

## East Herts Council's response to Examiner's Note 1

**4a. I am uncertain as to the intended scope of the Cherished Views on the Policies Map, Policy HE3 and Appendix D. They appear to have been interpreted by Representation HNP-005 (Taylor Wimpey) as having relevance to the development of the Gilston area/ Village 7 etc. See page 3 of their representation. Policy HE3 could, of course, only constrain development in the neighbourhood plan area. I would be grateful for comments**

The Council agree with the Examiner and Hunsdon Parish Council (Neighbourhood Plan Group) that Policy HE3 only applies to development within the Hunsdon Neighbourhood Plan Area. Development of the Gilston area/ village 7 is outside the Neighbourhood Plan Area so this Neighbourhood Plan will not be a material consideration in the determination of the planning applications for the development.

Development at Village 7 falls within the Gilston Neighbourhood Plan Area. Therefore it is the 'Made' Gilston Area Plan (2021) that is relevant, including any cherished views identified in that Plan. It is the Gilston Neighbourhood Plan that will be considered by decision-makers in the context of the Gilston development, not the Hunsdon Neighbourhood Plan.

**4b. Traffic Impact—In paragraph 9.12, 2<sup>nd</sup> sentence: what proposals are there, or could there be, in the neighbourhood plan area? How could the plan have any influence over roads proposed by the highway authority, or any roads proposed outside the NP area? It would seem necessary to delete this sentence.**

No objection to the deletion of this sentence.

**4c. Also on Policy HT1—paragraph 1 refers to major or new development: which is intended? In any event, as representations suggest, the matters referred to here are quite outside the scope of a TIA (see definition in NPPF). Any comments please**

The Council notes the comments from the representations on this Policy and the Parish Council's clarification that the policy should refer to major development. No additional comments.

**4d. Appendix A—is Briggens Park a registered park? Is there any registered park in the NP area? Should not the non-designated heritage assets listed in Policy HHC 2 be listed in Appendix A?**

As set out in the response by Hunsdon Parish Council, Briggens Park is a Grade II Registered Park and Garden, registered in 2009:

<https://historicengland.org.uk/listing/the-list/list-entry/1001705>.

It is also on the Historic England Heritage at Risk Register, and all of the listed buildings within it are included on the East Herts Heritage at Risk Register.

There are no other RPGs within the Hunsdon Neighbourhood Plan Area (the RPG of Stanstead Bury is nearby, but outside the NP area),

It is noted that in response to this note the Parish Council state that Appendix A is a record of buildings already listed, the scheduled monument and the registered park. However the title of the appendix is 'Heritage Assets', which suggests that both designated and un-designated assets will be listed. It is suggested that wording is amended to make it clear that the list relates to designated assets. It may be helpful to cross-reference policy HH2 Non-designated Heritage Assets, to ensure these heritage assets are also considered.