



**MEETING** : EXECUTIVE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : TUESDAY 6 SEPTEMBER 2022  
**TIME** : 7.00 PM

## **MEMBERS OF THE EXECUTIVE**

|                                |   |
|--------------------------------|---|
| Councillor Linda Haysey        | - Leader of the Council                             |
| Councillor Peter Boylan        | - Executive Member for Neighbourhoods               |
| Councillor Eric Buckmaster     | - Executive Member for Wellbeing                    |
| Councillor George Cutting      | - Executive Member for Corporate Services           |
| Councillor Jan Goodeve         | - Executive Member for Planning and Growth          |
| Councillor Jonathan Kaye       | - Executive Member for Communities                  |
| Councillor Graham McAndrew     | - Executive Member for Environmental Sustainability |
| Councillor Geoffrey Williamson | - Executive Member for Financial Sustainability     |

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<https://www.youtube.com/user/EastHertsDistrict>

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A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:

- must not participate in any discussion of the matter at the meeting;
- must not participate in any vote taken on the matter at the meeting;
- must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
- if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
- must leave the room while any discussion or voting takes place.

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## AGENDA

### 1. Apologies

To receive any apologies for absence.

### 2. Leader's Announcements

### 3. Minutes - 4 and 12 July 2022 (Pages 5 - 20)

To approve as a correct record the Minutes of the meeting held on 4 and 12 July 2022.

### 4. Declarations of Interest

To receive any Member(s) declaration(s) of interest.

### 5. Castle Park Improvement Project (Pages 21 - 35)

### 6. Much Hadham Neighbourhood Plan - Adoption (Pages 36 - 167)

### 7. Urgent Business

To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.



MINUTES OF A MEETING OF THE  
EXECUTIVE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD ON  
TUESDAY 12 JULY 2022, AT 7.00 PM

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PRESENT: Councillor Haysey (Chairman/Leader)  
Councillors L Haysey, P Boylan, G Cutting,  
J Goodeve, J Kaye, G McAndrew and  
G Williamson.

ALSO PRESENT:

Councillors S Bull and M Pope.

OFFICERS IN ATTENDANCE:

|                  |  |
|------------------|--|
| Michele Aves     | - Democratic Services Officer            |
| Jonathan Geall   | - Head of Housing and Health             |
| Laura Guy        | - Principal Planning Officer             |
| Steven Linnett   | - Head of Strategic Finance and Property |
| Katie Mogan      | - Democratic Services Manager            |
| Sara Saunders    | - Head of Planning and Building Control  |
| Helen Standen    | - Deputy Chief Executive                 |
| Victoria Wilders | - Legal Services Manager                 |

Ben Wood

- Head of  
Communications,  
Strategy and  
Policy

78     APOLOGIES

An apology for absence was submitted by Councillor Buckmaster.

79     LEADER'S ANNOUNCEMENTS

The Leader welcomed those who were watching on the East Herts Youtube Channel. She urged residents to take care in the extreme heat.

80     MINUTES - 19 APRIL 2022

Councillor Haysey proposed, and Councillor Boylan seconded a motion that the Minutes of the meeting held on 19 April 2022 be approved as a correct record and be signed by the Leader. On being put to the meeting and a vote taken, the motion was declared CARRIED.

**RESOLVED** – that the Minutes of the meeting held on 19 April 2022 be approved as a correct record and signed by the Leader.

81     DECLARATIONS OF INTEREST

There were no declarations of interest.

82 UPDATE FROM OVERVIEW AND SCRUTINY COMMITTEE

The Leader said that the Chairman of the Overview and Scrutiny Committee was not present but the comments from the Committee were provided in the reports.

83 UPDATE FROM AUDIT AND GOVERNANCE COMMITTEE

The Chairman of the Audit and Governance Committee said that there was still no clarity from the external auditors as to when the 2020/21 account audit would be concluded. He said that the Committee received training on the internal audit function at the last meeting on 31 May 2022. The Committee also looked at the strategic risk register, received a data protection update and reviewed the internal audit for the Next Steps Accommodation Capital Grant.

The Leader thanked the Committee for their work. She said it was annoying that the audit was not completed but said this was an issue affecting councils across the country.

84 ANNUAL CORPORATE PLAN

The Executive Member for Financial Sustainability presented the Annual Corporate Plan report. He said the report covered the council's achievements over the last year through the delivery of its corporate priorities.

Councillor Williamson said that the Communications

Team had produced a short video to highlight these achievements and was available to view on the website.

