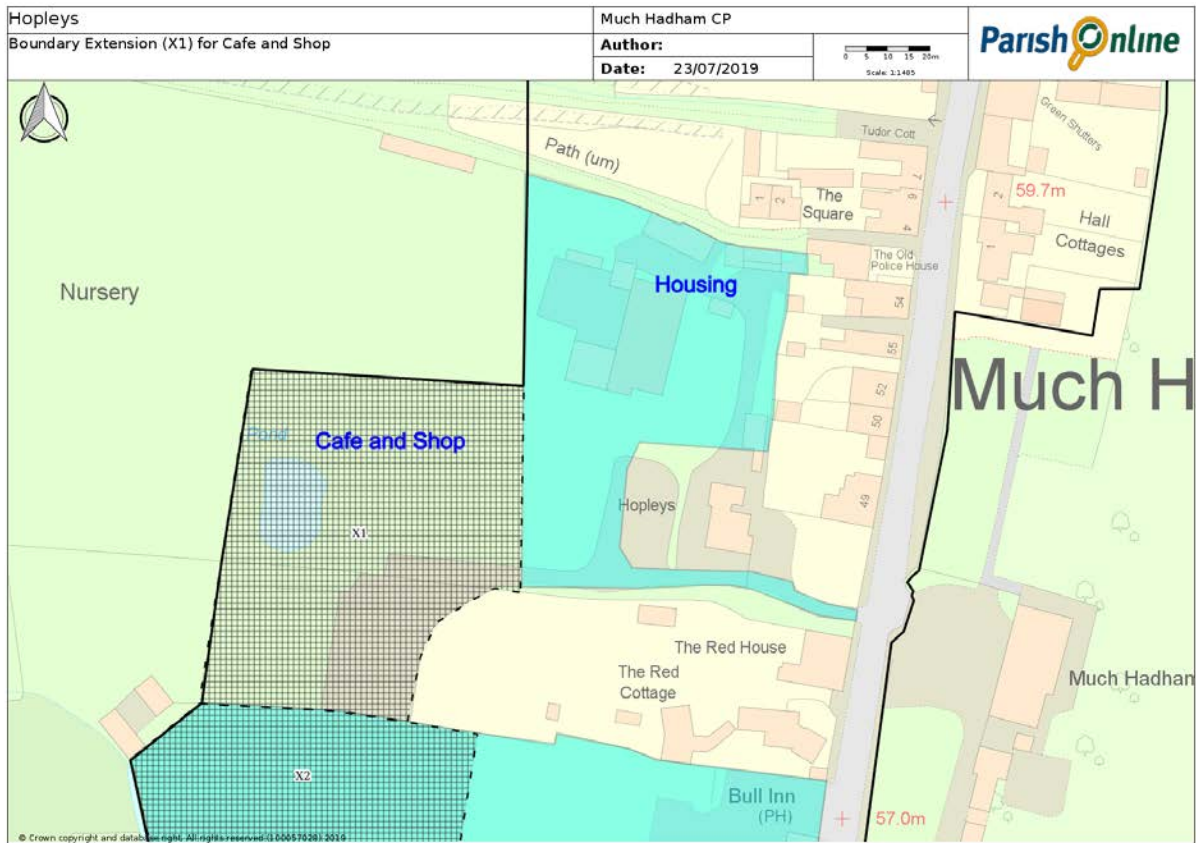
### **Policy MH H4: Priest House**

I. Land at the Priest House, Malting Lane is allocated as a residential development site to accommodate a net gain of at least 7 new low rent, low cost sale and market sale homes to meet identified local need for smaller homes, with a mix of tenures.

II. Development will be supported provided that it complies with the policies in this Neighbourhood Plan and meets these criteria a) – k):

- a) Site layout, height/mass, density and design to complement the character of the built environment of Ash Meadow.
- b) Primary access to / egress from the site for all pedestrians, road users and site construction traffic to be from Ash Meadow.
- c) Self-supporting parking is to be provided in accordance with Policy MH D3 Vehicle Parking Provision.
- d) All site parking to be at the northeast of the plot, to minimise the built form overlooking the ford.
- e) Landscaping and semi-mature planting to be established, both within the site and peripherally, to protect the rural ambience of Malting Lane, including retention of the existing hedge on Malting Lane / footpath 25.
- f) Provision within the site should be made to retain the existing turning facility for drivers in the event that the ford is flooded.
- g) The amenity of immediate neighbours is respected.
- h) No habitable built form should be located on any area liable to flood.
- i) Site surface water drainage to be designed to avoid run off on to Malting Lane.
- j) Building design should be contemporary and appropriate for the rural location.
- k) The character of the Conservation Area is preserved or enhanced.

## 4.6.2 Land at Hopleys



Site Name:	Hopleys	Site Origin:	Owner
Site size:	0.9 ha	Current Use:	Nursery / Café / House / Garden
Site address:	High Street, Much Hadham SG10 6BU	Proposed Use:	Mixed Use
Location:	Straddling village development boundary	Brownfield/ Greenfield:	Part Brownfield / Garden

### Justification

The site has been proposed by the landowners as a result of a call for sites for the Neighbourhood Plan. It comprises a large detached house, greenhouses, a popular café with car parking and substantial historic gardens<sup>23</sup>. Following the landowners' retirement in 2018, the commercial nursery ceased business and, once re-development commences, the gardens will be closed to the public except when it is being used for events. A small retail operation

<sup>23</sup> The gardens consist of 4 acres of sweeping lawns and island beds, with over 4,000 varieties of trees, shrubs, perennials and plants. It is a locally listed Historic Garden protected under District Plan Policy HA1 Designated Heritage Assets Historic Parks and Gardens Supplementary Planning Document September 2007 Appendix C.

continues to sell plants and garden equipment, a garden design business is based here and the café serves visitors 6 days a week.

The café is a valuable source of employment and a much-appreciated community asset but its present location constrains the viable development of the site for housing. In consideration for the Neighbourhood Plan making more of this site available for development by amending the village development boundary to the west (see Policy MH H2 above), the landowners will develop a mix of housing that helps meet the need for smaller homes.

A new building for the café/retail business, with improved customer parking, would be sited on the newly-released land. It would be of a similar size to the present facility and preserve employment in the village, further justifying the reshaping of the boundary.

### Density

Relocating the café/retail business and its associated car parking creates space for a housing development that can make best use of the land within the present village boundary. Up to 9 new homes, to include a house for the owners and the retention / conversion of a locally-listed garage, are proposed for the 0.49ha plot. A large majority of houses would be 2- and 3-bed homes: the indicative mix proposed is 4no. 2-beds, 3no. 3-beds and 2no. 4-beds (subject to detailed design). After allowing for an access road to service the new housing, this represents the maximum density that this site could realistically support.

The current café/retail barn would be retained as a store/garage/workshop within the curtilage of the landowners' new home.

### Location in village and settlement boundaries

The proposed housing development would be within the existing village boundary. Its development could be pursued without the boundary being amended. Hence it has its own site allocation in this Neighbourhood Plan, separate from the café/retail site. None of the new housing would be visible from the High Street. All village services and facilities are within close walking distance.

The village development boundary is extended specifically for the purpose of preserving the café/retail business, (see policy MH H2 Village Development Boundary). This is a separate site allocation for commercial development (to include A Use Classes plus B1 and D) which should be underpinned by a s106 agreement when a planning application is submitted, or a condition attached to any consent. A small part of the garden would be lost but the pond and its surrounds would remain, providing an attractive vista for patrons of the café, helping it remain a valued asset for residents and visitors. The footprint of the new building would be the same size as the existing facility but the internal layout would be more efficient. Unlike the present situation, all car parking would be adjacent to it.

### Access

The two sites would be accessed as now from the High Street only, with an improved visibility splay for egress. A gate on to Hop Lane for residents of the proposed housing scheme to access the countryside via Bridleway 7 and Footpath 6 would be incorporated into the north boundary.

A new road access directly from Hopleys to the Bull Inn site, crossing the shared boundary behind Red House, would not be supported, although a pedestrian path would be if the respective landowners sought it.

## Design and Layout

The site is within the Conservation Area and would thus be designed to meet the relevant District Plan policies. The existing house would remain as a single dwelling with its own garden and parking. Parking for the housing would be self-supporting.

### **Policy MH H5: Land at Hopleys**

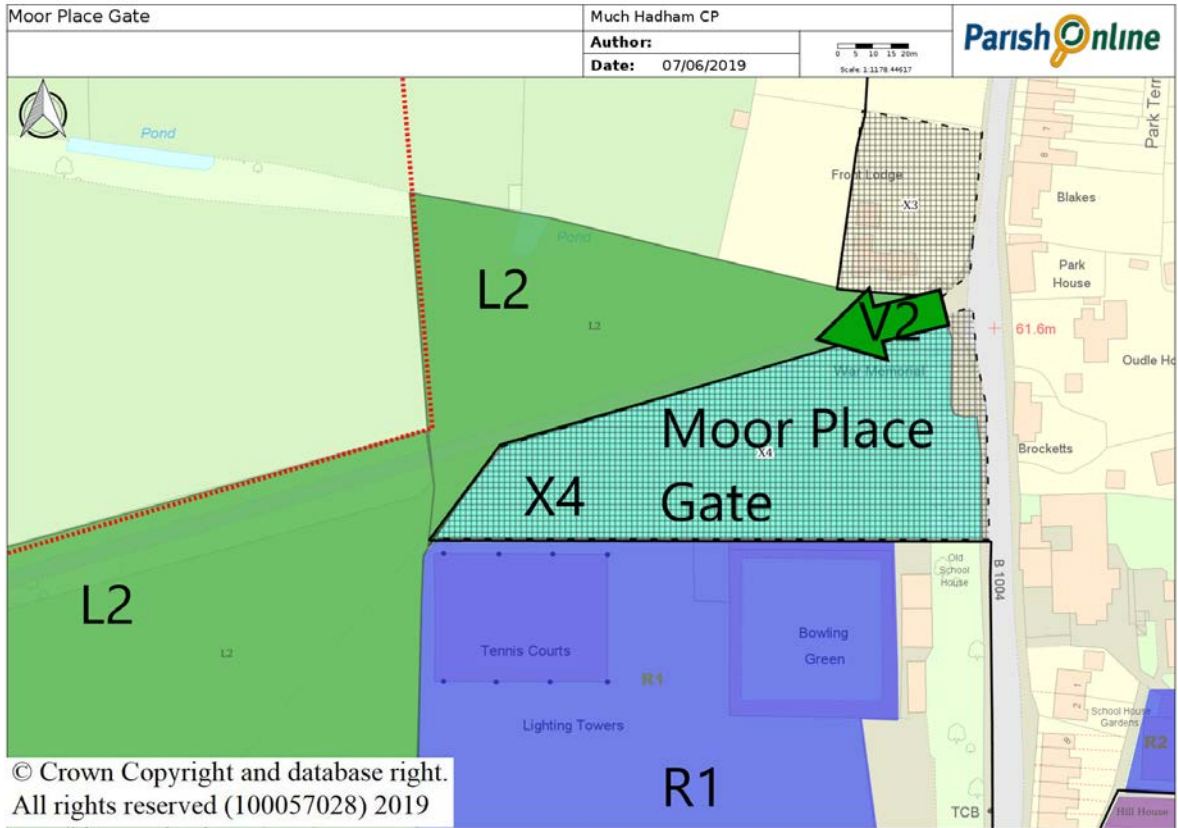
I. Land at Hopleys within the village development boundary is allocated as a residential development site to accommodate up to 9 new homes, the large majority of which must meet the identified local need for smaller 2 and 3-bed homes.

II. The village development boundary is extended as shown on the Policies Map to allow the existing café/retail business to be relocated, to retain this valued community asset and local employment.

III. Development will be supported provided that it complies with the policies in this Neighbourhood Plan and meets these criteria a) – g):

- a) Site layout, height/mass and design is to complement the character of the local built environment
- b) Development proposals must not harm the overall significance of the designated Historic Garden outside the re-designated village boundary. It should continue to be managed to the highest standards, including the preservation of views, trees and landscaping.
- c) The character of the Conservation Area is to be preserved or enhanced.
- d) Self-supporting parking is to be provided in accordance with Policy MH D3 Vehicle Parking Provision. Sufficient on-site parking provision is to be available to meet all foreseeable needs of the café/retail business.
- e) All vehicular access / egress, including site construction traffic, must be from the current High Street entrance only, adapted as necessary, and must avoid Hop Lane.
- f) The boundary wall to the High Street is to be retained as far as is consistent with ensuring safe visibility splays.
- g) Site surface water drainage is to be designed to avoid run off on to the High Street.

### 4.6.3 Land At Moor Place Gate (South Side)



Site Name:	Site Origin:
Moor Place Gate (South side)	Owner
Site size:	Current Use:
0.60 ha	Green space
Site address:	Proposed Use:
Land west of Tower Hill	Residential
Location:	Brownfield / Greenfield:
Outside but touching village development boundary	Greenfield

### Justification

Development of a maximum of 15 homes is proposed within the grounds of Moor Place, specifically the grassland behind the War Memorial, to the left (south) of the drive looking towards the house. The site has been proposed by the landowner as a result of a call for sites for the Neighbourhood Plan.

A portion of the site is to be donated to a Community Land Trust (CLT) or similar body formed by parish residents with a covenant that it be developed as community-led genuinely low-cost housing. Here, it is envisaged that at least 6 homes will be built and occupied in perpetuity by residents drawn from the parish on a basis to be determined. This would provide the affordable housing component that is required of a site of this size. It is important for the public's acceptance of this site as being suitable for development that the allocations policy for nominating occupiers of these homes is determined by the CLT, and that it favours those with a strong connection to the parish. The remaining units will be developed as cottages by the landowner for market sale.

This site presents a unique opportunity to provide genuinely affordable community housing for village residents. Through a carefully negotiated outline design, the impact of the development will be minimal whilst the benefits for the community will be considerable. A "route map" will be separately prepared to demonstrate the feasibility of achieving planning permission and delivering the development as intended.

A draft Landscape Heritage Statement was produced by the Moor Place Heritage Group in November 2018. The statement highlights how, in the twentieth century, the estate provided land for various community and service initiatives including the village allotments, sports facilities (which border this housing site) and a war memorial. The provision of community housing with a small number of market homes as enabling development would be in keeping with these other community benefits provided by the estate. Moreover, some of the heritage of Moor Place will be restored by reintroducing the sense of time and place that comes with the design of estate workers' cottages, lost when Moor Place Park replaced the farm.

The historic and natural heritage of the park will also be enhanced with the reinstatement of the tree lined avenue towards the High Street and the designation of the land on the north side of the drive, opposite the site, as a Local Green Space (Policy MH LGS1). In addition, Policy MH PV1 identifies a priority view through the gateposts, up the drive. These designations eliminate the risk of any future expansion of development across to the other side of the drive, which becomes the equivalent of Green Belt land. The preparation of a Historic Conservation Management Plan for the area between the entrance gates on the High Street and the cattle grid/start of the existing avenue of limes, should be submitted as part of any planning application to ensure all enhancements are carried out.

In this exceptional location, any planning permission should include the removal of permitted development rights for extensions or change of use, to protect the historic asset and its setting from harm.

### Density

15 homes would represent a density of approximately 25dpa, reflecting the necessity of preserving as much of the historic park, free from built form as possible. Large portions of grassland should be retained between the dwellings and the access to the park to ensure the preservation of existing views as far as possible.

### Location in village and settlement boundaries

The site lies outside the village development boundary but within the Conservation Area and is designated as a Historic Park<sup>24</sup>. As such, it would not normally be considered for development. However, the donation of land will enable the Community Land Trust to provide social affordable housing in perpetuity to its residents, mitigating the loss of countryside. The site scores highly for sustainability as it is very central, with all village services and facilities in close walking distance.

### Access

The arrangements for ingress and egress to the site need to safely balance the needs of pedestrians and drivers. For pedestrians, a footway connecting the site to the Tower Hill telephone box crossing point via the Recreation Ground land is required.<sup>25</sup> In future, when visitors park in the recreation ground, they could join the public footpath network around Moor Place more easily using the new footway. In addition, the access to the war memorial will be improved and the entrance to the park should be enhanced to reflect the status of the parkland beyond.

For drivers, the design of the access road layout either side of the listed gates needs to ensure visibility splays are adequate and that it is clear who has priority through the gates. (Priority should be given to residents entering the drive to ensure that vehicles waiting to pass through the gates do not obstruct the highway. Parking to alleviate pressure on Tower Hill e.g. related to drop off / pick up at St. Andrew's School, would be discouraged, so as to preserve the tranquillity of the historic park and war memorial site.

The existing public footpath entrance to the north of the listed gates would be retained. A new additional entrance to the Recreation Ground will be facilitated, as part of the development of the site, between the bowls club green and the tennis courts. This would enhance access to open and recreational space for the new residents.

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<sup>24</sup> Historic Parks and Gardens Supplementary Planning Document September 2007 Appendix C - lime avenue leading to former Elizabethan manor house/replaced by Georgian house in 1779. A small park was made in second half of C17. <https://www.eastherts.gov.uk/spd>

<sup>25</sup> Much Hadham Parish Council owns the land by the Recreation Ground and, as the qualifying body for this neighbourhood plan, would support a plan for a well-designed footway as part of a larger scheme to develop this site.

## Design and Layout<sup>26</sup>

Because the site lies within a locally listed Historic Park, the Neighbourhood Plan requires that the benefits of development significantly outweigh any harm to it. Proposals must not materially harm the special historic character, appearance or park setting of Moor Place. It is suggested that the character of “estate workers’ cottages” would be appropriate for the new development, whereby the mass and design reflect a subservient status to Moor Place, with no harm to its heritage.

Proposals must make provision for the repair, restoration and ongoing management of the site and be consistent with the requirements of the Conservation Area Management Plan. The siting of housing must not encroach into the field of view either from Tower Hill through the gates looking west or from footpath 10 at the western end of the site, looking north east across the visible rooftops of the High Street to the tree-covered far side of the Ash valley. Depending on the orientation of new housing, measures may be required to mitigate any light pollution from the tennis court floodlights.

Proposals must also recognise and complement the character of the listed status of nearby properties, including the gates to the drive, and preserve the tranquillity of the war memorial site. The opportunity could be taken to create a landscaped space at the heart of the village for accessible public seating adjacent to the war memorial site, improving the visual amenity to the south.