Councillor Haysey thanked the Communications Team who had developed the video. She said it was a good way of presenting data in an easy to digest format.

Councillor Williamson proposed, and Councillor Cutting seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

**RESOLVED** – To recommend to Council the approval of the Annual Corporate Plan.

## 85 CLIMATE CHANGE STRATEGY

The Executive Member for Environmental Sustainability presented the Climate Change Strategy. He said the Council had a living sustainable action plan in place and the new strategy added to the action plan but clearly laid out the council's vision and approach.

Councillor McAndrew said that unlike other local authorities, East Herts' strategy made it clear that the council was already putting actions in place and stated what actions were being put in place between now and 2030 to make the council carbon neutral by 2030. The public consultation received 35 respondents and some amendments had been made following the consultation. The report was presented to the Overview and Scrutiny Committee on 21 June 2022 and

their comments were listed in Appendix B.

Councillor Haysey said the strategy was a thorough piece of works and thanked the Officers involved. She said that all councils in Hertfordshire were working closely together and all had the same ambitions and aspirations to deal with climate change.

Councillor McAndrew said that the respondents to the consultation were grateful to the council for listening and added that Officers had done an excellent job under difficult circumstances.

Councillor McAndrew proposed, and Councillor Goodeve seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

**RESOLVED** – That the draft Climate Change Strategy 2022 – 2026, as amended be considered and recommend it to Council for approval.

86 CASTLE PARK IMPROVEMENT PROJECT - MATCH FUNDING CONTRIBUTION VIA PROPOSED SALE OF COMMUNITY CENTRE/S

The Leader said that the report had been deferred and would be presented to a future meeting of the Executive.

87 EAST HERTS COUNCIL GYPSY AND TRAVELLER ACCOMMODATION NEEDS ASSESSMENT (GTANA) MAY

## 2022

The Executive Member for Planning and Growth presented the Gypsy and Traveller Accommodation Needs Assessment report. Councillor Goodeve said that in accordance with national legislation and policy, it was the council's duty to provide a range of housing for different needs such as older people, affordable housing and the gypsy and traveller community.

Councillor Goodeve said that this assessment would replace the outdated 2016 study and strengthen the council's position in identifying housing needs. The assessment would inform discussions with applications of relevant key strategic sites and if approved, would become a material consideration in future planning applications. She said that in the 2022-2037 Gypsy and Traveller Accommodation Needs Assessment identifies 43 pitches for Gypsy and Traveller households with 31 needed in the next five years and 23 plots for travelling show people with 16 needed in the next five years.

Councillor Kaye said that the discussions with the Gypsy and Traveller community during the East and Equal Strategy consultation raised the challenges they faced. He said that the document allows the council to think about the community's need and how they can be met in the District. Unplanned settlements were a concern for residents and Councillor Kaye said the evidence based approach in the assessment should help avoid this in the future and help address community cohesion.

Councillor Haysey said that the council needed to work with all residents to understand their needs.

Councillor Goodeve proposed, and Councillor Kaye seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

**RESOLVED** – To recommend to Council that (A) the East Herts Council Gypsy and Traveller Accommodation Needs Assessment (GTANA) May 2022, as detailed at Appendix A to this report, be agreed as a material consideration in the determination of planning applications; and

(B) The East Herts Council Gypsy and Traveller Accommodation Needs Assessment (GTANA) May 2022, as detailed at Appendix A to this report, be agreed as technical evidence to support any future review of the East Herts District Plan, October 2018 and any potential local planning guidance.

## 88 BISHOP'S STORTFORD NEIGHBOURHOOD PLANS - ADOPTION

The Executive Member for Planning and Growth presented the report on the Bishop's Stortford Neighbourhood Plans. She said that the legislation allowed for Neighbourhood Plans to be reviewed and Bishop's Stortford Town Council had undertaken a review of the two plans in the town. She said they were

examined together by an independent examiner and they decided that the proposed modifications were not material and so a referendum was not necessary.

Councillor Haysey thanked the residents in Bishop's Stortford for their time and diligence and thanked the Principal Planning Officer for her work. She said that it was important to have high quality Neighbourhood Plans for any future planning applications.

Councillor Goodeve proposed, and Councillor Haysey seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

**RESOLVED** – To recommend to Council that (A) the recommendations and modifications made by the Independent Examiner of the two Bishop's Stortford Neighbourhood Plan Revisions, as detailed in Appendix A to this report, be received and considered;

(B) The Bishop's Stortford Neighbourhood Plan for Silverleys and Meads wards (1st Revision) 2021- 2033, as detailed at Appendix B to this report, be formally 'made'; and

(C) The Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and Parts of Thorley (1st Revision) 2021- 2033, as detailed at Appendix C to this report, be formally 'made'.