### **Policy MH H6: Moor Place Gate (South Side)**

I. Land at Moor Place Gate (South Side) is allocated as a residential development site to accommodate a maximum of 15 new homes, to meet the identified local need for smaller homes. This land shall be divided into two separate developments:

- a) A tranche of land immediately west of the War Memorial site and running north to south, is to be donated by the landowner under a s106 agreement to a locally-controlled public body (e.g. a Community Land Trust (CLT) or similar) to be used for affordable housing, specifically a community-led housing development of 6-8 units (e.g. through a CLT or specialist housing association) with priority given to existing parish residents for occupancy (“the community development”). This donation must be offered and accepted before the market development under paragraph b) commences;
- b) The remainder of the site west of the community development is available for approximately 7-9 terraced cottage style homes. The style will be dictated by the necessity to reduce opportunities to extend the size of the homes. Development should be in a form that replicates typical estate workers cottages (“the market development”);

II. Each development will be supported provided that they jointly or separately (as appropriate) comply with the policies in this Neighbourhood Plan and meet these criteria a) – k):

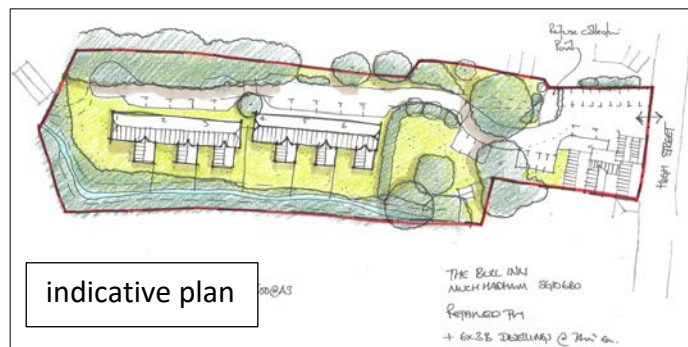
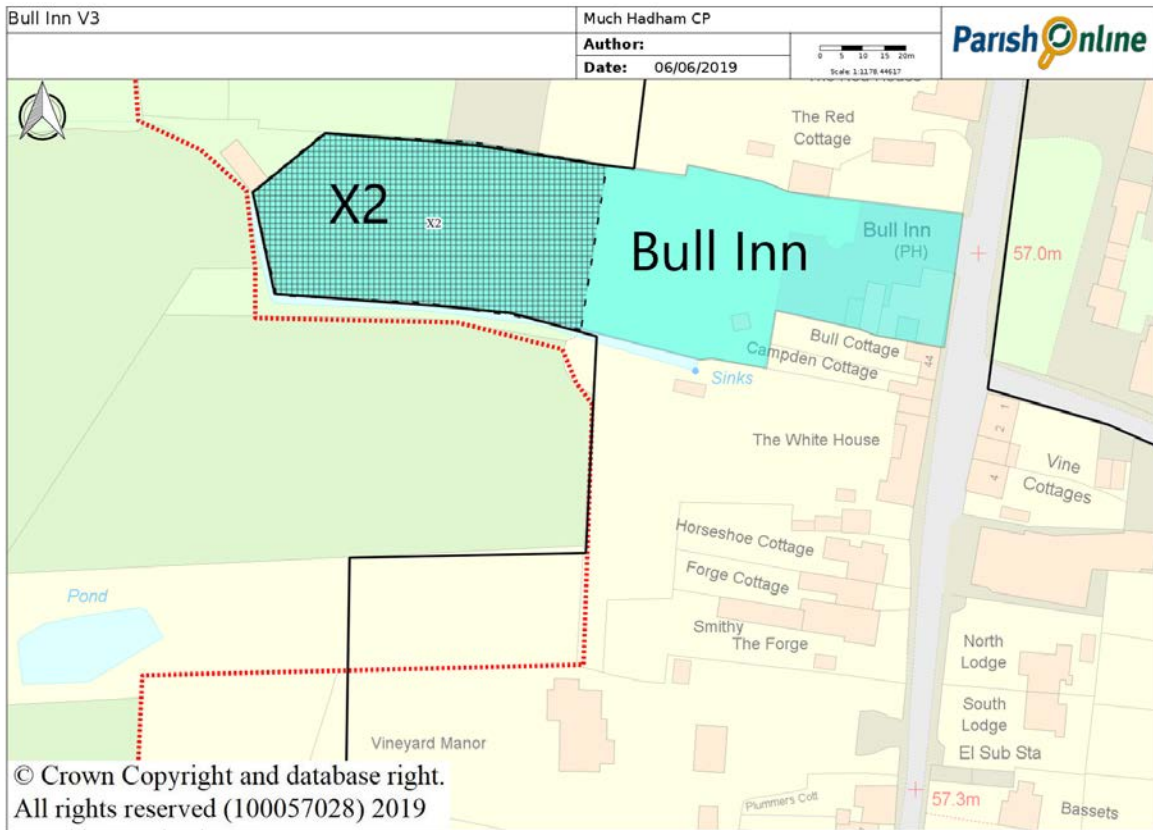
- a) New homes are sited in general conformity with the indicative site allocation map, with the service / access road routed from the existing entrance on Tower Hill. Building is not permitted along the existing drive. The siting of housing must not

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<sup>26</sup> See also Policy MH HA1 Moor Place

- encroach into the field of view either from Tower Hill through the gates looking west or from footpath 10 at the western end of the site, looking north east across the visible rooftops of the High Street to the tree-covered far side of the Ash valley.
- b) Self-supporting parking is provided in accordance with Policy MH D3 Vehicle Parking Provision. Car parking will not be permissible on the existing drive, which is a public footpath
  - c) Site layout, height/mass and design of new houses respect the site topography and the visual amenity of Moor Place Park. Development must not appear dominant in relation to listed properties on Tower Hill / High Street nor to the listed war memorial site
  - d) Development proposals must not harm the significance of the designated Historic Park. S106 agreements will require in particular:
    - 1. appropriate covenants for, inter alia, planting, boundaries, etc.;
    - 2. a scheme for the ongoing maintenance and management of the site, to respect the status of the grounds of the Grade 1 listed building within which it lies;
    - 3. the provision of the site access / service road and all utilities, services and other infrastructure for both developments to be the obligation of the developer of the market development.
  - e) The existing listed gateposts at the site entrance and the wall either side are to be retained.
  - f) The layout of the access / egress either side of the gates should be designed with the primary consideration being the safety of all road users, pedestrians, residents in the neighbouring property and properties opposite the entrance. This policy also applies to the management of site construction traffic. The entrance to the drive and the area between the gateposts and the high street should be enhanced, in keeping with the status of the parkland.
  - g) Pedestrian access is primarily to be from a new path to be created on the east side of land at the Recreation Ground, west of Tower Hill, provided consent is obtained from the Parish Council as owners. A further pedestrian access from the Recreation Ground between the bowls green and the tennis courts would be welcomed subject to consent from the Parish Council as owners.
  - h) The route of the existing footpath 10 must be retained and protected during construction.
  - i) Site surface water drainage to be designed to avoid run off on to the B1004 from the drive under all conditions.
  - j) The character of the Conservation Area is preserved or enhanced and meets the requirements of the Conservation Area Management Plan, particularly in relation to the reinstatement of the avenue of lime trees along the drive with provisions to ensure these are replaced if any die within 5 years of planting.
  - k) Any development approval must, as a condition, require that any potential nuisance to the site's residents from the tennis club floodlights is satisfactorily mitigated at no cost to the tennis club, the Much Hadham Sports Association or the Parish Council as owner of the recreation ground.

#### 4.6.4 The Bull Inn



Site Name: The Bull Inn	Site Origin: Owner
Site size: 0.54 ha (of which 0.37ha for residential development)	Current Use: Green space/ pub car park / beer garden
Site address: The Bull Inn, High Street, Much Hadham SG10 6BU	Proposed Use: Residential / pub car park / beer garden
Location: Within and outside but touching village development boundary	Brownfield/ Greenfield: Part brownfield / greenfield

### Justification

In consideration for the Neighbourhood Plan making this site available by amending the village development boundary (see Policy MH H2 Village Development Boundary above), the landowners have worked with the Steering Group to create a proposal for 6 no. 3-bed dwellings suited to downsizers. These new homes would be laid out over a single level to maximise their use for residents in the latter part of their lives (see Appendix A Housing Needs Evidence).

The landowner will locate and develop car parking for the pub and a beer garden in line with that shown in the indicative site allocation plan, so as to enhance the commercial viability of the pub, although the detail remains to be worked out.

### Density

With 6 dwellings as indicatively planned, the density of the site reserved for housing would be low at ~16dph. This reflects not only that single level accommodation has a comparatively large footprint but also the preservation of natural features including the boundary trees and the identified area of badger setts.

### Location in village and settlement boundaries

The site straddles the current village development boundary and is, therefore, partly in the Rural Area Beyond the Green Belt. All of it lies within the Conservation Area. The site is bounded on 3 sides by trees and is generally not visible to the public, other than from the pub car park. It is largely given over to grassed amenity space but, as it is in private ownership, access is not available to the public. Residents in neighbouring properties will not be overlooked. The site is in close walking distance of all village services and facilities.

### Access

Existing High Street access only. A new road access directly from Hopleys to the Bull Inn site, crossing the shared boundary behind Red House, would not be supported, although a footpath could be.

### Design and Layout

The topography of the site means that it is higher than that of neighbouring housing, so any development needs to avoid appearing dominant. Neighbouring properties are almost all listed so development must preserve and enhance the character of this area, which features some of the oldest dwellings in the village.

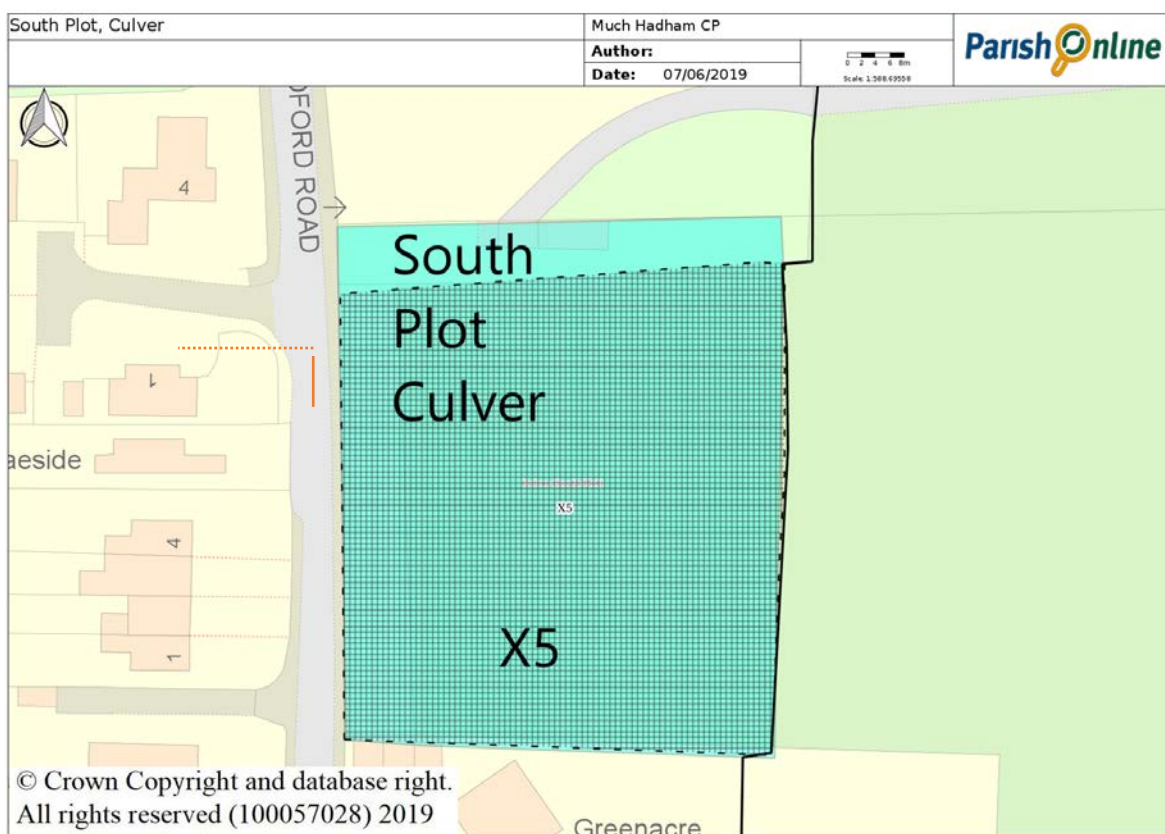
## **Policy MH H7: The Bull Inn**

I. Land behind The Bull Inn is allocated as a residential development site to accommodate at least 5 new homes, to meet the identified local need for smaller, single-storey homes. Priority should be given to elderly parish residents wishing to downsize and be designed to meet that need.

II. Development will be supported provided that it complies with the policies in this Neighbourhood Plan and meets these criteria a) – g):

- a) Site layout, height/mass and design to be sympathetic to the character of the neighbouring properties. Due to the topography of the site, this is likely to be best met by single storey accommodation.
- b) Development proposals must preserve or enhance the significance of the neighbouring listed properties and not be detrimental to the successful commercial operation of the public house (including during construction).
- c) Vehicle access is to be from the High Street only as shown on the indicative site allocation map, including making adequate provision for refuse collection from each house plot boundary.
- d) Self-supporting parking is provided in accordance with Policy MH D3 Vehicle Parking Provision, with no net loss of car parking for the pub.
- e) All appropriate site boundary trees to be retained, together with the existing mature willow and ash on either side of the access drive.
- f) Site surface water drainage to be designed to avoid run off on to the B1004 under all conditions.
- g) The character of the Conservation Area is preserved or enhanced.

#### 4.6.5 South Plot, Culver



Site Name:	South Plot, Culver	Site Origin:	Owner
Site size:	0.49 ha	Current Use:	Pasture
Site address:	Culver House, Widford Road, SG10 6AP	Proposed Use:	Residential
Location:	Touches but outside village development boundary	Brownfield/ Greenfield:	Greenfield

#### Justification

Development of at least 2 homes is proposed on the South Plot at Culver. Given the site size and the fact that the neighbouring properties are large detached houses, it is expected that the plot will be developed for two detached homes, as already approved, but the policy allows for a different configuration if a suitable alternative plan comes forward.

#### Density

The site could accommodate a greater number of small units but that stretch of Widford Road is characterised by larger detached properties. The existing planning permission follows that theme but alternative plans for up to 4 units could be accommodated without compromising it. However, these are unlikely to be affordable housing.

### Location in village and settlement boundaries

The site is presently pasture land in the rural area beyond the green belt to the south of Culver and adjacent to Widford Road, which is also the current village development boundary. However, following the approval in 2017/18 of applications to build two detached properties on this land<sup>27</sup>, this Neighbourhood Plan's Policy MH H2 Village Development Boundary includes a modest extension of the village development boundary to encompass much of this site (see thicker orange line above, to connect existing boundary lines passing across properties either side). The site is not as close to village facilities as the other available sites, so it would be inappropriate to promote this site over other more sustainable locations.

### Access

Access is only permitted off Widford Road.

### Design and Layout

The design and layout have already been approved for 2 detached dwellings. Should these not be developed, any alternative proposals should seek to enhance the rural outlook from Widford Road.

## **Policy MH H8: South Plot, Culver**

I. Land at South Plot, Culver is allocated as a residential development site, to accommodate at least 2 new homes.

II. Development will be supported provided that it complies with the policies in this Neighbourhood Plan and meets these criteria a) – d):

- a) Self-supporting parking to be provided in accordance with Policy MH D3 Vehicle Parking Provision.
- b) The existing trees on the boundary with Widford Road to be retained other than those required to be removed to create a new access and/or to contribute to d) below.
- c) Access to the site is to be from Widford Road only.
- d) The Conservation Area is preserved or enhanced and offers an improved rural view eastward from Widford Road.

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<sup>27</sup> 3/17/1440/FUL Erection of 1 no. 4 bedroomed dwelling with associated landscaping and parking at Culver, Widford Road, Much Hadham, Hertfordshire SG10 6AP and 3/17/2841/OUT Outline permission for the erection of 1no. new dwelling and garage with extant planning permission for access (application 3/17/1440/FUL) - all matters reserved.

#### **4.7 THE RURAL AREA AND RURAL EXCEPTION SITES**

District Policy GBR2 Rural Area Beyond the Green Belt sets out the exceptions to the general policy of restraint in development of the countryside and rural settlements and is supported. For the avoidance of doubt, in the context of District Policy GBR2 I. (h), and with the new village development boundary instated under Policy MH H2 Village Development Boundary, no sites have been allocated in the Rural Area Beyond the Green Belt in this Neighbourhood Plan.

The hamlets are unique, small groups of housing and any additional windfall housing must not adversely affect their rural nature and character. Extending housing between hamlets, or between hamlets and Much Hadham village, would be viewed as undesirable ribbon development.

An exception to the general policy of restricting development in the Rural Area Beyond the Green Belt is made for needs-led affordable housing i.e. where there is a proven need for affordable housing in that particular rural area. District Policy HOU 4 Rural Exception Affordable Housing Sites sets out the criteria for such schemes and is supported.

#### **4.8 ST ELIZABETH'S CENTRE**

St Elizabeth's Centre is situated in the rural area beyond the green belt. It is by far the largest employer in the parish. Staff employed at St Elizabeth's Centre provide care and medical support for its residents with epilepsy and other complex needs and some of these staff live on site. Accommodation for care staff on site is encouraged as not only does it help ensure quality care is available to those most in need at all times, but it also reduces travel to work. It is thus a more sustainable option. District Plan Policy HOU5 Dwellings for Rural Workers permits permanent dwellings for, inter alia, "other rural businesses". For the purposes of policy MH H9, St Elizabeth's Centre at Perry Green is designated as a "rural business"

#### **Policy MH H9: Dwellings for St Elizabeth's Centre workers**

On site permanent accommodation for staff employed at St Elizabeth's Centre, who provide continuous care and medical support for its residents with epilepsy and other complex needs, will be supported provided it accords with other policies in this Neighbourhood Plan.

#### **4.9 SPECIALIST HOUSING FOR OLDER AND VULNERABLE PEOPLE<sup>28</sup>**

Much Hadham has a high proportion of elderly people<sup>29</sup> and this is likely to increase in line with wider demographic trends<sup>30</sup>. Whilst many are content to continue to live in their family homes, others prefer to downsize. Specific sites should be allocated for older people across

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<sup>28</sup> This section draws, inter alia, on the All Party Parliamentary Group's inquiry into the current housing needs and care problems facing older people in rural areas and its report Rural Housing for an Ageing Population: Preserving Independence – April 2018. It is often referred to "HAPPI 4".

<sup>29</sup> 2011 Census - proportion of population age 65+: East Herts 15.4%, Much Hadham 20.7% (in 2001: 16.9%)

<sup>30</sup> There is more discussion of this in Appendix A Housing Needs Evidence

all tenures, thereby enabling appropriate housing which is not provided through the open market<sup>31</sup>.

Much Hadham village has specialist accommodation at Ferndale (elderly) and Broadfield Close (elderly and vulnerable). Both are managed by local housing associations.

Much Hadham's experience is that successful communities of specialist housing can thrive in the context of a relatively sustainable village if located close to the village shop, health centre, bus stops and other community assets. Through church groups, clubs and societies, charities, housing associations and committed private individuals, the village has developed a broad range of support networks for older and vulnerable people, who are not only consumers of these services but also, in very many cases, active contributors to maintaining them.

Bearing in mind the demographic trends pointing to an ageing population, the Neighbourhood Plan encourages all new homes to be built to the Lifetime Homes standards of accessibility that serve the needs of people of all ages (more on this in Chapter 5).

The allocation of sites specifically to meet the need for the housing of older people is a recommendation of HAPPI 4. It is possible that the land gifted to the parish as part of the development at Moor Place Gate (South)<sup>32</sup> could be used for this purpose, subject to it being assessed as a suitable site, feasible and viable to build and manage in perpetuity. Furthermore, the indicative plan for housing at The Bull Inn<sup>33</sup> is for a community of bungalows in a quiet, sustainable location, which would be well-suited to meeting the needs of older residents, particularly downsizers.

The land at Hill House (formerly the Barn School site) is located in the centre of the village near to all amenities and could incorporate a proportion of housing for older village residents (see Policy MH H11 below).

District Policy HOU6 Specialist Housing for Older and Vulnerable People includes an expectation that new specialist housing will be located within easy reach of shops and services, either on foot or through a choice of sustainable travel options. This Neighbourhood Plan extends District Policy HOU6 Specialist Housing for Older and Vulnerable People to encourage and permit such housing in a sustainable location in the village.

### **Policy MH H10: Specialist Housing for Older and Vulnerable People**

This Neighbourhood Plan encourages the provision of specialist housing, across all tenures, for older and vulnerable people. Developments of specialist housing for older and vulnerable people (whether new or conversions from other uses) must be within walking distance, on a safe and level route or within easy reach by passenger transport, to village shops and services.

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<sup>31</sup> Because of higher costs and the absence of economies of scale, the market will not meet the needs of many older residents in rural areas. Specialist housing in small numbers is more expensive per unit than volume builders' generic estates.

<sup>32</sup> Section 4.6.3 above

<sup>33</sup> Section 4.6.4 above

#### **4.10 HILL HOUSE AND LAND TO THE REAR**

This large site proved at consultation to be the most popular for future development, being central but less visible than other sites. Although not currently available for development and, therefore, not included as a site allocation in this Neighbourhood Plan, the future expansion of the village could be focused on the area to the rear of Hill House, including the house itself and its garden. It is envisaged that this will not be until the Neighbourhood Plan is reviewed, perhaps in ten years' time, or sooner if the need for additional homes was proven, when the opportunity would be taken to alter the village development boundary to encompass the site.

Residents and children from St Andrew's School were asked for their views on how the site should be used if it became available in the future. Many options were discussed. Consideration was given to how the aspirations and objectives of the Neighbourhood Plan could be achieved. It was concluded that the space could provide for around 30 new homes and thereby facilitate the relocation of the health centre, with an associated new parking area, a drop off area for school parking and an area of structured children's activity, through s106 contributions or other funding mechanisms. The site could also accommodate a much-needed extension to the playing field at the school.

The site makes space for two wetland areas where flooding already occurs on a regular basis, the retention of the trees, hedges and wooded areas along the eastern boundary of the site and the valued open view across the river valley.

Other policies in this Neighbourhood Plan deal with specifics such as landscape character, natural environment, green space and priority views. These should also be referred to in any future plans for this site.

To ensure that the requirements of the village are brought to fruition a masterplan was drawn up as part of the process of preparing the Neighbourhood Plan. A masterplan can provide a layout or development concept together with text, which provides guidance on how a site should be developed in the future. The masterplan for Hill House and the Land to the Rear shows how the site could be developed. It is not allocating the site for development. Instead, it demonstrates that through the Neighbourhood Plan process a 'reserve' site has been identified that can provide for the needs of the village beyond the plan period (or within the plan period, if new demands are placed on the village by District or National planning policy).

A Neighbourhood Development Order (NDO) can grant planning permission for specified development on a defined site. Such a planning permission would be subject to a rigorous process of consultation, similar to that for a Neighbourhood Plan. It must be in general conformity with both national and local planning policy, would be assessed by an Independent Examiner and voted on by the community in a referendum.

It is proposed that an NDO be prepared for the land to rear of Hill House. In the meantime, the following policy will serve to future proof the Neighbourhood Plan.

## **Policy MH H11: Hill House and Land to the Rear (formerly known as Barn School)**

I. To comply with District Plan Policy VILL1 or a future additional requirement for Much Hadham, this site (shown on the proposals map as H11) could be brought forward if made available. It would address the most up to date housing need evidence and provide sufficient affordable housing to meet the requirements of the District Plan.

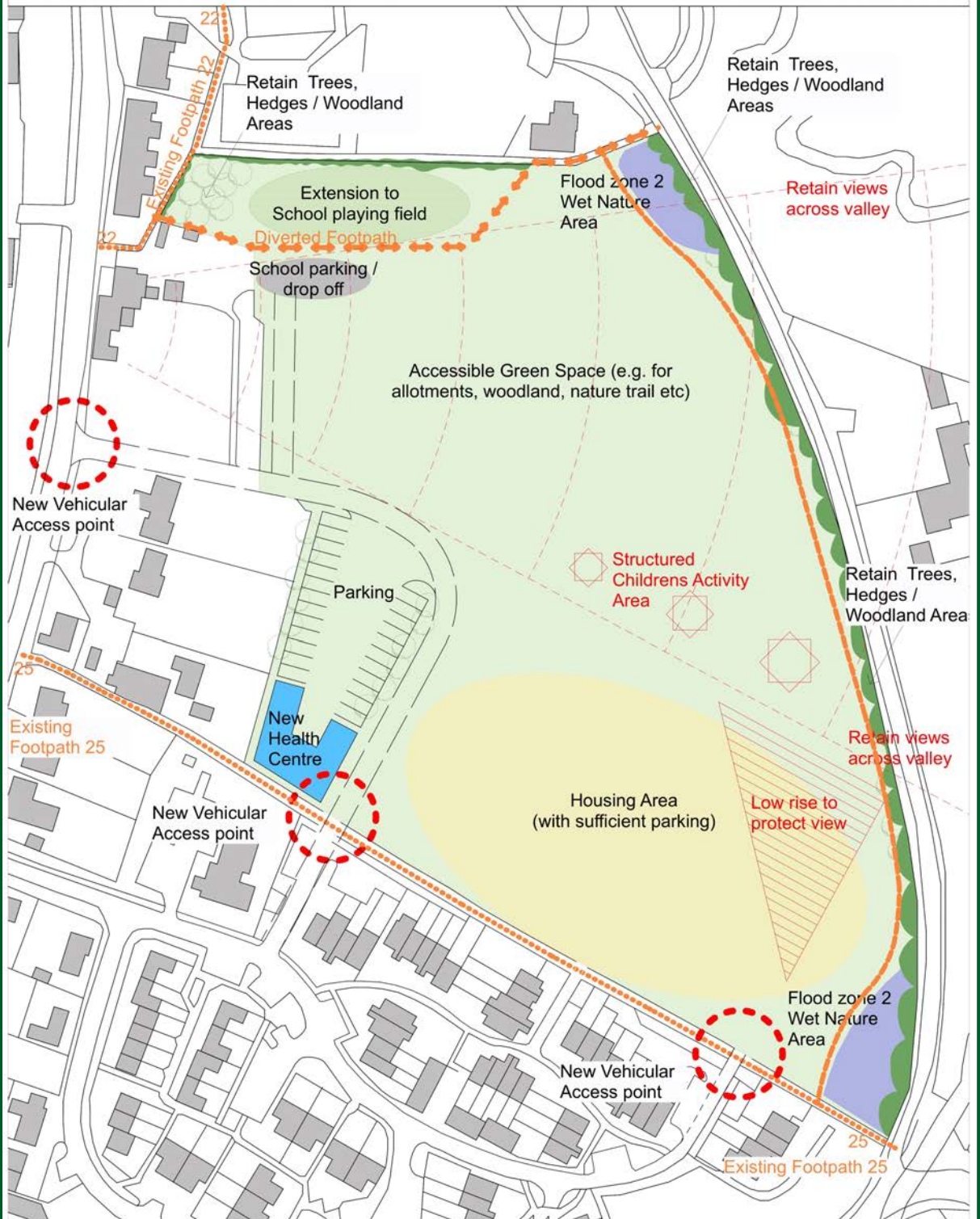
II. In addition, land within the site would be identified for Community Housing to be implemented through a Community Land Trust, or similar, to ensure that the specific housing needs of the village are met. The chosen site shall be of a size suitable for the development of at least 8 homes available for affordable rent or low-cost purchase which would be available to village residents in perpetuity.

III. A masterplan showing a possible layout, which received support throughout the consultation process, is shown below.

IV. All of the following should also be considered in the design:

- Provision for the extension of the school playing field
- School parking and a drop-off /pick-up facility
- A wet nature area where the site is liable to flooding
- Provision of a new Health Centre and associated parking
- An area of housing that meets all the policies in the Neighbourhood Plan
- A new footpath on the boundary of Oudle Lane
- A structured children's activity area designed in conjunction with the children at the primary school
- The preservation of views into and across the site
- The retention, improvement and maintenance of the green boundaries to the site
- The creation of accessible green space which could include planting, nature trail and allotments.

# Hill House Masterplan



Address: Much Hadham - Land to rear of Hill House	Client: Much Hadham Neighbourhood Committee	Revisions:	17/09/2018
17 Scarlets Road, Colchester, Essex CO1 2EZ	01206022 127	www.ao-in-form.com	Scale 1:1250 Print @ A1
AO-in-Form Architects			Indicative Draft Masterplan Rev A M01

## CHAPTER 5. DESIGN

“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.”<sup>34</sup>

This chapter describes design policies for any new development during the period of the Neighbourhood Plan.

The parish of Much Hadham has two conservation areas and a high proportion of attractive and well-maintained housing. This housing includes building designs that date from as early as the 16th century, through the Georgian, Victorian and Edwardian eras, and onward through to the current day.

Much Hadham is widely recognised for its attractive street scenes. The aim is to ensure that new construction or land use takes these factors into account within its design. We require that any design will be of high quality, to reflect the beautiful environment in which it will be built.

A high quality of design can serve more than one purpose whilst being cost effective. Better design can help reduce resistance to new developments. The more attractive new homes are, the more likely the community approves of them, resulting in a win-win for both existing and new residents.

### 5.1 HOUSING DESIGN

The public consultation in June 2016 sought views about aspects of housing design. The results showed overwhelming support for house designs that sit sympathetically alongside period styles and heights, and for use of materials, construction details and features that are already present within the parish. There was strong opposition to new homes constructed from exposed concrete or steel, and from materials and designs that currently do not exist within the parish<sup>35</sup>.

For that reason, this Neighbourhood Plan supports house designs that reflect existing village design types and styles. This in no way restricts good, high quality and innovative design, nor compliance with current building standards.

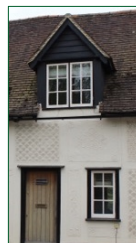
House sizes throughout the village run from very large houses down to one-bedroom houses (e.g. the almshouses). House styles vary widely as the housing stock has evolved over hundreds of years. Judging from the number of listed properties, the parish has retained more of its older housing stock than many similar places. This results in very interesting and pleasant street scenes. Examples of these are shown below:

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<sup>34</sup> NPPF 2019 para 124 extract. NPPF Chapter 12 Achieving Well-designed Places is a clear statement of how design impacts communities and how excellence in its execution is fundamental for planning approval to follow

<sup>35</sup> 32 of 39 opinions at the June 2016 Consultation disapproved of new homes being constructed from exposed concrete, steel and glass. 26 of 36 opinions disapproved of using non-local materials / design details.

Much Hadham parish consists of a rural village with two smaller hamlets and a scattering of other small settlements, but all with a strong sense of place. The vision approved by residents commits the Neighbourhood Plan to preserving the character of the built environment. Therefore, the design of any new building or extension should blend and harmonise with its surroundings. New housing should make use of traditional materials and colour schemes and must be in proportion to surrounding buildings. The Neighbourhood Plan's design policies for new development reflect this.<sup>36</sup>



### **Policy MH D1: Design of New Development**

The design of all new buildings and extensions should harmonise with their surroundings. In particular, the following criteria will apply:

- a) Contribute to local distinctiveness, recognising that the settlement patterns of the village and hamlets are key to the distinctive nature of the parish;
- b) New development should respect and enhance local character with a sufficient variety of styles. Contemporary designs may be acceptable in achieving this;
- c) It is essential that any development must be in proportion to surrounding buildings, especially in terms of principal elevations, ridge heights and preserving traditional ratios of doors and windows to the total frontage area;
- d) Brickwork, including replacement brickwork, should blend in with surrounding walling in both colour and texture. The use of red brick and flint is to be encouraged where consistent with the surrounding properties and environment. Rendering and simple pargetting in local traditional patterns used on listed buildings would also be appropriate on adjacent new structures;
- e) Pitched roof extensions are desirable visually. The use of natural materials such as slate, clay tile and thatch will be encouraged;
- f) If required, boundaries should be marked with hedging of appropriate native species, plain brick or flint walls, particularly in front gardens and on road frontages;
- g) Accesses must provide adequate sightlines without being out of scale with the street on to which they open;
- h) All new hardstanding should be constructed of locally appropriate permeable materials such as stone or brick paving, hoggin and gravel.

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<sup>36</sup> The following policy is almost entirely copied from the Braughing neighbourhood plan, with acknowledgement and thanks

## 5.2 DESIGN STANDARDS

District Plan section 17.3 Sustainable Design provides ways by which sustainable design can be achieved. It also requires that 'a comprehensive design process has been carried out' and explains how this should be done.

The District Plan promotes the use of a 'Sustainable Design Toolkit'. This forms part of 'Building Futures'<sup>37</sup>, a guide to promoting sustainability in development. The Toolkit has been created to help those who prepare and assess development proposals to better understand the principles of sustainable design and consider how best they can be applied to a specific scheme and site.

The District Plan also promotes the Home Quality Mark<sup>38</sup>, a voluntary, national standard for new housing designed to ensure quality is not compromised in the drive to build more homes.

This Neighbourhood Plan wishes to ensure that the very highest standards of design are achieved and embraced, and supports the statements made within the District Plan. The interpretation of design quality is subjective, so the use of good design standards is essential to reducing the chances of poorly designed homes. It is essential that skilled architects, landscape architects and drainage engineers are involved in the early stages of any development proposal, to ensure that the potential of any site can be maximised and that, as design standards evolve, the best available sustainable design and technology is used.

### Policy MH D2: - Sustainable Design

I. Planning proposals must provide evidence that a comprehensive design process has been carried out including:

- a) a site and context appraisal and assessment of relevant policies;
- b) for developments of 5 or more homes, engagement with the local community; and
- c) the design of the development scheme is based on assessment, involvement, and evaluation of information collected;

II. Planning proposals must provide evidence that design principles based on the sustainable design objectives set out in the District Plan (updated as appropriate) have been followed, understood and integrated within the development proposal. The use of the Sustainable Design Toolkit and achievement of Home Quality Mark (or their successors) are encouraged as suitable evidence.

## 5.3 AFFORDABILITY AND DESIGN

Affordable housing is all too often associated with poor quality housing design and appearance. We consider that damaging the character of Much Hadham through poor design for short term gain is hard to justify financially or in terms of quality of life.

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<sup>37</sup> [www.hertslink.org/buildingfutures](http://www.hertslink.org/buildingfutures)

<sup>38</sup> [www.homequalitymark.com/standard](http://www.homequalitymark.com/standard)

Smaller homes should be both attractive and cost effective. A high quality design can be achieved by the use of architectural innovation, which can save costs.

This Neighbourhood Plan encourages developers to drive up the quality of new homes. The Design Council give examples of good practice in their article titled 'How design is improving the quality of new homes':<sup>39</sup>

## 5.4 VEHICLE PARKING

One of the greatest problems in the village of Much Hadham is that of vehicle parking. The B1004 is the main road through the village and is a popular route for through traffic. In the last 15 – 20 years parking along the B1004 (overnight and at the weekends) has increased from just a few vehicles to the present day where there are long lines of cars and vans. In essence, this transforms a two-lane highway into a single lane at many points, with attendant delays to journeys from queuing traffic.

A study by EHC<sup>40</sup> assessed the accessibility of the district's villages by measuring the availability and frequency of public transport and the distance from a large town. Of the Group 1 villages, Much Hadham ranked equal bottom. This poor accessibility drives the need for car ownership in Much Hadham, and consequently the increased parking problem. Indeed, analysis of the 2011 census shows that Much Hadham has 12% more households with 2 or more cars than the district norm. For one family couple households this rises to +14% and up to +16% for one family couple households with dependent children.

The District Plan's Policy TRA3 Vehicle Parking Provision uses a single standard for the entire district to determine the appropriate level of parking provision for new development<sup>41</sup>. It recognises "A careful balance needs to be reached between (the high level of car ownership compared to national average) and the need to encourage a modal shift away from car use, while recognising the District's dispersed settlement pattern". EHC currently use these standards:

- 1.5 spaces for a 1 bed dwelling
- 2 spaces for a 2-bed dwelling,
- 2.5 spaces for a 3-bed dwelling.
- 3 spaces for a 4-bed dwelling

Much Hadham is much less accessible than other Group 1 villages, so car ownership is more widespread. Therefore, these allowances are insufficient for the parish.

Bearing in mind all the above factors this Neighbourhood Plan sets a higher allowance for vehicle parking than that recommended in the District Plan.<sup>42</sup>

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<sup>39</sup> [www.designcouncil.org.uk/news-opinion/how-design-improving-quality-new-homes](http://www.designcouncil.org.uk/news-opinion/how-design-improving-quality-new-homes)

<sup>40</sup> Final Village Hierarchy Study – August 2016

<sup>41</sup> Supplementary Planning Document Vehicle Parking Provision at New Development 2008  
[www.eastherts.gov.uk/vehicleparking](http://www.eastherts.gov.uk/vehicleparking)

<sup>42</sup> It is acknowledged, with thanks, that the following policy wording is largely adapted from the Buntingford Community Area Neighbourhood Plan

### Policy MH D3: Vehicle Parking Provision

I. The following minimum off-road car parking space standards (right hand column) will be required unless there is a clear justification for the application of a lower standard to achieve sustainable development:

	District Plan standard	Much Hadham standard
1-bed dwelling	1.5	1.5 rounded up i.e. 3 dwellings rounded to 5
2-bed dwelling	2	2
3-bed dwelling	2.5	3
4+ bed dwelling	3	4

II. A garage will be acceptable as a parking space provided that its internal dimensions are at least 3m wide x 6m long. Tandem parking (one parking space behind the other) will only be permitted where there is no suitable alternative.

III. The provision of car and cycle parking should as far as possible allow for:

- a) Off-street vehicle and cycle parking to be contiguous with, and part of, each property, rather than provided as part of a shared arrangement.
- b) Shared parking areas may be acceptable provided they are built to Secured by Design standards and each space is clearly visible from the property it serves.

IV. Development proposals that result in a loss of parking provision (whether public or private) will not be supported unless it is replaced with a comparable provision within reasonable distance of its former location.

## 5.5 GATES

Gates help to secure residential property and protect children and pets. Poorly chosen gates can, however, create an appearance of unfriendly separation from the community, block rural views or block sight of the built heritage.

There have been several examples of this in Much Hadham in recent years, whether in isolation or as part of a gated community, which have drawn adverse comment. Hence the design of gates, whether new or replacement, needs to be treated with care in order to meet the needs of all stakeholders.

### Policy MH D4: Domestic gates

I. Gates can be part of an effective boundary, permitting both access and an element of security. However, if poorly designed, they can be a barrier discouraging neighbourliness, to the detriment of community wellbeing.

II. Gated estates will not be permitted.

III. If the main access gates from the highway to a home are above 1.2m high, whether new or replacement, the portion above that height should be at least 50% transparent so as to allow a view both in and out of the property.

## 5.6 BIN STORAGE

The District Plan requires provision is made for the storage of bins and ancillary household equipment<sup>43</sup>. This is insufficient for Much Hadham because it allows for highly visible wheellie bins, which could detract from the attractive street scenes.

The NHBC (National House-Building Council) guide Avoiding Rubbish Design<sup>44</sup> identifies and illustrates good practice where space for domestic waste and recycling storage has been integrated unobtrusively within a variety of housing developments. It has a comprehensive set of “golden rules” for architects to follow in designing bin storage for new developments and offers advice on generic design solutions.

### **Policy MH D5: Bin Storage**

So that bins are not visible from the nearest road or pavement, other than on collection days, development proposals must include provision for storage of bins and ancillary equipment designed in accordance with the good practice contained in the NHBC guide Avoiding Rubbish Design.

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<sup>43</sup> Chapter 17 Design and Landscape Policy, DES3 Design of Development l.(e)

<sup>44</sup> <https://www.nhbcfoundation.org/publication/avoiding-rubbish-design-providing-for-bin-storage-on-new-housing-developments/>

## **CHAPTER 6. INFRASTRUCTURE, TRANSPORT AND COMMUNICATIONS**

### **6.1 INFRASTRUCTURE**

It is too early to comprehend the impact on Much Hadham of Government commitments to end carbon emissions by 2050 and the sale of petrol and diesel cars by 2040. Consequently, it would be premature to attempt to create appropriate planning policies now ahead of the necessary technology convergence.

Nevertheless, it is important to reduce our carbon footprint by promoting and installing green energy production facilities wherever circumstances permit it. It is also to be expected that infrastructure to support the transition to electric cars will be increasingly available. The Parish Council will be alert to opportunities to work with other agencies on sustainability measures, seeking grants and funding as this becomes available.

For now, all homes within Much Hadham are served with mains electricity. Most are also served with mains gas, water and sewerage, although there are some homes needing to rely on heating solutions such as liquefied gas or heating oil, and drainage solutions such as septic tanks. Boreholes provide the water source for a few houses.

Mains services are largely trouble-free but in the heart of the village surface water drains can be centuries old and at risk of structural failure. The village is prone to surface and river flooding, and underground drainage is sometimes overwhelmed. Because of this, any new homes need to be designed so as not to worsen local flooding. The housing site policies in chapter 4 deal with this.

There are a number of facilities which are capable of supporting the additional resident numbers anticipated from meeting the Neighbourhood Plan housing targets. There is one JMI (Junior Mixed Infants) school in the village, but older pupils have to travel to schools around 5-10 miles away. The sports ground in Much Hadham provides a large playing field marked out for football, a bowling green, a floodlit tennis court and children's play area. The village halls in Much Hadham and Green Tye are useful facilities and are used by a wide range of local groups.

### **6.2 TRANSPORT**

Roads in the area are generally narrow and it is common for traffic to have to stop to let oncoming vehicles pass. Some streets have a significant parking problem. Windmill Way, for example, often has parking on both sides of the road and spilling onto the pavement. Large commercial and agricultural vehicles cause significant damage to the verges, particularly in the hamlets where the roads are narrowest. Some homes are located on lanes that do not have hard surfaces and are not adopted.

There is little off-road public parking provision. The village hall car park is largely required for its users. The Recreation Ground car park provides some relief for the problems of school drop-off, but the access has poor sightlines for ingress/egress. A small car park serves the allotments and Londis. The parking area for the doctors' surgery on Ash Meadow is also insufficient to accommodate parking for staff and patients. None are suited to providing secure, overnight parking that might be used by residents living and parking on the High Street.

It is envisaged that the site of Hill House and the land to the rear could provide significant parking relief as part of a larger masterplan, at such time as it becomes available. Parking provision for new developments is dealt with in Policy MH D3 Vehicle Parking Provision.

The B1004 is the shortest route between Ware and Bishop's Stortford, and is a useful route for residents of Harlow, Hertford, and many local villages and hamlets. County-wide projections for rural minor roads are for an 18.7% increase in traffic levels from 2016 to 2031<sup>45</sup>. However, this is before factoring in the unknown (positive or negative) impacts of the proposed A120 bypass at Little Hadham, the M11 Harlow North spur and the large housing developments for Bishop's Stortford, Gilston and Ware proposed in the District Plan.

Traffic congestion in Much Hadham is commonplace, especially around morning and evening rush hours and at school opening/closing times. At times congestion also occurs in the area around Perry Green and Green Tye, most recently associated with construction traffic or staff travel to/from organisations such as St Elizabeth's.



The only bus service in 2019 is the 351 service which runs between Bishop's Stortford and Hertford and passes along Much Hadham High Street. There are 11 weekday buses, 4 on a Saturday, and none on a Sunday. The hamlets of Green Tye and Perry Green have no bus services.