89      TRANSFORMING EAST HERTS UPDATE AND COMMERCIAL STRATEGY

The Executive Member for Financial Sustainability presented the Transforming East Herts report. He said that the Transformation Programme was launched last year to enable the council to meet its financial challenges as an alternative to cutting front line services. The report presented the business case for the programme.

Councillor Williamson said that the proposals cover a CRM system so that residents would be able to engage more effectively with the council. The new commercial strategy aimed to embed a commercial mind set in staff to give them the commercial skills to identify new opportunities. He added that this was a huge piece of work undertaken by the Leadership Team and thanked Officers.

Councillor Haysey reiterated Councillor Williamson's gratitude and hoped that the introduction of a CRM would reduce any duplicate working.

Councillor Pope also gave his thanks to Officers. He asked if Officers would be encouraged to take risks in a controlled way and how they would be scrutinised and would there be an impact on the council's risk register.

Councillor Williamson responded that the commercial strategy detailed a strong process for any proposals coming forward and how to encourage Officers to take risks in a controlled way. If they were deemed to be

high risk to the council, they would be entered onto the council's risk register.

The Deputy Chief Executive confirmed that any projects deemed to be a risk to the council would be entered onto the risk register which was reviewed on a regular basis.

Councillor Williamson proposed, and Councillor Boylan seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

**RESOLVED** – That (A) the Transforming East Herts Business Case be endorsed; and

(B) the Commercial Strategy be approved.

## 90 SOCIAL VALUE POLICY

The Executive Member for Financial Sustainability presented the Social Value report. He said that this was a new policy for the council and aimed to add social value to the procurement and contract service alongside quality and price. A scoring framework has been included based on the national social value framework of themes, outcomes and measures.

Councillor Haysey said the council was going into a consortium with Stevenage Borough Council and she asked how many other district/borough councils would be involved.

The Head of Strategic Finance and Property said that

East Herts would be entering into an agreement with Hertsmere and Stevenage Borough Councils but Stevenage have offered and negotiated out to all 10 District/Borough Councils and the County Council.

Councillor Williamson proposed, and Councillor Kaye seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

**RESOLVED** – that (A) the Social Value Policy be approved;

(B) the authority to amend Contract Procedure Rules to reflect the new policy be delegated to the Head of Legal and Democratic Services;

(C) the Social Value Maturity Index results and the suggested action plan items for improvement at Appendix C be endorsed; and

(D) Councillor Williamson be the lead Member for Social Value and that the Head of Strategic Finance & Property be the lead officer with responsibility for reporting, managing and delivering Social Value across procurement and commissioning.

91 REGULATION OF INVESTIGATORY POWERS ACT (RIPA)  
POLICY ANNUAL REVIEW

The Executive Member for Corporate Services presented the Regulation of Investigatory Powers Act (RIPA) Policy Review. He said that there had been no

new RIPA authorisations since the last annual report and that there had been a minor change to the policy.

Councillor Cutting proposed, and Councillor Williamson seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

**RESOLVED** - That (A) the content of the report be considered; and

(B) the revised Regulation of Investigatory Powers Act (RIPA) Policy at Appendix A be adopted.

92 URGENT BUSINESS

There was no urgent business.

The meeting closed at 7.30 pm

Chairman .....

Date .....

MINUTES OF A MEETING OF THE  
EXECUTIVE HELD IN THE COUNCIL  
CHAMBER, WALLFIELDS, HERTFORD ON  
MONDAY 4 JULY 2022, AT 6.00 PM

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PRESENT: Councillor (Chairman/Leader)  
Councillors E Buckmaster, J Goodeve,  
J Kaye, G McAndrew and G Williamson.

OFFICERS IN ATTENDANCE:

|                |  |
|----------------|--|
| James Ellis    | - Head of Legal and Democratic Services and Monitoring Officer |
| Peter Mannings | - Democratic Services Officer                                  |
| Katie Mogan    | - Democratic Services Manager                                  |
| George Pavey   | - Principal Planning Officer                                   |
| Sara Saunders  | - Head of Planning and Building Control                        |
| Helen Standen  | - Deputy Chief Executive                                       |

67 APOLOGIES

Apologies for absence were received from Councillors Boylan, Cutting and Haysey.

Councillor Williamson chaired the meeting on behalf of the Leader.

68 LEADER'S ANNOUNCEMENTS

There were no announcements.

69 DECLARATIONS OF INTEREST

Councillor Williamson and Councillor E Buckmaster declared an interest in item 4 as they both sat on the Old River Lane Delivery Board so would not comment or vote on the item.

70 OLD RIVER LANE SUPPLEMENTARY PLANNING DOCUMENT  
– DRAFT FOR CONSULTATION

The Executive Member for Planning and Growth presented the Old River Lane Supplementary Planning Document (SPD) report. Councillor Goodeve said that the SPD outlined the council's vision for the site and would guide its development. It was a high level document which set out objectives for sustainable development, enhanced public spaces, varied mix of shops and leisure spaces. The SPD had wide ranging community aspirations and Councillor Goodeve thanked those who gave up their time to participate in meetings.

Councillor McAndrew asked if developers would be encouraged to recycle and reuse materials that were currently on the site.

The Principal Planning Officer referred to page 51/52 of the planning document which referred to sustainable energy

efficiency. He said that the planning application process could guide developers towards reusing and recycling.

Councillor McAndrew said he hoped the council would engage with developers so they were aware of what was expected of them.

Councillor Kaye commented that Bishop's Stortford was a great and historic town and the document showed how the town had changed over the years. He said that the steering groups working on the project had influenced the content of the SPD and not producing an SPD would mean there would not be an overarching strategy to guide future development at the Old River Lane site. He said he was comforted by that and supported the document.

Councillor McAndrew referred to page 56 and the reference to the Emerging Herts Growth Plan. He said the Highways Cabinet Panel was meeting the next day and questioned whether the reference needed to be changed.

The Principal Planning Officer said it was a draft document so it would be updated as and when required.

The Head of Planning and Building Control said it was helpful to get the draft SPD out for consultation in order for residents and community groups to review the document and provide feedback.

Councillor Goodeve proposed, and Councillor McAndrew seconded a motion supporting the recommendations in the report. On being put to the meeting and a vote taken, the motion was declared CARRIED.

**RESOLVED** - That (A) the draft Old River Lane Supplementary Planning Document (SPD), as detailed at Appendix A to this report, be agreed and published for a four-week period of public consultation between 5 July – 2 August 2022; and

(B) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 it has been determined that a Strategic Environmental Assessment of the emerging Old River Lane Supplementary Planning Document (SPD) is not required as it is unlikely to have significant environmental effects.

71 URGENT BUSINESS

There was no urgent business.

The meeting closed at 6.10 pm

Chairman .....

Date .....



## East Herts Council Report

### Executive

**Date of meeting:** 6<sup>th</sup> September 2022

**Report by:** Councillor Geoffrey Williamson – Executive Member for Financial Sustainability

**Report title:** Castle Park Improvement Project –match funding contribution via proposed sale of community centre/s

**Ward(s) affected:** Bishop's Stortford Wards

### Summary

The Castle Park project within the Council's capital programme seeks to make improvements to the areas known as Sworder's Field and Waytemore Castle Gardens. The partnership work with stakeholders including Bishop's Stortford Council and the National Lottery Heritage Fund (NLHF) means that the project has been funded through a variety of organisations including East Herts District Council. Following the Pandemic and Brexit there has been a significant increase in materials and construction costs resulting in tenders for the implementation phase of this project requiring additional funding should it proceed. A proposed solution to securing the funding gap has been to sell some assets (Community centres) to one of the partner organisations, Bishop's Stortford Town Council. The purchase of these centres does however come with conditions which are highlighted within this report.

## **RECOMMENDATIONS FOR EXECUTIVE:**

- a) Approval of the sale of Bishop's Park community centre to Bishop's Stortford Town Council
- b) That the capital receipt from the sale of Bishop's Park community centre (£160,000) contributes to the funding gap for the Castle Park project
- c) Approval for an option agreement on St Michael's Mead community centre and Havers community centre
- d) Approval that a £30,000 reduction for liabilities of over years is deducted from the final sale price of all three centres.
- e) That an options sum of £15,000 is required from BSTC to secure the option agreement which will be used to secure the project funding gap and to compensate EHC should the sale of the remaining two centres not proceed.

### **Proposal(s)**

- 1.1 That Bishop's Park community centre is sold to Bishop's Stortford Town Council for £160,000
- 1.2 An options agreement is put in place for St Michael's Mead community centre and Havers community centre for the value of £240,000 (£30,000 deduction in liabilities included)
- 1.3 The option sum of £15,000 is deducted from the sale of the remaining two centres at time of purchase.