The Parish Council formed a Traffic Working Party in 2018 to consider in greater depth the issues caused by traffic, with a remit to make recommendations that go beyond planning-related solutions. Consequently, a more holistic approach can be taken than is possible within this Neighbourhood Plan. Its first project was the successful installation of Speed Indicator Devices at each end of the high street in March 2019.

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<sup>45</sup> Hertfordshire Traffic and Transport Data Report 2017 <https://www.hertfordshire.gov.uk/media-library/documents/highways/transport-planning/transport-and-accident-data/ttdr/hertfordshire-traffic-and-transport-data-report-2017.pdf>

## 6.3 COMMUNICATIONS

All homes have the option of subscribing to a telephone landline and standard broadband. Fibre to the cabinet was installed in 2018 and most residents should now have access to superfast broadband. This uses fibre to the cabinet but retains twisted pair copper wire to the home, with average speeds of up to 66Mbps available. Gigaclear has announced that it will supply Much Hadham with ultrafast broadband, which provides fibre to the premises, and speeds of up to 1Gbps.

Although there is an EE mobile telecom mast next to the cemetery at Perry Green, mobile phone reception can be poor in parts of the parish, as can radio and TV reception. Some of this is due to the fact that many homes are situated in the valley. The area no longer has any payphones although the telephone boxes are still in place.

### **Policy MH ITC1: Infrastructure, Transport and Communications**

Development proposals should:

I. Identify the realistic level of traffic the development is likely to generate by including a traffic assessment proportionate to the scale of the development proposed. It must assess the potential impact of traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted;

II. Install access points in new homes and business premises, with ducting to the property boundary, so they are ready to accept underground "fibre to the premises" broadband connectivity.

## CHAPTER 7 – LOCAL ECONOMY, EMPLOYMENT AND TOURISM

The Economic Development Vision<sup>46</sup> in the District Plan highlights:

- Listening to the needs of businesses
- Enabling entrepreneurs and business start ups
- Supporting the rural economy
- Supporting the visitor economy
- Lobbying for the right infrastructure

However, in doing so, it prioritises above all these the need for economic development to be sustainable, in particular with respect to minimising the movement into the parish of large vehicles (HGVs) which cause so much damage to the rural environment.

### 7.1 LOCAL ECONOMY AND EMPLOYMENT

Most jobs in Much Hadham are attributable to one large employer, St. Elizabeth's Centre, which is a 24/7/365 operation. It employs nearly 750 people, making it the 3<sup>rd</sup> largest employer in the district. Much Hadham appears to have an extremely high jobs to workforce ratio that equates to around 100% of the working population based on the 2011 Census, but this is skewed by the St Elizabeth's Centre. Only around 3% of employees at the Centre are resident in Much Hadham. This small percentage is likely to be due to the relatively low pay levels vs. the high cost of 'open market' housing in the parish. In consequence, and despite the large number of local jobs, most working residents commute to surrounding towns, London or Cambridge.

Despite the rural nature of the parish only 23 residents were employed in agriculture at the 2011 Census.<sup>47</sup>

Four of the top six employers in the parish, including St. Elizabeth's, are situated to the east of the village, in the hamlets<sup>48</sup>. The concentration of traffic they bring to the surrounding narrow lanes is of constant concern to local residents and a common subject at Parish Council meetings. Further commercial and employment expansion that increases the traffic can only make matters worse, but it is recognised that existing businesses need some flexibility for expansion to remain efficient and competitive.

Whilst this Neighbourhood Plan supports the relevant policies outlined in the NPPF and District Plan, its focus is on 'work for locals' as being the most sustainable and beneficial to the local economy and community. In a survey conducted for the Much Hadham Parish Plan in 2011, 54% were in favour of job creation for local people and, of those, 60% thought workshops would be a good idea, with 27% in favour of light industry. The idea of working from home had support but at that time the opportunities were few and in their infancy. Prospects for more opportunities are far greater today and will be even more so in the future. The consultation survey of local businesses in March 2017 had low response rates but 80% considered working and living locally was vital for the sustainability of the community.

Cottage-type industries comprising scattered small units for tradesmen/ services at appropriate sites, self-employed, professionals, creative entities and home/remote working

<sup>46</sup> District Plan Table 15.1

<sup>47</sup> [https://www.nomisweb.co.uk/reports/localarea?compare=1170214597#section\\_8\\_0](https://www.nomisweb.co.uk/reports/localarea?compare=1170214597#section_8_0)

<sup>48</sup> See Appendix F – Largest Employers in the Parish for more details

would all be sustainable additions, breathing more life into the community. BT Openreach's current programme of upgrading broadband services and the introduction of fibre to the premises by Gigaclear will be great enablers and offer new opportunities across a whole range of businesses and professions, particularly for home working. The working hours flexibility that could follow would be a boon to home working parents balancing work with childcare, give more opportunity and time for social and village amenities and avoid contributing to rush hour travel.

### **Policy MH ET1: Economic Development**

I. New business and employment opportunities will be supported, provided that new or expanding enterprises are of a scale and type appropriate to the rural setting of the parish, respect its Conservation Areas, comply with other policies in this Neighbourhood Plan and pay particular regard to the limitations of the narrow lanes and the congested village High Street.

II. As none of the parish lies on the primary road network and is not well related to it, applications for new, or expansion of existing, Use Class B8 Storage and Distribution development will not be appropriate.

III. Proposals for new or expanded business enterprises should be accompanied by a proportionately detailed traffic impact assessment in accordance with Policy MH ITC1 Infrastructure, Transport and Communications to ensure that additional traffic generated can be without detriment to the amenities of the parish.

## **7.2 TOURISM**

The heritage and rural setting of Much Hadham attracts visitors who come to walk along the country footpaths, admire the historic buildings, and enjoy the hospitality of the pubs and cafés. They are very welcome, and we would like to improve their experience e.g. with better parking provision, footpath guide maps, promoting the Forge Museum and, possibly, more opportunities for overnight stays.

The primary visitor attraction is the Henry Moore Foundation at his former home in Perry Green, where the studios and gardens are open to visitors each summer. The gardens showcase Moore's iconic sculptures in a beautiful setting. It is well worth a visit. However, there is a considerable loss of amenity for local residents from the resulting traffic volumes, including coaches, and the consequences of that on the narrow lanes accessing the hamlet.

Consequently, residents do not wish the parish to become a tourist destination, with high volumes of visitors. Whilst NPPF and District Plan policies support tourism development, results from the consultation in June 2016 indicated the majority of residents are against the further promotion of Much Hadham as a tourist destination. Low volume, personal visitors are welcome but commercial or volume tourism is inappropriate if we are to maintain the attributes and characteristics of the parish that make it unique.

Previous proposals for large scale mobile or lodge holiday accommodation have been objected to as they are incompatible with the capacity of Much Hadham to act as a holiday or tourist destination.

## **Policy MH ET2: Visitor Economy**

I. New enterprises and extensions to existing activity that target low volume, personal visitors, particularly if creating local employment, will be supported provided:

- a) it can be demonstrated there will be minimal impact on traffic volumes (through a traffic impact assessment in accordance with Policy MH ITC1 Infrastructure, Transport and Communications), across the parish, in particular on the unclassified rural lanes;
- b) it is appropriate in its setting, proportionate in the rural environment, and does not spoil the open views from the network of lanes and footpaths.

II. Applications for commercial holiday homes/lodges, mobile caravan/lodges, touring caravan sites and caravan storage sites will not be supported.

## Part 2: Environment Strategy

### CHAPTER 8. HERITAGE ASSETS

The village and hamlets of the Parish are fortunate to contain a high proportion of attractive, historic and well-preserved buildings.

Many of these are offered a degree of protection by listed building status or by being referenced within the Conservation Area appraisals for Much Hadham and Green Tye. There are other buildings and structures that contribute to the historic environment, but which are currently non-designated.

The attractiveness of Much Hadham parish makes it a desirable place to live. This in turn creates development pressures that need to be carefully managed. District Policy HA1 Designated Heritage Assets seeks to preserve and enhance historic environments such as Much Hadham.

This Neighbourhood Plan seeks to supplement district policy and to give additional protection to a few carefully selected non-designated heritage assets.

#### 8.1 ARCHAEOLOGY

Much Hadham is a village steeped in history. Archaeological finds in the area include those from the prehistoric, Neolithic, late-Iron Age and Roman periods, suggesting there has been human settlement in the area for thousands of years.

Most of the village and its immediate surroundings are designated as an Area of Archaeological Significance, meaning that the area is deemed to be of moderate or high archaeological potential. The exact boundaries are shown on the District Plan's Policies Map, available online<sup>49</sup>.

Hertfordshire County Council maintains a database of the archeologically important sites in the area<sup>50</sup>, and a search in 2017 (by Hertfordshire Environmental Records Office) identified 265 sites of archaeological interest within 3km of Much Hadham. These sites are offered some protection by District Policy HA3 Archaeology.

Local experience has shown that archaeology is being continually discovered, so as yet undiscovered archaeology is important. In addition, buried heritage assets may also have a setting which contributes to the significance of the asset<sup>51</sup> and should also not be harmed.

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<sup>49</sup> <https://www.eastherts.gov.uk/submission>

<sup>50</sup> The Hertfordshire Historic Environment Record includes information on surveys and archaeological excavations: <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/historic-environment-archaeology/hertfordshire-historic-environment-record.aspx>

<sup>51</sup> Historic Environment Good Practice Advice in Planning: 3 (2<sup>nd</sup> Edition) p5 -

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

## **8.2 CONSERVATION AREA**

Much of Much Hadham village is designated as a Conservation Area, as is much of the hamlet of Green Tye. This helps to preserve and enhance the character, appearance and features of these areas. The exact boundaries are shown on the District Plan's Policies Map. It is important to understand that the Conservation Area designation is not intended to prevent or prohibit development but, instead, to apply stricter controls to safeguard the character or appearance of the village and hamlet to which they relate.

In 2014 the Much Hadham Conservation Area Appraisal and Management Plan and the Green Tye Conservation Area Appraisal and Management Plan were adopted by EHC<sup>52</sup>. They contain Conservation Area Management Proposals that identify heritage assets in need of repair and maintenance. Development in the conservation areas will be judged against policies HA4 and HA5 in the District Plan.

## **8.3 LISTED BUILDINGS AND STRUCTURES**

Noted architectural historian Nikolaus Pevsner once visited Much Hadham and subsequently wrote 'The main street is long, of very high architectural quality and beautifully maintained.....'.

A search of the Historic England online database shows 143 listed buildings within Much Hadham parish, of which about 90 are within the Much Hadham Conservation Area and about 10 within the Green Tye Conservation Area.

Listed buildings are offered some protection within the NPPF and are further protected by District Policy HA7 Listed Buildings.

## **8.4 HISTORIC PARKS AND GARDENS (HPG)**

There are five HPGs within the area of this Neighbourhood Plan. These are at Moor Place Park, The Lordship, The Henry Moore Foundation, Much Hadham Hall and Hopleys Garden Centre. None of these are registered by Historic England but they are deemed to be 'locally important' by East Herts District Council<sup>53</sup> These sites are offered some protection in District Policy HA8 Historic Parks and Gardens and this Neighbourhood Plan proposes no extension of policies in this area.

Exceptionally, two of these HPGs, at Hopleys and Moor Place Park, are subject to limited housing development proposals as explained in Chapter 4. At Hopleys, the intention is for the landowners, who created the historic garden over decades, to relocate the café to the edge of it, thus freeing up the brownfield site presently occupied by their business for a development of small homes.

At Moor Place Gate, a scheme has been proposed which includes a donation of land to be owned in perpetuity by a community-led body providing social affordable housing. A small portion of the overall park, adjacent to the High Street out of sight of Moor Place house, is allocated for housing in Policy MH H6.

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<sup>52</sup> Both documents can be found here: <https://www.eastherts.gov.uk/conservationareas>

<sup>53</sup> "Historic Parks and Gardens" Supplementary Planning Document (September 2007) can be found here: <https://www.eastherts.gov.uk/spd>

Both proposals have been discussed in detail with Hertfordshire Gardens Trust who have given in principle agreement to them because of the benefits that they would provide for the village. They also assisted with the development criteria contained in Policy MH H6, including supporting the replanting of the lime avenue along the access road and the improvement of the existing tree line on the southern boundary.

Moor Place Park is deserving of its own policy in order to ensure its integrity is preserved. The policy seeks to highlight the historical importance of the park and how the site allocation Policy MH H6 proposed in this Neighbourhood Plan is a minimal intrusion. The enabling development that took place in 2014-15 was allowed in order to future-proof the retention of the historic house, outbuildings and park subject to a number of conditions. However, some of the conditions have not been discharged. The park has been subjected to misuse but the refusal to approve garden extensions and equine development within the park has served to contain the impact of the enabling development.

The draft Landscape Heritage Assessment prepared by the Moor Place Heritage Group in November 2018, demonstrates how important the estate is in providing access via statutory footpaths 10 and 13, so the public can appreciate the landscape and setting of Moor Place. It also highlights some of the main features of the estate and the sense of place that it creates in the centre of the village. The estate helps to retain the linearity of the village by preserving a green boundary to the west of the High Street.

### **Policy MH HA1: Moor Place**

I. All development proposals within Moor Place historic park should be accompanied by a heritage statement, which assesses the impact on the main features of the estate and ensures that the sense of place and the interaction of the estate with the village are enhanced.

II. Proposals that restore, enhance and facilitate good conservation management (through a Conservation Landscape Management Plan and a Historic Conservation Management Plan) will be submitted with any planning application.

## **8.5 NON-DESIGNATED HERITAGE ASSETS**

Many non-designated assets are buildings, structures or artefacts of quality that are worthy of protection. There are considerable numbers of non-designated buildings, structures and artefacts that make an important architectural or historic contribution to the Conservation Areas of Much Hadham and Green Tye. Many of these have been identified in the Conservation Area reports on both areas (previously referenced).

In those reports the basic questions asked in identifying additional buildings/structures are:

- a) Is the non-listed building/structure or artefact of sufficient architectural or historic interest with a largely unaltered general external form and appearance?
- b) Does the building/structure or artefact contain a sufficient level of external original features and materials?
- c) Has the building/structure or artefact retained its original scale without large inappropriate modern extensions that destroy the visual appearance?
- d) Is the building/structure or artefact visually important in the street scene?

District Policy HA2 Non-Designated Heritage Assets further recognises the value of non-designated heritage assets, seeks to identify them and offers them some protection.

This Neighbourhood Plan extends policy protection to other non-designated assets over and above those referenced in the Conservation Area reports.

### **Policy MH HA2: Non-Designated Heritage Assets**

I. The following assets (and any other assets which may come to light in the future) are identified as non-designated heritage assets for the purposes of District Policy HA2 Non-Designated Heritage Assets:

- K6 Telephone box at the junction of Windmill Way and Station Road
- Old Water pump outside the Alms houses
- Moor Place - Well House located at grid reference 51°50'57.5"N 0°03'33.7"E
- Railway Bridge on Kettle Green Lane
- Railway Bridge over Blackbridge Lane
- Footbridge over the River Ash at the junction of Malting Lane and Oudle Lane
- All post-boxes and bus shelters within the parish

II. Development proposals that would harm the significance of a non-designated heritage asset, directly or by causing harm to its setting, will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

III. Where there is evidence of neglect of, or damage to, a non-designated heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision.



### **8.6 ASSETS OF COMMUNITY VALUE (ACV)**

The Parish Council is seeking to secure the designation of 5 parish properties as 'Assets of Community Value' thereby bringing additional protection to these (including the opportunity to self-purchase in the event of closure). These each provide a unique and essential service to the parish and were overwhelmingly supported by the community at the September 2017 Consultation Day:

- Londis Village Store & Post Office (96% support)
- Health Centre and Pharmacy (92%)

- The Bull Public House (92%)
- The Prince of Wales Public House in Green Tye (86%)
- The small Car Park next to the Fire Station (78%)

A range of other community facilities and amenities were strongly supported (>75%) at the Consultation Day as listed below:

- |                                                 |                                    |
|-------------------------------------------------|------------------------------------|
| • St. Andrew's Primary School and Nursery (94%) | • Henry Moore Foundation (85%)     |
| • St. Andrew's Church (93%)                     | • The Mission Hall and field (85%) |
| • Village Hall (92%)                            | • Hoops public house (84%)         |
| • Dentist (88%)                                 | • Congregational Church (83%)      |
| • Forge Museum and cafe (87%)                   | • Hopleys cafe (81%)               |
| • St. Thomas Church (86%)                       | • Sports Pavilion (81%)            |
|                                                 | • Scout Hut and land (81%)         |

Not all these assets would qualify for future classification as ACV but are listed for completeness.

### **Policy MH HA3 Valued Community Assets and Assets of Community Value**

I. The following facilities have been identified as especially valued by the community:

- Londis Village Store & Post Office
- Health Centre and Pharmacy
- The Bull Public House
- The Prince of Wales Public House in Green Tye
- The small Car Park next to the Fire Station.

II. Applications will be made by Much Hadham Parish Council to list appropriate facilities as Assets of Community Value through the Community Right to Bid (in accordance with the Assets of Community Value (England) Regulations 2012 (as amended)).

III. All Assets of Community Value listed by East Herts Council or facilities identified as community assets in the Neighbourhood Plan, will be retained in community use unless they are:

- a) no longer needed or
- b) to be replaced by equivalent or better facilities as part of a development proposal.

IV. If the commercial viability or continued availability of a community asset is in doubt, community organisations should be given the opportunity to take over its management and operation.

## CHAPTER 9. LANDSCAPE AND NATURAL ENVIRONMENT

The village and hamlets within the Neighbourhood Plan area are surrounded by pleasant countryside. The rural landscape is a rich and diverse mix of river valleys, arable plateaux, woodland and hedged agricultural fields. Hedgerows and trees provide an important habitat for wildlife, as does the River Ash and its tributaries. Compared to local towns and larger settlements, the natural landscape and environment is more in evidence, and is enjoyed by residents and visitors.

As detailed in Chapter 3 Strategy, the parish is mostly located within the 'Rural Area Beyond the Green Belt', save for a small area designated green belt to the north east of Green Tye.

### 9.1 LANDSCAPE CHARACTER

The landscape setting of East Herts is described in considerable detail in the Landscape Character Assessment (LCA) Supplementary Planning Document Sept 2007<sup>54</sup>. Much Hadham parish spans four distinct landscapes, respectively documented in LCA areas:

- 86 (Perry Green Uplands including east of the Hadhams valley slopes);
- 87 (Middle Ash Valley includes south of Hadham Cross and the tributary stream north-eastwards to Dane Bridge);
- 89 (Wareside - Braughing Uplands, which includes Kettle Green); and
- 93 (Hadhams Valley from Hadham Cross north to Little Hadham).

The condition of the landscape varies between moderate to good, and the strength of character varies between moderate to strong.<sup>55</sup> Recommended strategies for these LCA areas are 'conserve and strengthen', 'conserve and restore' or 'safeguard and manage'. These primary guidelines within the LCA are then supported by detailed specific guidelines that will address issues within that document, with a view to improving both condition and strength of landscape character as necessary to reinforce its distinctiveness.

District Policy DES1 Landscape Character ensures that a consideration of the relevant LCA policies is brought into the assessment of planning applications, in order to enhance and support the landscape character.

The Neighbourhood Plan seeks to recognise and contribute towards these policies by restraining development to within the built form of the settlements as far as possible. It especially seeks to recognise priority views close to or within the main settlements. These views tend to be seen by many people and are more subject to threat from development. The rural views on the various approach routes are considered to be important as they are highly visible to all who approach the village, and because first impressions are particularly memorable. A typical example of this are the open fields and trees that line the approach to

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<sup>54</sup> [www.eastherts.gov.uk/search?q=Landscape-Character-Assessment&go.x=8&go.y=24](http://www.eastherts.gov.uk/search?q=Landscape-Character-Assessment&go.x=8&go.y=24)

<sup>55</sup> Landscape condition is determined from an evaluation of the relative state (poor/moderate/good) of elements within the landscape which are subject to change, such as survival of hedgerows, extent and impact of built development. Strength of character is determined from an evaluation of the impact of relatively stable factors, such as landform and landcover, the apparent continuity of historic pattern, the degree of visibility of and within the area and its rarity.

Much Hadham on the B1004 from the south. Another typical example is the gentle descent into Much Hadham from the railway bridge on Kettle Green Lane.

## 9.2 NATURAL ENVIRONMENT

There are continual pressures on the local countryside. Changes in farming practices and building development have led to lost hedgerows and trees over the years. Increasing reliance on imported food and other factors means that less land is given over to food production, and farms are larger and more mechanised. Water levels in rivers such as the Ash have gradually fallen through a mixture of increased extraction and decreasing levels of rainfall.