- 1.4 That a deposit is required once BSTC trigger the purchase of the remaining two centres via the options agreement, to secure the sale.
- 1.5 Commit £160,000 from the capital receipts (sale of Bishop's Park community centre) including £15,000 of the option agreement sum to cover the immediate funding gap of the Castle Park Project within the Council's capital programme.
- 1.6 Grant a new longer lease on the Markwell Pavilion
- 1.7 Grant a new lease on terms to be negotiated to the Town Council of the former toilet block due for conversion to a café.

## **2.0 Background**

- 2.1 A bid to National Lottery Heritage Fund (NLHF) successfully secured a grant in 2016 of £1.94m (73% of the total estimated project cost of £2,667,800.00) to transform Castle Park in Bishop's Stortford. A wide range of improvements developed in partnership with Bishop's Stortford Town Council (BSTC) are set to combine two existing open spaces into one destination park to serve the town.
- 2.2 This included a contribution of £23,918 in 2017/18 to match fund the first NLHF grant payment of £214,700. That stage 1 development phase allowed the Council to develop plans for the project, engaging designers, consulting with the public and preparing detailed costs for the works.

- 2.3 Work proceeded to tender and choose appropriate designs for the various works involving stakeholder consultations. Planning permission was sought and approved in 2019/20.
- 2.4 The first round of tenders assessed in September 2021 for the main works resulted in much higher prices than estimated and insufficient bids to move forward with some of the lots.
- Lot 1 (Building Refurbishment) received only 2 tenders, the lowest of which was 50% over budget
  - Lot 2 (Bridge Construction, Demolition and Riverbank Profiling) received only 1 tender which was 140% over budget
  - Lot 3 (Hard Landscaping Works) received only one tender which was 80% over budget
  - Lot 4 (Soft Landscaping Works) received no tenders
- 2.5 These results were due to inflationary pressures brought about during the covid pandemic and changes in European trade. There had been problems with the supply of goods and labour. From other Council tenders it is evident that steel costs had doubled since estimates in October 2020 and timber elements increased substantially.
- 2.6 The second round of tendering in December 2021 attracted a lot more bidders providing a reasonable spread on all lots putting the project team in a better position to be able to deliver all works. The best value price however after discarding low quality bids, remains over budget.
- 2.7 The initial price gap after the second tenders was £1.53mil. A series of value engineering exercises informed by the leading bidders and scrutinised closely by both partners has found

savings by changing some of the design and compromising on some materials which reduced this figure to £1,126,453.

- 2.8 Further income has been identified during the tender value engineering process: £50,000 from Brazier Trust and £127,400 from Section 106 Sworder's Field. In addition, NLHF have offered a top up grant of £600,000 but require a further match funding grant to secure this. The remainder to find is now £350,000 of which BSTC will provide £175,000 leaving EHDC to find the last £175,000.
- 2.9 The project is at risk unless the Council are able to make up a match funding contribution.
- 2.10 Given the Council's large capital expenditure on projects it is not possible to seek further borrowing to fund the gap.
- 2.11 Following a number of discussions and negotiations BSTC put forward a proposal to achieve the funding gap.
- 2.12 The offer is to purchase Bishop's Park community centre at £160,000 with an option to buy a further two; St Michael's Mead community centre and Havers Lane community centre within 12months of practical completion of the Castle Park project. The project is estimated to complete in 18months from commencement (May 2022). The Lottery Grant expiry date has been extended to 31 December 2023.
- 2.13 The mechanism to process this would be to agree an Options Agreement. Upon agreeing the Option Agreement, Bishop's Stortford Town Council would need to pay a non-refundable

option sum, this is not a deposit, the option sum is to, in effect, compensate Council for not being able to otherwise sell the assets during that period. The options sum would be £15,000 which would make up the initial capital receipt to the £175,000 target.

- 2.14 A non-refundable deposit will also be required from BSTC prior to sale of the remaining two centres once (and if) they trigger that process. The deposit would be deducted from the overall price of the remaining two community centres.
- 2.15 Cash received for any such sale is a capital receipt which can only be used to fund capital expenditure or repay debt.
- 2.16 An Option Agreement would oblige EHDC to sell the property to BSTC, which may be exercisable by BSTC at any time during the option period or on the occurrence of certain events. The decision whether to exercise the option would rest with BSTC.
- 2.17 Both parties would need to enter into an Option Agreement and on payment of the option sum; BSTC would have the right to exercise the option to buy the property. BSTC would have to serve an Option Notice and pay the deposit, which would result in a binding contract for the sale and purchase on the terms as set out in the option agreement. If BSTC fail to do this within the requisite time (12months following practical completion of the Castle Park project), then EHDC could dispose of the property free from the option.
- 2.18 Once completed the decision to exercise the option will rest with BSTC and not EHDC.