There is legislation at national level to help protect the natural environment but competing housing demands often appear to lead to its gradual erosion. The District Plan recognises the pressure on the natural environment and seeks to protect this as far as is reasonable. District Policy NE2 Sites or Features of Nature Conservation Interest (Non-Designated) offers some protection to most such sites, seeking net gains in biodiversity where feasible and mitigation strategies.

District Policy NE3 Species and Habitats states 'Development should always seek to enhance biodiversity and to create opportunities for wildlife.' This Neighbourhood Plan seeks to enhance wildlife habitat and biodiversity within the parish.

### 9.2.1 Local Wildlife Sites

Nature Conservation Sites are designated according to their importance. There are no internationally or nationally significant sites in the parish, nor are there any designated Local Nature Reserves. However, there are many designated Local Wildlife Sites. These are non-statutory sites designated at county level by the Hertfordshire Local Wildlife Sites Partnership as being of conservation importance and are recognised in the District Plan<sup>56</sup>.

The aim of this identification is to protect such sites from land management changes, which may lessen their nature conservation interest, and to encourage sensitive management to maintain and enhance their importance. Although wildlife sites have no statutory protection, they need to be considered in the planning process to ensure that the plans are based on fully adequate information about local species, habitats, geology and landform.

Designated Local Wildlife Sites in Much Hadham parish are<sup>57</sup>:

Reference	Name	Reason
33/064	Nine Acre Wood	Ancient woodland with a semi-natural canopy
33/065	Rector's Spring - North	Ancient woodland with a semi-natural canopy
33/070	Rector's Spring - South	Ancient woodland with a semi-natural canopy

<sup>56</sup> The Wildlife Sites Inventory for East Herts 2013 pdf document can be found by using Search at <https://www.eastherts.gov.uk/planning>

<sup>57</sup> These designated sites are mapped at Appendix E (please refer to legend. Non-designated sites are also mapped):

33/084	Lordship Farm	Species
47/001	Mill Wood	Ancient woodland inventory site
47/004	Wynches Park	Grassland indicators
47/005	Hillcrest Meadow (Green Tye)	Grassland indicators
47/008	Blakes Bushes	Ancient woodland inventory site; woodland indicators
47/009	Sidehill Wood	Ancient woodland inventory site; woodland indicators
47/010	Danes Wood	Ancient woodland inventory site
47/018	Gingercross Farm Meadow	Mosaic site; fen and swamp indicators
47/024	Perry Green Churchyard	Grassland indicators
47/041	Green Tye Pond	Species
47/048	South End Roadside Pond	Species
48/007	Jobber's Wood	Ancient woodland inventory site; woodland indicators

District Policy NE1 International, National and Locally Designated Nature Conservation Sites has a presumption against development of such sites unless there are material considerations that clearly outweigh the need to safeguard the nature conservation value of the site, in which case ecologically sound mitigation measures will be required. We propose no further policy.

#### 9.2.2 Non-Designated Sites And Green Corridors

Plans should be concerned not only with designated areas but also with other land of conservation value and the possible provision of new habitats and green corridors.

A number of non-designated sites were identified in 'The Hertfordshire Ecological Network mapping project' of 2011-2013 (led by Herts and Middlesex Wildlife Trust). These sites were sites that may contain habitats listed for protection under section 41 of the Natural Environment and Rural Communities Act. These 'non-designated sites' have been mapped in Appendix E as part of the preparation of this Neighbourhood Plan, as a resource for planning consultees to refer to.

In addition, there are small green and wooded spaces within and around settlements in the parish and many ponds. We consider these to be of substantial value as they contribute to the rural feel of the parish and help support wildlife.

There is a natural wildlife corridor alongside much of the River Ash, but wildlife corridors in other directions are less obvious and have gradually been eroded over time. Hedges and small woodlands continue to be lost or eroded on a regular basis.

EHC Planning policy recognises the value of non-designated sites such as those mentioned above. It states:

'It is however, important that opportunities are taken to enhance biodiversity wherever possible, especially in urban areas, as even non-designated environments contribute significantly to the success of the wider ecological network. Hence these sites may not currently benefit from the protection of a Local Wildlife Site designation, but they very likely have an important role to play in the wider ecological network such as forming

stepping stones along a corridor or being a rare feature in an otherwise urban environment for example.'

Overall habitat network connectivity and, therefore, ecosystem integrity and resilience, is currently very poor in Hertfordshire. It is important to preserve and ideally establish new green corridors for wildlife. The Neighbourhood Plan seeks to maintain and enhance wildlife sites and develop green corridors within the parish, in accordance with District Policy NE3 Species and Habitat, which seeks to protect trees, hedgerows and ancient woodland.

### **Policy MH LNE1: Wildlife Sites and Green Corridors**

I. Development should conserve and enhance biodiversity and deliver net biodiversity gains (in accordance with the current best practice Biodiversity Impact Calculator) in perpetuity. The nature conservation value of wildlife sites, and other significant habitats including the River Ash and in particular, the designated Local Wildlife Sites listed in the table within section 9.2.1, will be protected from any harmful impacts of development, in accordance with their status.

II. In addition, the area of Ancient Woodland known as `Danes Wood and Sidehill Wood and all Veteran Trees identified in the Hertfordshire Environmental Records Centre database will also be protected from any harmful impacts of development.

III. For other areas of the parish coloured green on the Hertfordshire Ecological Network Mapping in Appendix E and containing habitats listed in Section 41 of the NERC Act, development which would cause significant harm should either be refused or the mitigation hierarchy applied. If permission is granted for development, conditions or planning obligations to secure appropriate management regimes will be sought.



#### 9.2.3 Features Contributing To The Rural Nature Of The Parish

There are many small features that act together to give Much Hadham a rural feel and to protect wildlife. These include:

- Few high solid gates at the entrances to properties

- The relatively high proportion of hedges and trees in and around properties
- Small roads and lanes, edged by grass verges
- Small areas of grass, including some in the centre of road junctions.
- A limited amount of excessive lighting, which allows residents to see the night sky and helps support wildlife
- The unfenced nature of some of the fields that surround the development envelope.

The Parish Council recognises the value of these features and seeks to protect them. We do not, however, consider it practical to offer any additional planning policies beyond those contained within the District Plan.

#### 9.2.4 River Ash

The River Ash is a rare chalk bed stream tributary of the River Lea. It is a key feature of the local landscape and provides a natural wildlife corridor. Furthermore, it is important in terms of health and quality of life, as it provides a much-valued area for walking and relaxation.

The flood plain of the River Ash is quite wide in places and this factor has helped preserve a green corridor along the river. However, the water flow in non-flood conditions has shown a steady decline over the years and needs urgent restorative action if this chalk river, one of only two hundred or so worldwide, is to survive.

Whilst originally rising at Langley, the Ash grows in volume from minor springs and tributaries en route to Much Hadham. Historically it supported a host of wildlife including trout at the Palace. Today, the Ash becomes more significant near the base of Jacks Hill in mid Much Hadham as a spring here is now the only constant source of river flow.

The northern half, upstream past the Palace and Church and through to the original source, is now little more than a run-off or flood relief channel during wet periods and much of the river bed is covered with vegetation and devoid of all aquatic and associated wildlife. Most of the wildlife of previous years has disappeared from large parts of the Ash e.g. sticklebacks and tadpoles, water spiders and dragonflies, ducks and moorhens, kingfishers and so on. Also, a large tract of watering for mammals and birds has been lost.

The southern half of the Ash in Much Hadham is a real gem. The constant water flow supports a variety of aquatic and associated wildlife and makes for delightful nature walks. Its future however is of great concern. Natural springs from source to mid Much Hadham have progressively run dry and, should the one near Jacks Hill do likewise, it would be a huge loss to the village. Much Hadham may look a different and less attractive place with an "empty" Ash for much of the year. Also, a number of attractive walks, some designated Priority Views and Local Green Spaces in this Neighbourhood Plan, would be degraded. Of even greater impact would be the loss to wildlife, ecology and environment.

Over-extraction of water is a major likely cause of the reduced levels and winterbournes along the River Ash. A report by Herts and Essex Wildlife Trust states 'Hertfordshire's chalk rivers are under massive threat from over-abstraction of drinking water from the chalk aquifer.'<sup>58</sup>

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58 [www.hertswildlifetrust.org.uk/sites/default/files/2018-07/Hertfordshire%27s%20ecological%20networks%20report%20-%20Final%20Aug%202014.pdf](http://www.hertswildlifetrust.org.uk/sites/default/files/2018-07/Hertfordshire%27s%20ecological%20networks%20report%20-%20Final%20Aug%202014.pdf)

The effect of the forthcoming flood relief water management associated with the A120 Little Hadham by-pass on the Ash water levels is at present unknown. There is a health monitoring project in place for the River Ash and recommendations to improve its health are included in Appendix G.

Buffer zones along rivers are encouraged as they help create more effective green corridors. Research has proved how valuable these strips are to both the water environment and the conservation of riverside wildlife.

The Environment Agency recommend that for ecological and conservation purposes, all new development (buildings, car parks, etc.) should be a minimum distance of 10 metres from a riverbank (measured from the top of the river bank to the development). In terms of setting, large buildings should not be closer to the river than their height, irrespective of the 10-metre buffer. In all circumstances Land Drainage Byelaws dictate that an 8-metre buffer zone is maintained, and the Environment Agency will oppose development within 8 metres of a main watercourse which compromises their ability to carry out their statutory duties of flood defence. This ensures adequate access for river maintenance and it is, therefore, the width within which Land Drainage Consent is required.

### **Policy MH LNE2 River Ash**

To protect and enhance the conservation value of the River Ash and ensure access for flood defence maintenance there will be a presumption against development within 10 metres of the bank of the River Ash (measured from the top of the river bank to the development). In addition, there will also be a presumption against development that either:

- a) will involve direct water extraction from the River Ash or local aquifers; or
- b) could lead to an increase in river flood risk.

## CHAPTER 10. GREEN SPACES

### 10.1 LOCAL GREEN SPACES

The NPPF enables local communities to identify green areas of particular importance to them for special protection. By designating land as "Local Green Space" in the Neighbourhood Plan it is offered protection from development consistent with that for the Green Belt.

Additionally, the District Plan invites "Local communities, through Neighbourhood Plans (to) also identify green areas of particular importance to them for special protection."<sup>59</sup>

A site that is so defined must meet the criteria specified in the NPPF<sup>60</sup> by being:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holding a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and not an extensive tract of land.

To assess each site a detailed set of criteria was used<sup>61</sup>.

- Beauty - Does the site stand out as being particularly beautiful or tranquil?
- Intrinsic local character - Is the site particularly special to the local community or used for community events?
- Recreational value - Is the site used for local recreational purposes e.g. footpath?
- Historical significance - Does the site have special historical interest?
- Natural wildlife - Is there evidence of rare species on the site which need protection?

There are also a number of more objective measures which had to be passed for a site to qualify:

- be close to the community it serves (< 300m);
- be relatively small (< 10 hectares);
- not have planning permission;
- have a known landowner;
- not have a national designation or right of way;
- not be common land or village green;
- not be private garden;
- not be arable land

Six sites meet the criteria and received overwhelming public support at the September 2017 Consultation Day. They are shown on the Policies Map in Chapter 3.

There is more detail below on each site, including in brackets the % support for it at the September 2017 consultation.

L1: Great Leys - north of Kettle Green Lane (82%)

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<sup>59</sup> District Plan policy CFLR2 Local Green Space only permits development" if it is consistent with the function, character and use of the Local Green Space"

<sup>60</sup> NPPF 2019 para 100

<sup>61</sup> The methodology used is acknowledged, with thanks, as having been developed by Bedford Borough Council <https://www.dropbox.com/s/hxde8h1y50fkl12/Local%20Green%20Space%20Methodology%20Bedford.pdf?dl=0>



Planned as a nature reserve by the owner and redeveloper of Home Farm (part of the Moor Place estate) in 2012, the wildflower sward and pond that were created have added to the appeal of this historic park land. It is recorded as part of a large deer park in 1199 and later owned by the Bishops of London. It has been an important part of Much Hadham life, culture and character for centuries.

Moor Place Park is listed as a locally important historic park and garden<sup>62</sup>, recognised as such by the Hertfordshire Gardens Trust, and is to be protected.<sup>63</sup> "The entirety of the landscape around Moor Place itself is of the highest quality.....".<sup>64</sup> This section of it is traversed by footpath 10 which continues directly to the High Street in the centre of the village, giving easy access for many. It is an integral link in the Much Hadham footpath network, offers excellent views across the Ash valley and is much used by dog walkers, recreational ramblers and joggers.

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<sup>62</sup> Supplementary Planning Document to the East Herts Local Plan Second Review 2007

<sup>63</sup> District Policy HA8 Historic Parks and Gardens

<sup>64</sup> Much Hadham Conservation Area Appraisal and Management Plan 2014 p65

## L2: Lower Park - east of Moor Place (86%)



As noted above at L1, Moor Place Park is listed as a locally important historic park and garden to be protected. This green space is part of the ancient deer park too. The Park is the setting for historic Moor Place, owned in the 15th century by the Bishops of London and more recently for 125 years by the Norman family - Montague Norman being the longest serving Governor of the Bank of England 1922-44.

Footpath 10, much used by ramblers, dog walkers and joggers, runs west from the listed gates on Tower Hill to meet the lime tree lined driveway to the Grade 1 listed house, then turns southwest towards L1 Great Leys. It offers excellent views of the house, mature Holm Oaks and across the Ash valley. There is a plan to re-establish the avenue's planting all the way to the listed gates, which "would be a real achievement"<sup>65</sup> in recreating the view from over 100 years ago.<sup>66</sup>

For years the Park has been used as the car park for Much Hadham's large and successful annual fete which commonly attracts around 3,000 visitors from a wide area. It is an

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<sup>65</sup> Much Hadham Conservation Area Appraisal and Management Plan 2014 p65

<sup>66</sup> This could happen under the proposals for the adjacent housing site at Moor Place Gate (see policy MH H6 – it is noted that small development impacts may be required within the area designated as L2 for changes to the drive e.g. in width and for kerbing near the entrance. Given the opportunity for community housing and that the changes will not adversely affect usage or views, these are considered to be acceptable alterations.)

essential asset in this huge voluntary undertaking that raises much needed funds for local good causes such as the Recreation Trust, Village Hall and Scouts.

L3: Elsie's Meadow (historically Gall and Dust Meads) - bordered by Watery Lane, Sidehill Woods, Malting Lane and the ford. (92%)



Named after the founder of the Much Hadham Catholic Congregation, Mrs. Elsie Warner.

Something special to Much Hadham, with the Ash meandering south from the ford through the water meadow, footpaths 25 and 27 heading across to Sidehill Woods (listed wildlife site with impressive native bluebell coverage), sheep grazing and superb views to all points of the compass especially from the footbridge on footpath 27.

Once referred to as Much Hadham's 'seaside' it is a popular focal point with family picnics, paddling, pooh sticks etc. in fine weather and a dangerous torrent in times of flood. River fauna includes stickleback, bullnose, some trout and much insect life.

Listed in the Much Hadham Conservation Area Appraisal as an area to be protected.

#### L4: River Ash Meads - from Two Bridges to Watery Lane (89%)



Between Steep Jack Hill to the east and Oudle Lane (one of the coveted 'back lanes') to the west, this is a very important area to Much Hadham. The Ash meanders through the meadow and the wetland vegetation of the meads with footpath 24 (part of the Hertfordshire Way) close to the banks and is hugely popular with visitors and locals alike. For locals it is part of the 'constitutional' and/or dog walking circuit which links with Oudle Lane and the attractiveness and level terrain also encourage use by the less able and aged and so contributes to their well-being.

Steep Jack Hill sloping into the meads has traditionally been used for tobogganing.

The Ash is one of just 200 or so chalk streams worldwide and together with the bushy surrounds, supports a variety of river and insect life, birds and mammals.

L5: Court Orchard - field between North Leys and the Palace / St. Andrew's Church (87%)



With sheep often grazing in front of the west side of the former Bishops of London Palace and the clock tower of St. Andrew's Church, this makes a very pleasing rural vision upon entry to the village. It is a fine setting for one of only two views of this 16th century historic palace, which is the site where Edmund Tudor was born in about 1430. His son later laid claim to the English throne as Henry VII, the start of the Tudor dynasty.

There are large mature trees bordering and within the site and it is listed by Much Hadham Conservation Area Appraisal as an area to be protected.

L6: Field next to the Mission Hall at Green Tye. (81%)



The Field and the Mission Hall were donated by Mrs Jesse Hunt in 1909 and provide an important focal point for life in the hamlets of Green Tye and Perry Green. Owned by the St. Albans Diocese, the field is used for a number of notable village events including the annual fete, bonfire/firework night and other activities managed by the Perry Green & Green Tye Preservation Society.

### **Policy MH LGS1: Local Green Spaces**

I. The following sites contribute to local amenity, character, historic significance or green infrastructure and are designated as Local Green Spaces:

- L1. Great Leys
- L2. Lower Park
- L3. Elsie's Meadow
- L4. Ash Meads
- L5. Court Orchard
- L6. Mission Hall Field

II. Development within designated Local Green Spaces will only be allowed where very special circumstances can be demonstrated in accordance with Local Green Spaces and Green Belt policies in the National Planning Policy Framework and policy CFLR2 Local Green Space of the East Herts District Plan.

Other sites were also suggested, including the former Barn School playing field, land off Kettle Green Lane along the old railway track and land north of Two Bridges along the river Ash, but whilst each are of special interest to the village it was not felt they fully satisfied the required criteria.

### **10.2 COMMON LAND**

Two small sites in the parish are already protected as registered common land (at Green Tye and Perry Green) and are under the ownership of the Parish Council.

Development of common land is strictly controlled. Common land should be open and accessible to the public. Under section 38 of the Commons Act 2006, applications to carry out any restricted works on registered common land are considered by HM Planning Inspectorate (not EHC). Restricted works are any that prevent or impede access to, or over, the land including fencing, buildings, structures, ditches, trenches, embankments and other works, where the effect of those works is to prevent or impede access. They also include new solid surfaces such as for a new car park or access road.

## CHAPTER 11 PRIORITY VIEWS

Much Hadham parish is fortunate to have many beautiful views. Not all of them can be listed but some are chosen as having a particularly high priority so they can be afforded greater protection. These include views towards key focal points, such as St. Andrew's Church and the Henry Moore reclining lady, and others from popular viewing points such as Kettle Green Lane railway bridge and Sidehill Wood bridleway.

The Conservation Area Appraisal and Management Plans 2014 for Much Hadham and for Green Tye already include a selected number of views considered important enough to be protected<sup>67</sup>.

However, those described below are additional and designated following approval at a public consultation meeting in September 2017. The judgement criteria for priority views were presented at the Consultation event and are:

1. Views should be readily accessible to the public (e.g. on a public Right of Way (PROW)); and
2. Views that include a feature of artistic merit, have historic interest, possess architectural merit, or be a natural feature such as a river; and/or
3. Views on entry to the key settlements that contribute to the feeling of a rural setting.

### 11.1 DESCRIPTIONS

The location and direction for each priority view are shown on the Policies Map in Chapter 3. The section below contains a photo and description of each priority view, designated V1 to V12, and discussion of why it is important as a focal or viewing point.

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<sup>67</sup> For Much Hadham, these are identified in diagram Plan 3 of the Management Plan. Para 7.17 requires planning control of these important views, with district plan (2007) policy BH6 particularly relevant (since superseded by policy HA4 Conservation Area in the 2018 district plan). For Green Tye, the equivalent references are diagram Plan 2 and para 7.14

V1: St Andrew's Church from gate by bus shelter on B1004



One of the primary village views is the scene across Court Orchard (as named on an 1833 map) of the west facade of the parish church, which is of local flint and stone construction and dates back to the 13<sup>th</sup> century. The church is adjacent to The Palace, the site of the birthplace of Edmund Tudor, father of Henry VII, the first Tudor monarch. The Henry Moore-designed western stained-glass window depicting the Tree of Life adds a 20<sup>th</sup> century artistic imperative to preserving the view, which is captured on the village's millennium sign at the top of Tower Hill.

No development should be allowed to obstruct the view east of the B1004 of either the church or The Palace, which has first class architectural and historic interest. It is easily appreciated on entry to the village from the north, by car or on foot, particularly now that a project was completed in summer 2018 to cut back lower levels of tree growth, fully opening the panorama.

## V2: Moor Place Drive from B1004



This view tempts one to wander beyond the gates and along the frequently used public footpath into the historic Moor Place Park, to see what is over the brow at the start of the tree lined avenue on the horizon. The straight drive and unimpeded view dates back to the 17<sup>th</sup>-century. The listed entrance to Moor Park, with the adjacent War Memorial, is a focal point at the heart of the village so the development of Moor Place Gate (see Chapter 4) must ensure it is preserved and enhanced.

This view is visible from a public footpath and is on a popular walking route close to the village. It can also be seen from the B1004 through the gates of Moor Place. It has historic interest by virtue of its association with Moor Place and the historic deer park.

V3: Footpath 10 view from Moor Place Drive to Dell Cottage



Having been tempted by V2 (above) to walk to the horizon, there suddenly opens this long-cherished view south-west, following the line of footpath 10 across the front of Moor Place towards Dell Cottage. Where deer once roamed, this lovely view of the locally-listed Historic Park takes in towering English oaks, a copse of evergreen Holm oaks and other native species and should be preserved in perpetuity for its historic interest.

This view is visible from a public footpath and is on a popular walking route close to the village. It is also featured in local guide books. It has historic interest by virtue of its association with Moor Place and the historic deer park.

#### V4: South east from Kettle Green Lane railway bridge



From the parapet of the bridge where once, when a steam train passed below, smoke would have blown in one's face, there is now a tranquil rural view along this hedge-lined former railway route. This legacy of the Victorian railway link to London in one direction and Buntingford in the other marks the village's relationship with the age of steam. The bridge has been identified as a non-designated heritage asset (see Policy MH HA2).

On the far central side of the field is the former site of one of the largest windmills in the country. It is from this that the road names Windmill Way and Miller's View originate. To maintain this view of the village, from this vantage point, new development should not be more prominent in the landscape than the existing built form of the village and should blend into the river valley.

This view is from a high raised position on a public road and is a place where walkers and cyclists often stop to take it in. It has historic interest due to its association with the railway and is an important view on entry to the village, highlighting the rural setting as you look down towards Much Hadham.

V5: Henry Moore's reclining lady from public bridleway 14



Looking eastward, a lovely open view over rising countryside across the River Ash valley towards Perry Green, this wonderful, bronze, Henry Moore artwork captures the eye, a focal point that should be left visible in its natural setting.

This view is from a popular public bridleway and is on a route that is featured in local guide books. The distant view of the famous Henry Moore statue is of artistic and historic interest. For those walking from Widford the hills to the right and the view ahead epitomise the area's distinctive valley landscape form, which is edged by steep undulating slopes, some densely vegetated, some in arable cultivation. There isn't a better view than this in the parish for capturing all these elements within a contained, unified and tranquil landscape.

## V6: Sidehill Wood from west of Chalkdells Farm

With the River Ash to its right, this footpath 23 passes through meadow land where horses graze. In the background is part of Sidehill Wood which is an "Ancient semi-natural wood (ASNW)". Herts Environmental Records Centre's (HERC) description states "This land has had continuous woodland cover since at least 1600 AD". The field and land behind it are outside the village development boundary and the view should not be interrupted by more buildings within this area nor impact on the openness of the space, in order to preserve the ancient woodland view.

This view is readily accessible to the public and is on a very popular walking route. It is slightly raised above the River Ash and allows pleasant views down over the valley and the river. The rural setting of the village is very evident as you walk northwards on this footpath. The impressive Culver house dating from the 18<sup>th</sup> century adds to the historic interest.



V7: South east from River Ash ford to Sidehill Wood



This location is on a circular walk around small village paths and lanes and is very popular with locals and visitors. It is the easiest access point to the river for most people and is on an entry road to the village those travelling from the hamlets. The lovely view encompasses the river and traditionally built wooden footbridge. The bridge has been identified as a non-designated heritage asset in the Plan (see Policy MH HA2).

Beyond the bridge is a pleasant meadow that often has sheep grazing in it. It is important to retain the features of the lanes, the ford with its boundary hedges and fences, and to ensure that no development interrupts the view of the meadow and wood.

## V8: Sidehill House across meadows to Malting Lane



This is a view on entry to the village from the southeast. The view is visible to motorists descending from Perry Green, and also for those about to join the public footpath. The view is across Elsie's Field towards the River Ash and the Old Malt House (on the far side of Maltings Lane). This view is slightly raised above the river and highlights the rural setting of Much Hadham. Sheep often graze in the meadows adding to the rural tranquillity of the scene.

New development along the village development boundary should respect the very low impact of the built form of the village on the surrounding valley and blend into the existing views.

V9: Malting Lane – Old Malt House south across meadows



The walk along Malting Lane is popular with locals and visitors as it leads to the river and has pretty houses along one side. The view itself is a pastoral scene, with sheep and their lambs in the spring, across to the southern end of Sidehill Wood with Mill Wood in the background. The railings not only fence the field but are referenced in the Much Hadham Conservation Area Appraisal.

This unspoilt natural view of traditional meadowland either side of the River Ash and ancient woodland is a precious parish asset which should be retained, not only for its beauty but also for the pleasure that it gives numerous walkers in the adjacent Elsie's Field. At times Malting Lane can be flooded and many people come to watch the River Ash inundating local roads and fields.

V10: Sidehill Wood bridleway towards Culver



This view is readily accessible to the public and is on a very popular walking route. It is slightly raised above the River Ash and allows pleasant views down over the valley and the river. The rural setting of the village is very evident as you walk northwards on this footpath. The impressive Culver house dating from the 18<sup>th</sup> Century adds to the historic interest.

Any development on the village development boundary on the horizon should blend with that of the background treeline.

V11: Prince of Wales pub from south west of the Green Tye village green

This view is from a public road that is frequently used by walkers, horse riders and cyclists. The Prince of Wales pub is an important focal point to the eye and firmly establishes the rural nature of the scene. The rural setting is enhanced by the adjacent ponds and its resident ducks. The thatched house adjacent to the pub adds historic interest to the scene.

Any new development which impinges on this view should either preserve or enhance it.



## V12: Green Tye village green from west to east

This view is visible to those travelling from the direction of Perry Green and Much Hadham, and to cyclists and walkers who have just entered Green Tye from the direction of Bishop's Stortford, and who have stopped to look back over the village green.

This common land and its surrounding houses emphasise the rural setting. On the far side there is a beautiful oak framed house which is central to this view. To the right stands an impressive row of mature white poplars.

This is an attractive central location for the hamlet of Green Tye. The openness of this view is important and should be preserved.



### **Policy MH PV1: Priority Views**

I. New development should ensure the priority views V1 to V12, as shown on the Policies Map and described in Chapter 11 of this Neighbourhood Plan, are protected. These views are particularly important to residents of the parish. Development which would affect any of these views will be permitted only in exceptional circumstances where, as part of the proposal:

- a) Screening of the development by trees or hedges is included or the maintenance of existing vegetation is ensured by condition, to protect the view, provided these do not in themselves obstruct it; and
- b) The height of the development is restricted to minimise impact on the view

II. The planting of hedges or trees which would obstruct a priority view is to be discouraged.

## **CHAPTER 12. COMMUNITY FACILITIES, LEISURE AND RECREATION**

### **12.1 INDOOR ACTIVITY AND LEISURE**

Recreation facilities are commensurate with the size of the village but leisure facilities such as a gym or swimming pool require a journey to a nearby town. The Village Hall is the main centre for indoor sport and leisure/recreation including table tennis, badminton and regular classes such as craft, fitness and dance. The Mission Hall, Congregational Chapel Hall and Pavilion are also used for regular tea/coffee afternoons or monthly Sunday lunch clubs, and are a valuable counter to the threat of loneliness in the old.

### **12.2 PUBLIC RIGHTS OF WAY (PROW)**

The parish is well situated for activities such as walking along countryside lanes and footpaths. Taking a walk used to be part of everyone's 'daily constitutional,' a means of keeping healthy and promoting overall well-being and, for most dog owners, it still is.

The local footpaths, lanes and bridleways are hugely important not only to residents but also to those of nearby towns, such as Bishop's Stortford, who look to the parish's green lungs for their access to wildlife, for country pursuits and meeting some wellbeing needs. The walking routes provide attractive access to seasonally changing arable landscape, woods, the River Ash, parkland, wildlife, and the conservation areas of the parish. Some of the footpath network forms part of the Hertfordshire Way. The PROWs also bring custom to the pubs, cafés and shop. It is not unusual to see passing cyclists, walkers, and small groups of visitors and occasional coach parties wandering along the High Street.

Developments that adversely impact on views from PROWs are considered undesirable, and opportunities to improve and extend the network are desirable. Whilst district policy CFLR3 Public Rights of Way affords considerable protection to the functionality of PROWs, the Neighbourhood Plan overall strives to protect the views and safe use of the network too.

Existing rights of way will be protected from development that adversely impacts on accessibility within and between settlements in the parish. Proposals for new development will be required to take advantage of opportunities to make appropriate connections to existing footpaths, cycle paths, rights of way and bridleways to improve connectivity between and within settlements.

#### **12.2.1 Bridleways**

Generally, the bridleways have good connectivity but in places where this is not the case and the highway has to be used, the ever increasing size and speed of motor traffic brings safety concerns for horse riders. This in turn lessens the appeal and, therefore, use of these important leisure routes, which are also used by cross-country cyclists.

Appendix D identifies the bridleways that necessitate road use along Danebridge Road, Watery Lane, Oudle Lane, New Barns Lane or Little Hadham Road. Although remedying this problem is not a planning matter, it is a consideration when assessing planning applications against policies MH CFLR1 Safe Passage and MH CFLR2 Equine Development (both below).

#### **12.2.2 Local Lanes**

Whilst Church Lane, Oudle Lane and Malting Lane, locally known as the 'back lanes', are unclassified highways they are very special to the village and form an important part of the footpath network, with nine access points and seven footpaths entering or crossing them,

(specifically 20,22,23,24,25,26 &,27). These lanes are widely used by “daily constitutional” walkers, dog walkers, church goers, horse riders, children (whether on foot, on tricycle/bicycle, or in wheel chairs/buggies), and for the less able such as the residents of the sheltered housing in Ferndale, who need a firm walking surface. New Barns Lane performs a similar function to the west of the B1004.

The lanes are unique, mainly narrow, without pavement, flanked by green banks and trees, and we seek to protect their use as part of the PROW network. Any increase in motor traffic would be unsuitable, undesirable and undermine the safety, beauty, and leisure usage of these historic lanes.

### **Policy MH CFLR1: Unclassified Roads**

Proposals for development must respect the tranquil nature of unclassified roads and not adversely affect their ability to continue to function safely as routes for walking, cycling and horse-riding.

## **12.3 EQUINE DEVELOPMENT**

Horse riding is popular in Much Hadham, as befits a rural parish. Building of equine facilities such as stables is addressed in district policy CFLR6 Equine Development. This policy has a weakness in permitting new stabling that does not have direct access to the bridleway network. If riders are required to use an unsuitable highway due to stabling in an unsafe location, this may expose them and other road users to potential danger. The Neighbourhood Plan remedies that deficiency.

### **Policy MH CFLR2: Equine Development**

Planning applications for new stables should identify an access route to the bridleway network of sufficient quality to support the number of stable units on the site and demonstrate that use of the access route will not bring added danger to other road users or to horse and rider.

## **12.4 RECREATIONAL OPEN SPACES**

To complete the picture with regard to recreation facilities, the following three sites are very important to residents and were heavily endorsed by the public in the consultation event in September 2017. Each is protected from development in accordance with District Policy CFLR1 Open Space, Sport and Recreation and are designated as such on the district’s Policies map.

- The Recreation Ground, which includes a children's playground, tennis courts, bowling green and football pitch, is situated in the village centre opposite the school. It is also the venue for the large and successful annual Fete. (99% support)
- St. Andrew's School playing fields, which are considered essential for the well-being of school children (99% support). A running track is being laid as part of the “Daily Mile” initiative and a multi-use games area is a much-used feature.
- Allotments, privately-owned on a not for profit basis opposite the village shop, centrally and conveniently situated (94% support)

### **Policy MH CFLR3: RECREATIONAL OPEN SPACE**

The following sites listed below and shown on the Policies Map are allocated as Recreational Open Space:

- The Recreation Ground
- St Andrew's School Playing Fields
- Allotments.

Development that would result in the loss of all or part of these spaces will not be permitted unless they are replaced with better facilities which are as accessible to the local community as the current recreational open spaces.

There are further privately-owned leisure and recreational facilities along the B1004 to Bishop's Stortford:

- Jobbers Wood Sports Ground – playing fields for The Bishop's Stortford High School
- Great Hadham Golf & Country Club – golf course and health club with supporting facilities such as café bar, physiotherapist and hairdressing salon

These are not specifically designated under Policy MH CFLR3 but still benefit from the general protection for leisure and recreation facilities, and from the presumption against development in the Green Belt or the Rural Area Beyond the Green Belt.

## **Part 3: Implementation and Monitoring**

### **CHAPTER 13 - DELIVERY AND MONITORING**

#### **13.1 DELIVERY**

The Neighbourhood Plan will be delivered and implemented by a variety of stakeholders over a 14-year period to March 2033, providing a direction for change through its vision and objectives.

The statutory planning process will direct and control private development in the context of the wider East Herts District Plan, the National Planning Policy Framework and this Neighbourhood Plan. The policies in this Neighbourhood Plan will guide development in Much Hadham parish and protect those assets and environments most appreciated by the community.

Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers responding to its proposals for encouraging and managing sustainable development. In preparing the Neighbourhood Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.

Whilst EHC, as the local planning authority, will be responsible for development management and enforcement, the Parish Council will also use this Neighbourhood Plan to frame its representations on submitted planning applications. The Parish Council will expect to work with developers and EHC in providing advice and guidance to ensure the policy details are understood, incorporated into development proposals and ultimately delivered to the required standard.

The policies may be amended at intervals to remain in line with the District Plan as it evolves. Flexibility will also be needed as new challenges and opportunities arise over the plan period e.g. Hill House at the former Barn School site. Any such review or update will be carried out in accordance with the process and procedures in place at that time.

#### **13.2 MONITORING**

Progress towards meeting the minimum housing requirement will be monitored by EHC as part of its Annual Monitoring Report and the Parish Council will work with it to ensure sufficient sites are coming forward.

The Chair, Planning Committee will be nominated to be responsible for reporting progress against the Neighbourhood Plan at Parish Council meetings on an 'as needed' basis, but not less than annually.

#### **13.3 PRIORITIES**

It is anticipated (although there is no guarantee) that the Parish Council will continue to receive payments from EHC based on the level of completed building activity. Currently this is quantified and delivered through the New Homes Bonus. Through preparation of this Neighbourhood Plan and other initiatives such as the Parish Plan 2011 and the Traffic Working Party, a number of priorities have been identified and adopted by the Parish Council to improve the lives of people living and working in the parish. These are listed in Appendix G Parish Council Action Plans.

The Parish Council will request these priorities be reflected in s106 agreements, where appropriate, and will also direct funding received from New Homes Bonus, any future Community Infrastructure Levy and other funding streams towards projects which fall within these priorities as and when opportunities arise.

These are the priorities identified by the Parish Council:

- Traffic calming measures, particularly on the B1004 and in the hamlets
- Provision of off-road parking;
- Improvement and maintenance of public rights of way e.g. footpaths and bridleways throughout the parish;
- Introduction of no-parking areas in sections of the village where road visibility is poor or where parking detracts from the beauty of the surroundings;
- Provision of support for residents who are elderly or disabled by improving local facilities and increasing the number of local events;
- Setting up extra age group appropriate activities;
- Funding for the River Ash restoration;
- Investment in assets owned by the Parish Council such as the sports ground and village hall, including carbon reduction initiatives.

Fulfilment of these priorities is heavily dependent on the continuation of the New Homes Bonus or an equivalent revenue stream e.g. a Community Infrastructure Levy (CIL).

### **Policy MH SP1: Funding Priorities**

The priorities identified in the Neighbourhood Plan will be used to help prioritise projects and proposals to receive direct funding from the New Homes Bonus, s106 agreements or any future funding streams such as Community Infrastructure Levy.

## Appendices

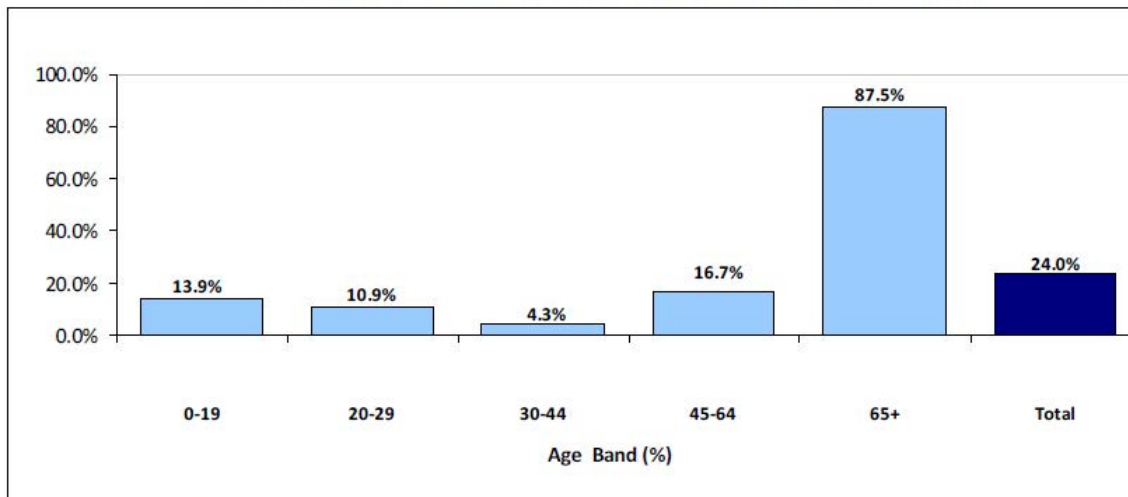
### APPENDIX A. HOUSING NEEDS EVIDENCE

The NPPF<sup>68</sup> specifically excuses Neighbourhood Plan groups from the requirement to obtain additional evidence of housing need where district strategic policies are already in place, as they are in East Herts. However, it is important to understand the district evidence and sense check it against readily available data for Much Hadham.

#### EAST HERTS - HOUSING NEEDS<sup>69</sup>

Housing demand is driven by demographic changes. The ONS predicts that the district population will grow by 24% but this will not be spread evenly across all age groups, as this chart shows:

Figure 3-1 Age Band Percentage Change Forecast, East Herts, 2012 – 2037



Source: Office for National Statistics (ONS)

Considerable growth is to come in the 65+ age-group over the period 2012-37, an 87.5% increase. Indeed, within that segment, the growth in the 85+ age-group (not separately shown in the chart) is forecast to be almost 190%.

In East Herts, 1 in 4 people will be in the 65+ age-group by 2037. This clearly points to a need for more housing that meets the needs of older age-groups, which this Neighbourhood Plan addresses.

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<sup>68</sup> National Planning Policy Framework 2019 - Paragraph 65: "Strategic policy-making authorities should establish a housing requirement figure..... Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas .....these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement."

<sup>69</sup> Source: East Hertfordshire District Council Housing Needs Survey 2014 by David Couttie Associates (DCA)

## EAST HERTS – AFFORDABILITY

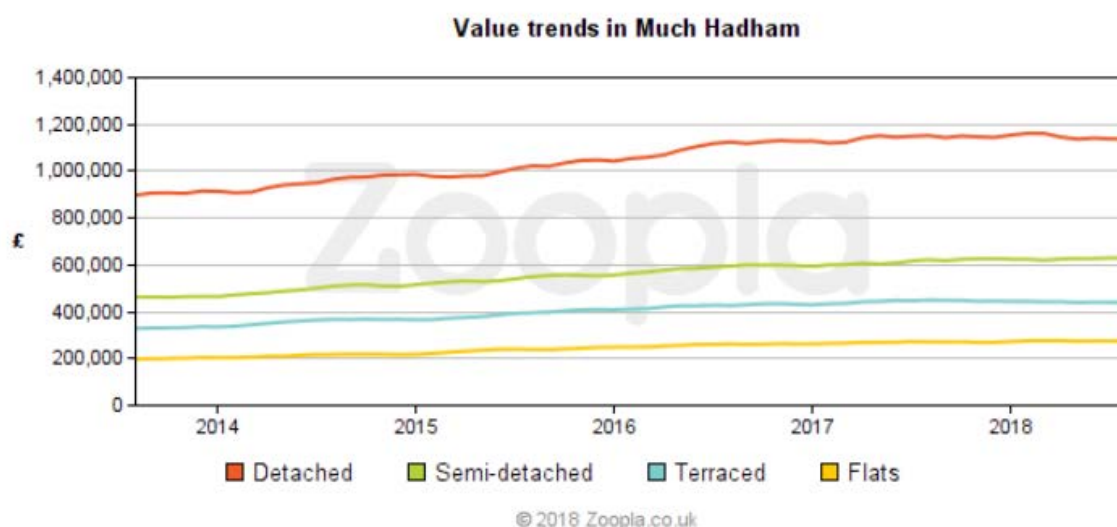
Housing demand is also driven by affordability. According to a National Housing Federation report in 2014<sup>70</sup>, there is a housing crisis in the East of England driven by increasing demand and a lack of new homes being built. The lack of new homes being built has driven house prices out of the reach for local people, with the average house price now being close to £244,000, nearly nine times the average income for the region. This makes the East of England the third most expensive region in the country.

In East Herts the average house price is around £325,000 according to the report; just over thirteen times the average income for the district. The income required for an 80% mortgage in the district would be around £90,155, which is three times the average income of approximately £30,000.

The report states that the housing crisis in the East of England will only be solved if more homes are built.

## MUCH HADHAM HOUSING STATISTICS<sup>71</sup>

This first chart shows that, for all types of housing stock, average values in Much Hadham have continued to grow since the NHF report of 2014. The average value of a semi-detached house is over £600,000 and of a terraced house is over £400,000:

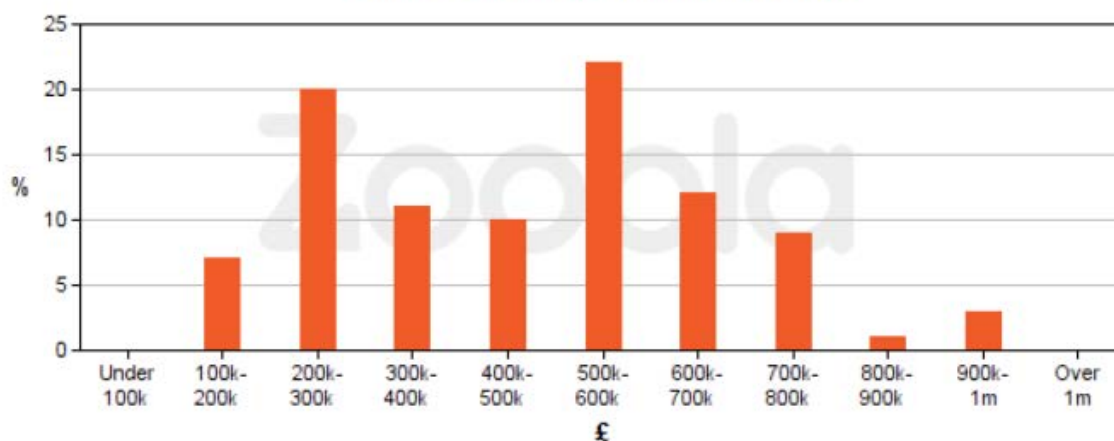


The proportion of Much Hadham's housing stock in each value range shows that less than 50% of the stock is valued in the ranges below £500k:

<sup>70</sup> Home Truths 2014/2015: East of England – National Housing Federation, October 2014

<sup>71</sup> Source: Zoopla August 2018 – care should be taken in interpreting charts. Figures for housing stock values are based on sophisticated algorithms but low sales volumes and broad classifications can skew results e.g. “terraced house” sale prices in the 12 months to August 2018 varied from £185,000 to £2,170,000.

Value ranges in Much Hadham (Aug 2018)



© 2018 Zoopla.co.uk

There are few houses in Much Hadham available for sale:

### Current asking prices in Much Hadham

Average: **£1,010,441**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	<b>£411,250</b> (2)	<b>£560,833</b> (6)	<b>£818,750</b> (4)	<b>£1,613,333</b> (3)
Flats	-	-	-	-	-
All	-	<b>£411,250</b> (2)	<b>£560,833</b> (6)	<b>£818,750</b> (4)	<b>£1,613,333</b> (3)

Together, these charts demonstrate the extent to which Much Hadham’s housing stock is out of reach to average income earners, much less first-time buyers. Entry level 2-bed properties can sell for more than the £350,000 average house price in East Herts.

This drove the decision to make younger, newly forming households the other primary target of this Neighbourhood Plan.

### CONCLUSION

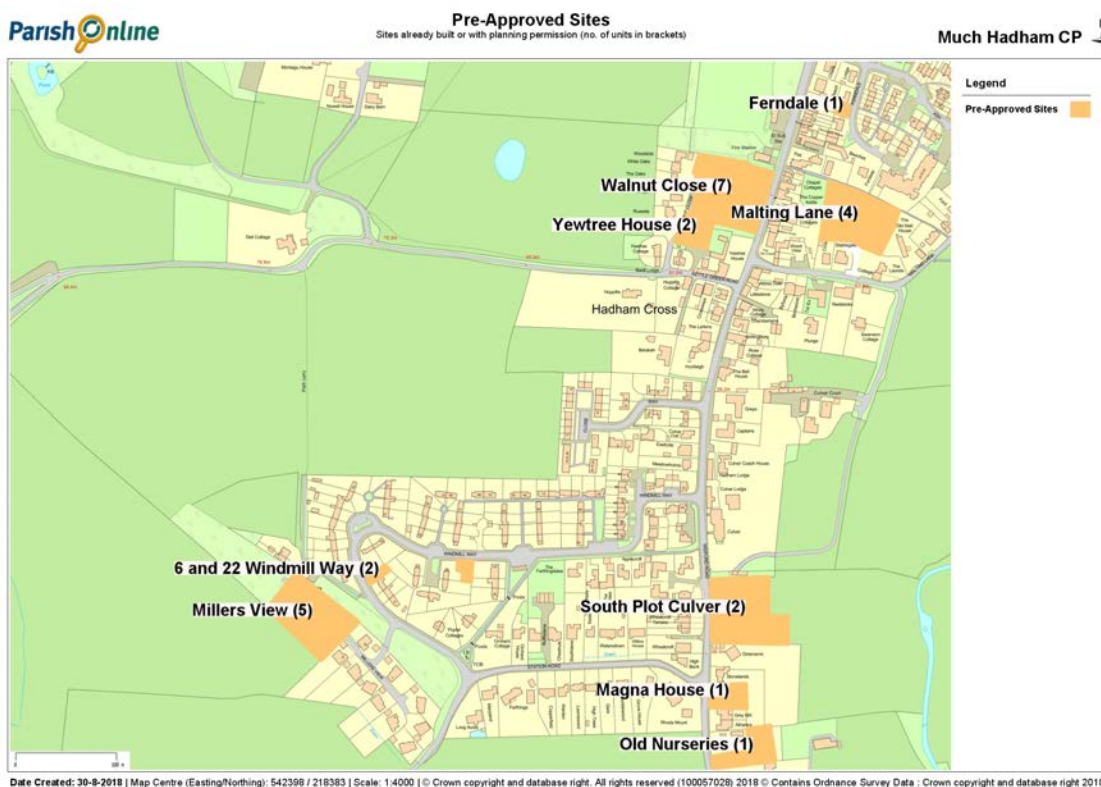
For the reasons stated above, we have chosen to focus on two key demographic groupings: older people and newly forming households.

The evidence is that Much Hadham needs more affordable homes but current land prices prevent this. Development of affordable housing therefore needs to be encouraged. If this can be without incurring land acquisition costs, the housing will be more affordable.

The provision of social housing to meet the affordability challenge through a Community Land Trust on donated land at Moor Place Gate would support this aspiration.

## APPENDIX B. PRE-APPROVED SITES

Building completions within the village from 1 April 2017 count towards achieving the minimum target of 54 new homes in the plan period to 2033. There were 10 sites with planning permission prior to the Neighbourhood Plan being published (see below):



Of these sites, the following 19 dwellings are built and count towards the target:

Location	Number and type
Walnut Close	7 units (5 detached, 1 shared ownership, 1 social rent)
Millers View extension ("Station Yard")	5 units (1 detached, 4 semi-detached)
22, Windmill Way	1 detached
Magna House (Station Garage site)	1 detached
Malting Lane	4 detached
6a, Windmill Way	1 detached

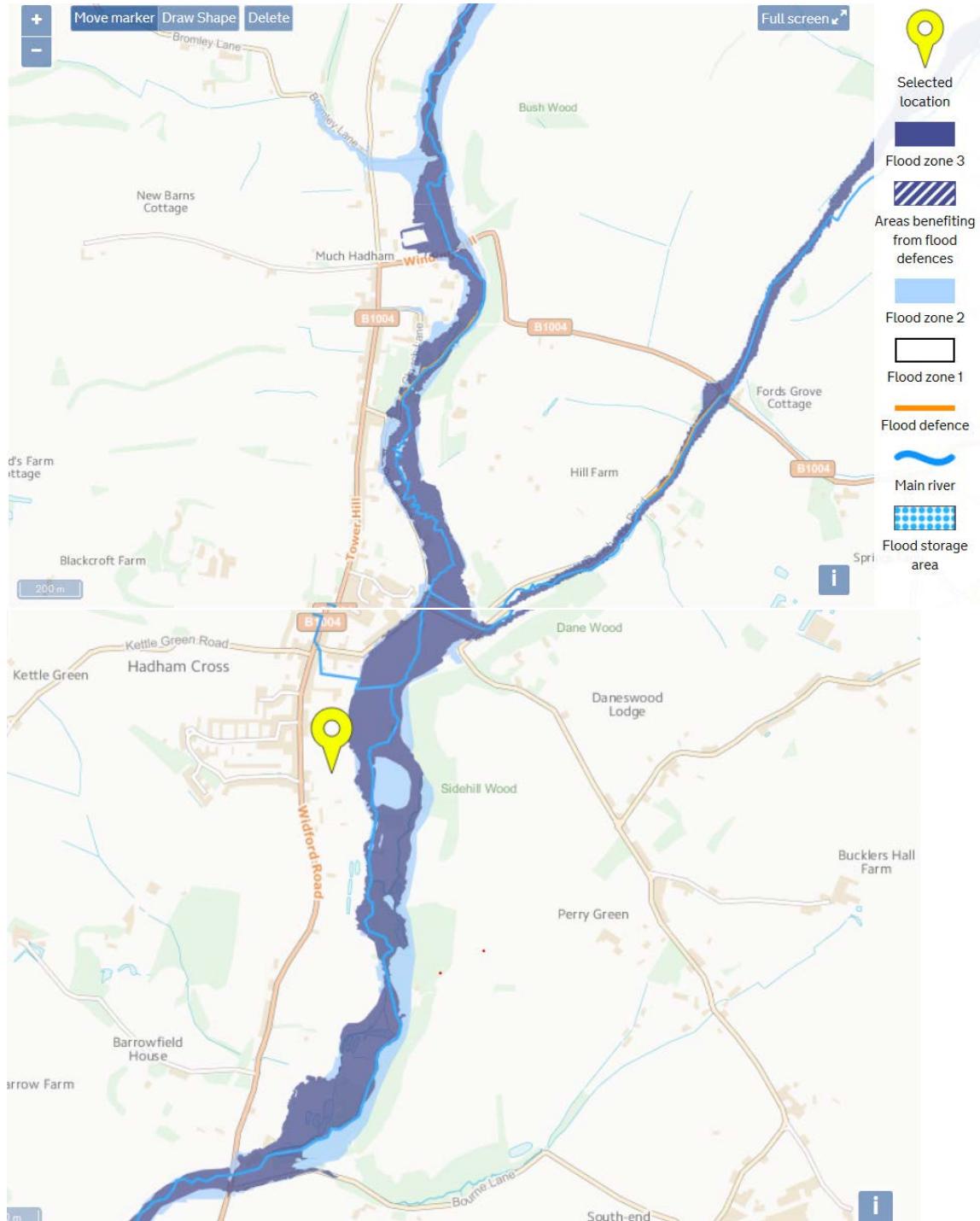
A further 4 dwellings across 3 sites have planning permission:

Location	Number and type
Old Nurseries	1 detached
Rear of Ashview, Tower Hill, accessed from Ferndale	1 detached
Yew Tree House	2 semi-detached
South Plot, Culver has permission for 2 dwellings but could accommodate more. The site is allocated in the Neighbourhood Plan (see section 4.6.5 South Plot, Culver) but excluded from the total approved unbuilt to avoid double-counting.	

(all information as at 25 July 2019)

## APPENDIX C. MUCH HADHAM FLOOD MAP

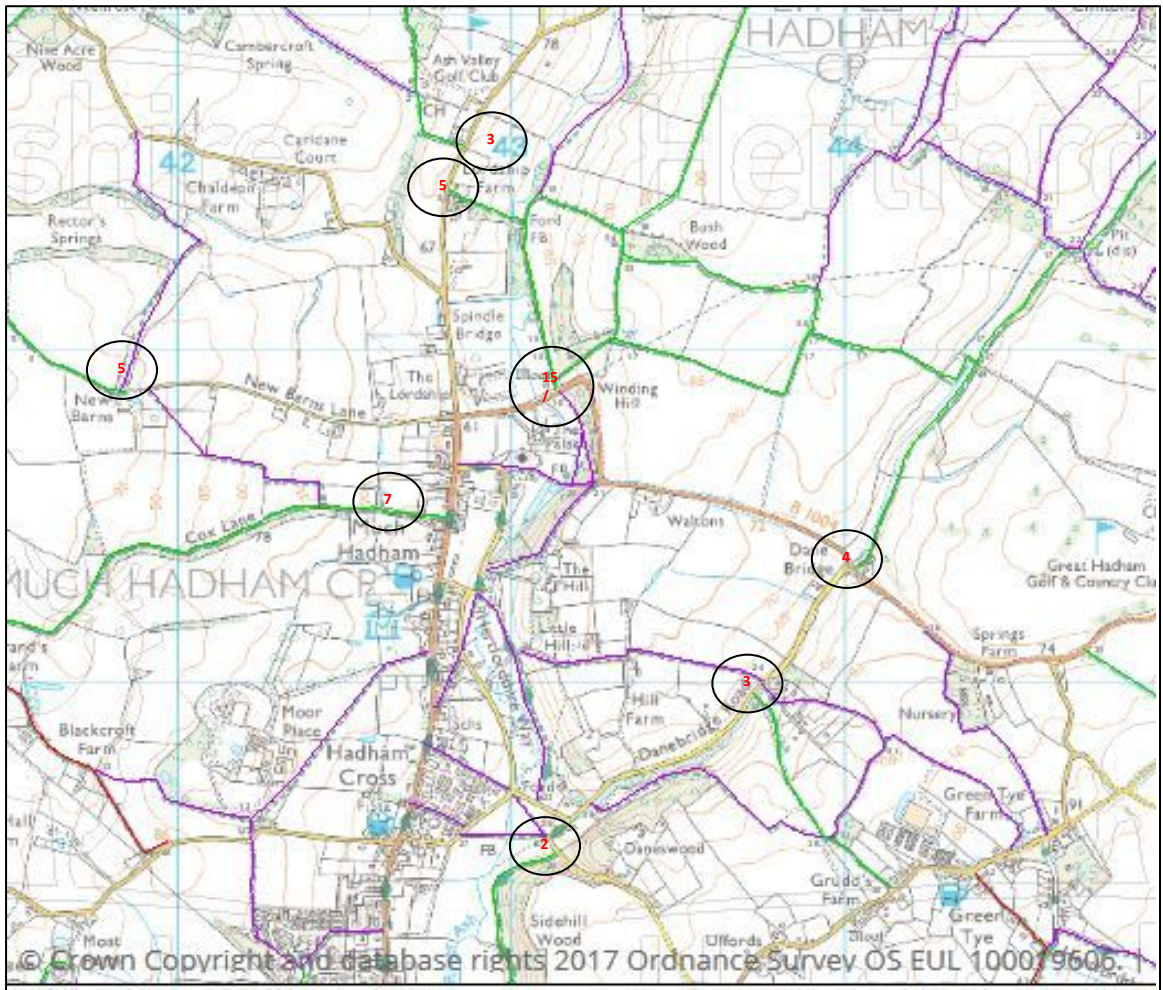
Flood risk management policies are detailed in the District Plan Chapter 23. The Neighbourhood Plan does not add to these.











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Source: <https://flood-map-for-planning.service.gov.uk> (composite image)

**APPENDIX D. PUBLIC RIGHTS OF WAY, INCLUDING BRIDLEWAYS<sup>72</sup>**



Legend	
	Byway Open to All Traffic
	Restricted Byway
	Bridleway
	Footpath
	Temporary Footpath
	Temporarily Closed Footpath
	Unmetalled Unclassified County Road
	Rights of Way PTRO

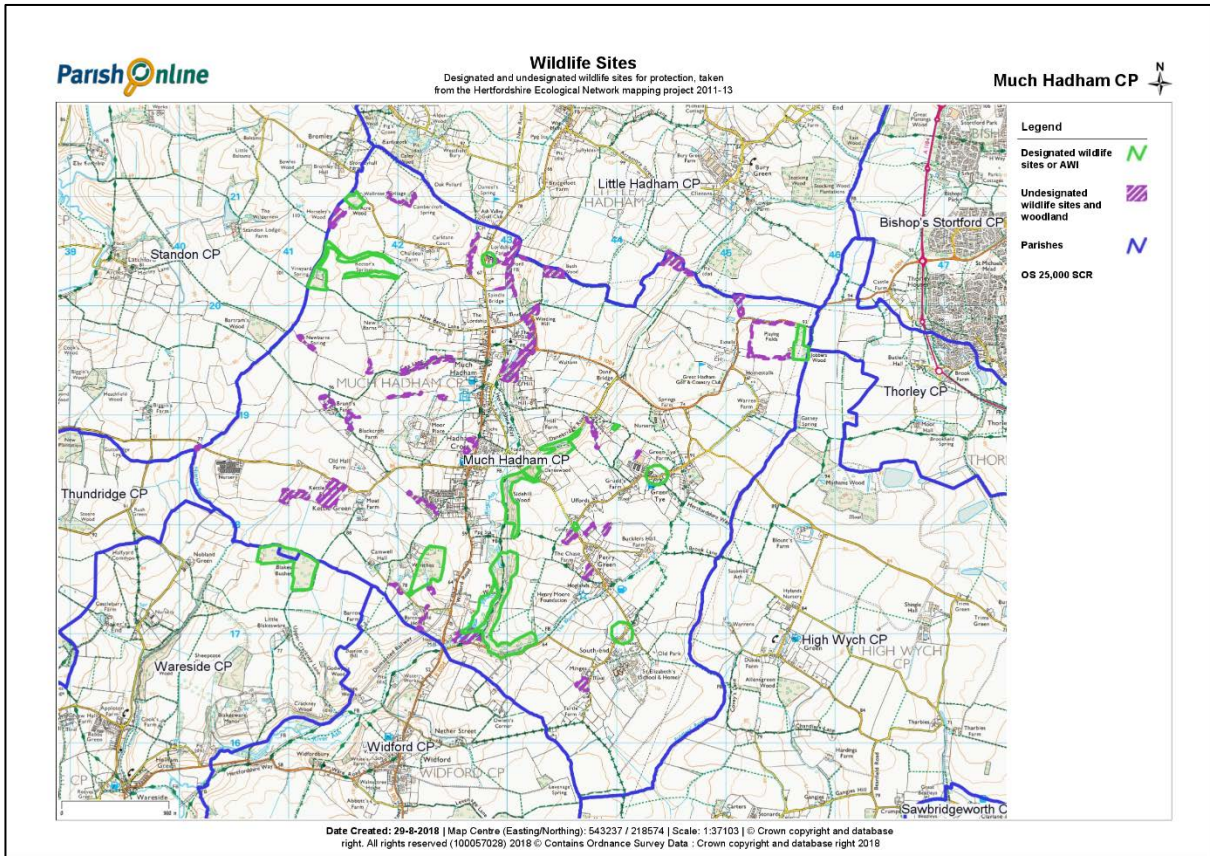
Circles indicate where a bridleway (marked in green) ends at a public highway, presenting safety concerns. The red number in the circle is the bridleway number.

As discussed in Ch.12 Community Facilities, Leisure and Recreation, greater off-road connectivity between these points and/or more road safety measures would improve these routes.

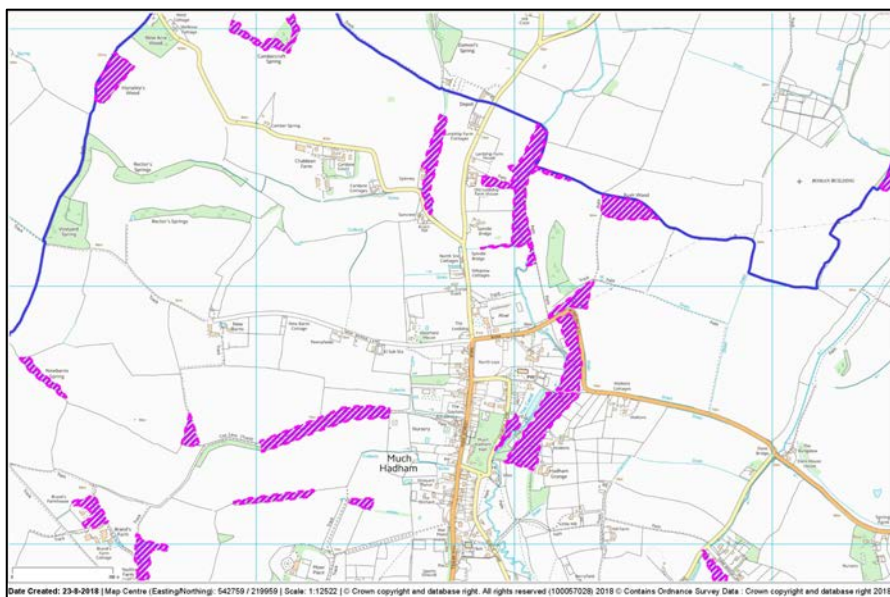
<sup>72</sup> Source for map is Hertfordshire County Council online mapping at: [http://webmaps.hertsdirect.org/row/row.htm?layers=\[1:0,1,2,3,4\]](http://webmaps.hertsdirect.org/row/row.htm?layers=[1:0,1,2,3,4])

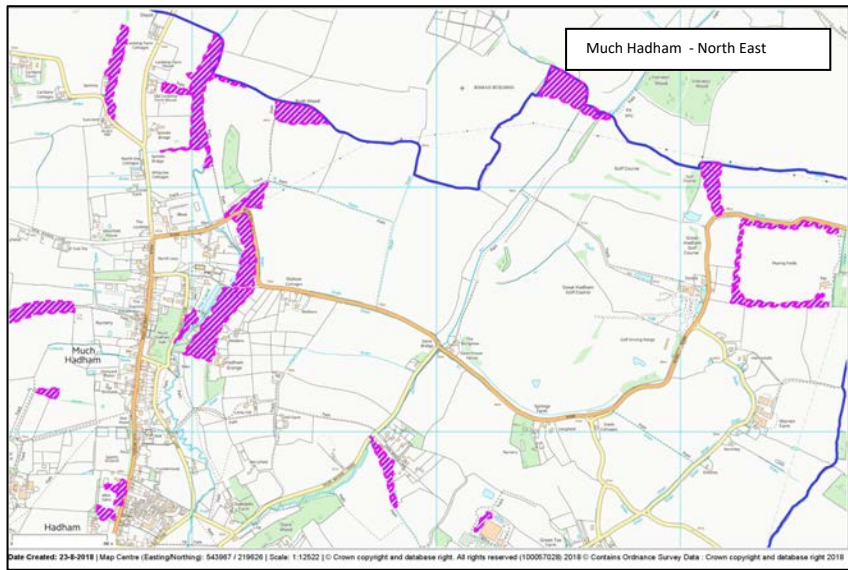
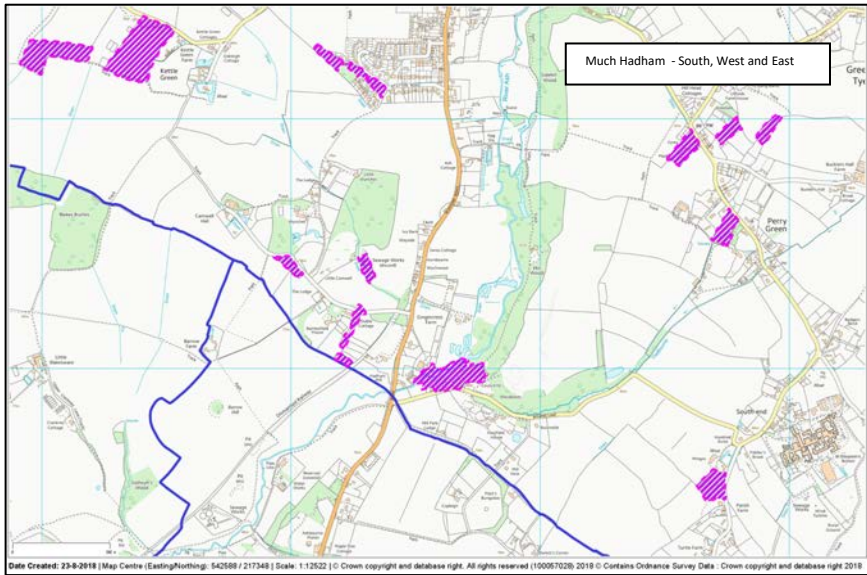
## APPENDIX E. MAPS OF WILDLIFE SITES

As referred to in Chapter 9 Landscape and Natural Environment, this map shows the location of designated sites that 'contain habitats listed within s41 of the NERC Act', as identified by the Hertfordshire Ecological Network Mapping Project of 2013. Using the same mapping source, we have also identified undesignated (also known as non-designated) wildlife sites with a view to assisting all stakeholders in understanding areas needing protection and conservation management, and these sites are shown in larger scale too.



Non-designated sites:





## APPENDIX F. LARGEST EMPLOYERS

ST. ELIZABETH'S CENTRE. A School and Children's Home for 5-19 year olds, a College for 18-25 year olds (supported by a Domiciliary Care Agency) and a Residential Care Home with Nursing. Established at Perry Green in 1903, it provides education, care and medical support for people of all ages who have epilepsy and other complex needs. It is one of only two national centres offering a range of services to all age groups with learning difficulties. By far the largest employer in the parish with nearly 750 people providing 24/7/365 care. We understand there are no plans for expansion.

HENRY MOORE FOUNDATION. At Henry Moore's former home in Perry Green, the studios, exhibitions, visitor centre and gardens are open to visitors each summer. The gardens showcase Moore's iconic sculptures in a beautiful setting. Also home to the Henry Moore Archive. Employs around 30 people (including volunteer guides) in a variety of roles connected with the lending of works to exhibitions and museums in the UK and worldwide, the storage and display of Moore's works (and, recently, other famous artists) on site and the catering and maintenance that goes with it. We understand there are no plans for further new buildings.

ST. ANDREW'S CE PRIMARY SCHOOL and NURSERY. St Andrew's is a one form entry Voluntary Aided Church of England Primary School and Nursery in the centre of the village. Pupils come to St Andrew's School from Much Hadham and neighbouring villages and hamlets. Employs around 32 including full and part time teaching/assistant staff and bursar / administrative support. We understand there are no plans for expansion.

MUCH HADHAM HEALTH CENTRE. Supports 3 doctors and 17 others including nurses, dispensary and administrative staff, all based at Ash Meadow in the centre of the village. The Practice also holds part time surgeries at Hunsdon, St. Elizabeth's School and Little Hadham. The Neighbourhood Plan includes as an objective to "Support the creation of a multi-disciplinary/integrated health centre should the opportunity arise."

GUY & WRIGHT. Employs 16 including fulltime and seasonal workers. A number live on site at Green Tye. The nursery grows mainly tomatoes and the anaerobic digester produces green energy for the greenhouses and the national grid. Some future development / expansion intent is a possibility.

GREAT HADHAM GOLF & COUNTRY CLUB. Employs around 30 people at the site on the B1004 to Bishop's Stortford, including golf pros., grounds staff, catering / bar staff, administrative and others employed in the tenants' businesses e.g. gym class instructors, hairdressers, physiotherapists etc. Expansion to provide leisure lodges is planned for.

## **APPENDIX G. PARISH COUNCIL ACTION PLANS**

This appendix captures issues for consideration by the Parish Council. Not all are planning matters but they emerged as a by-product of the consultation exercises and are reported here to encourage action on them.

1. Footpaths and bridleways: identify ways to improve the network of footpaths and bridleways.

Much Hadham parish has a reasonable network of footpaths and bridleways. There is, however, a problem with a lack of interconnectivity with bridleways, which means that cyclists and horse riders are forced on to local roads more than is desirable. Often these roads have no speed limit or pavement, and travel east/west is particularly dangerous.

Problem areas of special note are:

a) Bridleway 49 at Dane Bridge requires road travel along Danebridge Road (national speed limit applies) to connect with Bridleway 38 near Danebridge Lane or further on to connect with Bridleway 28 at the foot of Stansted Hill

b) Bridleway 28 at Stansted Hill requires road travel along Watery Lane and Oudle Lane (national speed limit applies) to connect with Bridleway 7 at Cox Lane in the High St.

c) Bridleway 15 & 16 by the Ash bridge on the B1004 requires use of that road (30mph limit) to the High St and then the length of New Barns Lane (very narrow) to connect with Bridleway 5.

d) Bridleway 3 by Old Lordship Farm Cottages requires road travel along the undesignated road to Little Hadham to Bridleway 54 at Lordship Farm House (approx. 150 metres, national speed limit)

f) Bridleway 14 ending at Station Road has no obvious onward connection

g) Bridleway 52 to connect with public right of way 48 along Kettle Green Lane (over the railway bridge).

Recommendations for the Parish Council:

1.1 Consider a campaign for the installation of 'Horse Route' or 'Beware Horses' signs where road usage is required on the above routes.

1.2 Consider requesting HCC Highways Dept. to install 30mph speed limits on all roads mentioned above, where not already in place.

1.3 Consider extending the current speed limit (40mph) on the undesignated road to Little Hadham to include the section from Bromley Lane to the Ash View Golf Course, with a view to further reducing to 30mph (see 1(d) above).

1.4 Consider requesting a 20 mph speed limit on Oudle Lane and New Barns Lane. (see 1 (b) & (c). above).

2. Water levels in River Ash - identify ways to improve water flows

The problems with the River Ash are discussed in Chapter 9. To halt the current deterioration in the water levels, reverse the trend and set up a monitoring process with the aim of protecting the future well-being of the river and surrounds, these are suggestions for PC action in unison with other parishes along the River Ash:

Recommendations for the Parish Council:

2.1 Liaise with other Parish Councils and the Environment Agency to investigate ways to improve water flows;

2.2 Petition the Environment Agency to restrict the granting of more water abstraction permits and to reconsider the water abstraction permits already issued;

2.3 Petition the Environment Agency to capture and conserve more of the excess water in times of plenty; and

2.4 Consider the merit of constructing a number of small and simple weirs along the Ash (northern section) to help retain water for the benefit of wildlife.

In planning this work and the approaches to take, it will be necessary to understand the intended downstream impact of the flood alleviation scheme currently underway as part of the A120 Little Hadham bypass.

3. Parish Council to develop and publicise a code of best practice for local homeowners

We seek to maintain the attractive rural nature of the parish but in many areas it is not practical or desirable to achieve this via planning rules. In these circumstances it may be that the goals of the Neighbourhood Plan can be achieved by raising awareness of specific problems. Examples of these problems include:

- Installation of external lighting such as uplighters that is not in keeping with a rural atmosphere and which damages the surrounding 'night sky' environment. This light pollution is detrimental to wildlife and to the appreciation of the night sky.
- Planting of laurel hedges and leylandii is becoming more common. These are unnatural in the local setting and are often considered a blight on the area.
- Boundary planting allowed to overgrow pavements, thereby forcing pedestrians onto the road.

Recommendation for the Parish Council:

3.1 Develop and publish a code of best practice for local homeowners, perhaps via articles in the parish magazine.

4. Establish and publicise a Parish Endowment fund

If the Parish Council ever has suitable funds, it may improve the local environment by, for example, buying land to create a wildlife meadow or enhancing the footpath network. Members of the public may wish to donate money or leave a legacy to be used for similar purposes.

Recommendation for the Parish Council:

4.1 Consider establishing a Parish Endowment fund to invest in improving the natural environment.

## APPENDIX H. SUMMARY OF CONSULTATION EVENTS

Full details of all these events are contained in the Much Hadham Consultation Report

Event	Brief description	Date	Venue	No. attendees/ respondents
Launch Event	To introduce the Neighbourhood Plan	21 July 2015	Much Hadham Primary school hall	46
NP Exhibition (Village fete)	Display to introduce the Neighbourhood Plan	31 August 2015	Pavilion	Unknown
Public meeting	To enable residents to nominate themselves to be a member of the NP Steering Group	30 September 2015	Much Hadham Village Hall	Unknown
Village survey	To enable residents to provide feedback on topics such as housing design and the environment	January 2016	Online survey & feedback form	169
Visit to St Elizabeth's Centre	To explain the objectives of the NP and discuss the planning needs of St Elizabeth's	28 January 2016	St Elizabeth's	
Open Day – Vision & Objectives	To obtain feedback on the draft vision & objectives and to request feedback on housing preferences and land use	18 June 2016	Village Hall	110
NP Information Display (Village fete)	Display of progress on NP and enabling residents to ask questions of the team	29 August 2016	Pavilion	Unknown
Environment workshop	To elicit feedback on environment related topics including areas to protect and views	25 February 2017	Much Hadham Village Hall	85
Business survey		Feb-Mar 2017	Online survey	25 contacted (5 responses)
Public Consultation Day	To provide information and elicit feedback on proposed development sites, local green spaces and priority views	17 September 2017	Much Hadham Village Hall	248
School visit – St Andrew's	To inform local children about the Neighbourhood Plan and obtain their views on what they wanted to keep and improvements they would like to see	6 October 2017	St Andrew's School. Much Hadham	24 (year 6)
Neighbourhood Plan site presentation	To inform residents of changes to the proposed development sites and facilitate feedback in focus groups and a Q&A session	14 June 2018	Much Hadham Primary school hall	67

Event	Brief description	Date	Venue	No. attendees/ respondents
NP Public Steering Group meetings	Several NP SG meetings were open to the public and provided an update on progress with the NP and a Q&A session	A few/year	Much Hadham Village Hall	Variable
Much Hadham Parish Council monthly public meetings	At each of the monthly meetings, a councillor who is a Neighbourhood Plan representative provided a summary of progress.	Monthly	Much Hadham Village Hall	Variable

## APPENDIX I. ADDITIONAL INFORMATION SOURCES

This is a list of documents containing background information that were consulted or created during the preparation of the Neighbourhood Plan, but which are not specifically referenced in it.

Brief description of document content	Source of data if from another organisation, or file name if in NP 'additional evidence base'
MHNP analysis of DCLG Housing needs projections 2016	Filename=Analysis of DCLG Projections 2016
Summary of affordable housing in Much Hadham 2016-17	Filename=Brief Summary of Affordable Housing
General information about Broadfield Close housing	Filename=Broadfield Close info
EHC Housing needs survey 2014 EHC Housing report and survey (done by DCA in 2014)	Available from East Herts Council website in Feb 2019 by searching for ' east herts council housing needs survey dca'
Housing needs projections by the government (DCLG) in 2014	Filename=DCLG Household Projections-2014
East Herts Strategic Housing Market Assessment (SHMA) -Done by 'ORS'	Available from East Herts Council website in Feb 2019- Included as a file in their evidence base to support the district plan. Can be found by searching for ' Evidence Base - East Herts District Council'
Vehicle ownership statistics for East Herts- from DOT	Filename=Vehicle ownership in Much Hadham
A review of land used for employment within the East Herts District -2013	Available from East Herts Council website in Feb 2019. Can be found by searching for 'employment land update 2013- East Herts Council'
Housing Needs Survey - East Herts District Council	Available from East Herts Council website. Can be found by searching for 'EHC Housing Needs survey'
A guide to estimating housing needs guidance note from the DCLG	Filename=estimating housing needs guidance note
Information from the internet about Ferndale	Filename='Ferndale'
Map showing registered Green Tye Common	Filename='Green Tye Common'
Map showing registered Perry Green Common	Filename = 'Perry Green Common'
Much Hadham Conservation area -appraisal, management plan and map- by East Herts Council	Available from East Herts Council website. Can be found by searching for 'much hadham conservation area management plan and map'
Green Tye Conservation area -appraisal, management plan and map- by East Herts Council	Available from East Herts Council website. Can be found by searching for 'green tye conservation area management plan and map'
Herts County Council Rights of Way improvement Plan 2017-18	Available from Hertfordshire County Council website. Can be found by searching for ' HCC ROW improvement plan 2017-18'

Archaeological sites within 3km of Much Hadham High Street- Listing and map	Obtained from Hertfordshire County Council. Not reproduced here for copyright reasons.
Hertfordshire Strategic economic plan produced by the Local Employment Partnership	Available from the internet. Can be found by searching for 'Hertfordshire lep Strategic economic plan'
Herts Ecological Network Mapping report from 2011-13. Produced by a steering group that included representatives of the County Council and DEFRA.	Filename='Herts Ecological Network Maps'
Historic Parks and Gardens 'Supplementary Planning Document' by East Herts Council	Available from East Herts Council website. Can be found by searching for 'East Herts Historic Parks and Gardens Supplementary Planning Document (September 2007)'
Herts County Council Landscape character Assessment (for area 093)	Available from Hertfordshire County Council website. Can be found by searching for 'Herts County Council Landscape character Assessment'
East Herts Council Landscape Character Assessment 2007	Available from East Herts Council website. Can be found by searching for 'Landscape Character Assessment SPD - East Herts Council'
Light pollution map for district	Filenames='Light pollution map 1 & 2'
HERC Local wildlife sites map	Map provided by Hertfordshire Environmental Records Office and showing statutory wildlife sites and Ancient Woodland Inventory within Much Hadham Parish
Analysis of house sales in 2013- source= Rightmove	Filename='MH parish homes sales 2016'
Much Hadham Parish Plan 2011	Filename='Much Hadham parish plan'
List of listed building in Much Hadham parish	Filename='listed buildings list'
Raw results of first consultation meeting	Filename='Poster votes CE1 with responses'
General analysis of 2011 census- Word version	Filename='Analysis of census data 2016'
General analysis of 2011 census- Raw data	Filename='2011 census V2 data'
A preliminary review of the need for a housing needs assessment for the NP	Filename='Much Hadham Housing Needs Assessment'
Flood risk maps from environment agency	These are available via the environment agency website. Maps are available for differnt types of floodwater.
Map showing MH is in an area that is 'Nitrate vulnerable'	This is available via the Environment Agency website. Search on 'environment agency nitrate vulnerable zones map'
List of community facilities from consultation event	Filename = 'Community facilities and clubs'

## **APPENDIX J. ABBREVIATIONS AND GLOSSARY**

DPH(A)	Dwellings per hectare (acre)
EHC	East Herts Council
HCC	Hertfordshire County Council
HERC	Hertfordshire Environmental Records Centre
HPG	Historic Park or Garden
NHBC	National House-Building Council
NPPF	National Planning Policy Framework 2019
ONS	Office for National Statistics
(P)ROW	(Public) Right of Way
SPD	Supplementary Planning Document (from East Herts Council)
SQM	Square Metres

A full glossary of terms such as “Affordable Housing”, “Green Belt” and “Section 106 Agreement” can be found in the East Herts District Plan 2018 Appendix C:  
<https://www.eastherts.gov.uk/districtplan>

## **APPENDIX K. ACKNOWLEDGEMENTS**

In Autumn 2015 a group of parish residents volunteered to form a Steering Group to develop this Neighbourhood Plan, under the auspices of the Parish Council. They researched a wide range of topics; they ran consultation events, public meetings and workshops; they liaised with local authorities and other local and national bodies. The result was a vast amount of information, which has been compiled and structured to write this Neighbourhood Plan.

The core members of the Steering Group are:

Martin Adams

Michael Byrne

Neil Clarke

Ken Howlett

Cllr Ian Hunt (Chair)

Hugh Labram

Cllr Bill O'Neill

Clive Thompson

Cllr Ian Devonshire liaised with EHC and attended Steering Group meetings as a non-voting member.

From Spring 2017 the Steering Group has been professionally advised and supported by:

Jacqueline Veater (planning consultant)

Ruth Fleetwood (project consultant)

Additional members of the Steering Group in its early days were:

Mark Ashwell

Mari Fleming

Lynne Mills

Cllr Penny Taylor

Cllr Alex Young

Website administration is provided by Lynne Mills.

Grant applications, financial controls and financial reporting are managed by Fiona Forth (Parish Council Clerk), who also minutes the public meetings.

We are grateful to St. Andrew's School for making its facilities available for two consultations and the enthusiastic involvement of Year 6 in providing ideas for the (former Barn School) site next to the school.

All mapping is © Crown copyright 2019 OS licence 100057028.

We are unable to acknowledge each individual photographer but thank you to all those who captured the splendid images that accompany the text.

The Neighbourhood Plan could not have come together without help from many other volunteers and community groups who delivered leaflets, lent equipment for events, provided catering and helped out in myriad ways. We thank them all and, in particular, the Art Society for providing display stands at the public consultations and the Bowls Club for use of the clubhouse for many of the workshops.

The Steering Group would like to record its appreciation for the considerable support from parish residents in the preparation of this Neighbourhood Plan, who provided very many ideas, suggestions, challenges and comments. We hope we have done justice to them.

Finally, the members of the Steering Group would like to warmly thank their respective spouses for their unstinting support over the 4 years of the project – it helped enormously!



[www.muchhadhamparishcouncil.co.uk](http://www.muchhadhamparishcouncil.co.uk)

[www.muchhadhamnp.com](http://www.muchhadhamnp.com)