2.19 EHDC would draft the agreement and seek to recover 50% of legal costs from the Town Council.

2.20 The Asset Management Manager has been in discussion with the Town Council in recent years regarding the sale of these 3 community centres. They were valued by external valuers in 2020 ("red book" valuation). The total valuation for the 3 – Bishop's Park (£160,000), St Michaels Mead (£170,000) and Havers (£100,000) came to £430,000. These 3 community centres are all currently leased to the Town Council who directly manage the hiring. This Council receives no income from them and still retains some liability for repair and maintenance. The liabilities of all 3 centres have been valued at £10,000 per annum and this would be applied to cover 3yrs worth of liabilities reducing the purchase price to £400,000 for all 3 centres. The valuation report was carried out in accordance with the terms and definitions set out in the Royal Institution of Chartered Surveyors (RICS) guidance for another Council project (Old River Lane) in April 2020. The valuer was a RICS Registered Valuer with suitable qualifications and experience for the purposes of the valuation and the basis of valuation was Existing Use Value as defined within UK VPGA 6 of the RICS Professional Standards Valuation Standards (Incorporating the International Valuation Standards) 2017.

2.21 Subsequently it was decided that the centres would not form part of negotiations of the ORL project, so the sales did not proceed although both the District and Town Councils expressed a desire to still proceed with the sales when possible. When a shortfall in the capital needed for the Castle

Park project was identified earlier this year it was suggested that part of the receipt from the sales of the 3 centres could be used to fund this shortfall.

2.22 Given the time that had elapsed since the 2020 valuation was undertaken officers discussed the need for a new external valuation. The Council's Valuer reviewed the valuation internally and concluded that the values of the centres had not materially changed in the subsequent 2 years.

2.23 All 3 centres are let on protected tenancies at peppercorn rents so the Council receives no income but still incurs some financial costs for repairs and management. The scope for securing a future letting at a rent is limited given that the use is restricted to community activities only and there is no active market in the private sector for community centres.

2.24 It has been agreed with the Town Council that the sale of all 3 centres will contain a restricted covenant restricting the use of the buildings to community activities only in line with the current user clause in the leases. If, at a future date, the owner of the buildings wants to change the use of the building they will need to apply to the Council to release the covenant and if approved this would be subject to a consideration payment reflecting any resulting uplift in value. In addition to this any change in use would also require planning consent which is unlikely to be forthcoming particularly given that 2 of these centres were transferred to the Council as part of a Section 106 agreement. Advice from planning officers has stated that in line with Policy CFLR8 of the District Plan - Loss of Community



Facilities any application for change of use would be refused unless it could be demonstrated the existing facility was no longer required; the need for an alternative community use in this location outweighs the need for the current use or that adequate alternative provision was to be provided elsewhere.

2.25 As the final sale of the second and third centres might proceed after some considerable time (up to 2.5 years), the Council may need to revalue these properties to determine whether there has been any significant increase or decrease. This would be carried internally by a suitably qualified officer. BSTC may also wish to carry out their own independent valuation at this point.

2.26 On the basis of the current valuation, the following payments are proposed:

| <b>Transactions</b>  | <b>Value</b>    |
|--|-----------------|
| BSTC Purchase of Bishop's Park community centre                              | £160,000        |
| Non-refundable options agreement sum   | £15,000         |
| Value of St Michael's Mead community centre (£170,000) and Havers (£100,000) | £270,000        |
| Liabilities deducted   | -£30,000        |
| Options Sum deducted   | -£15,000        |
|  |                 |
| <b>Total capital receipt for EHDC</b>  | <b>£400,000</b> |

2.27 The Town council have also expressed an interest in land upon which the Markwell Pavilion is situated. The centre is already owned by the Town Council but the land on which it is sited is leased from EHDC on a 50 year agreement from 1993. It is not

recommended a freehold sale of the land should take place because of the Council's wider ownership and however, EHDC can grant a new longer lease of the land which would give the building a higher asset value for the Town Council. This principle has been accepted by the Town Council.

2.28 There are plans for the former toilet block located on the edge of Castle Park to be converted into a café/community room which will be operated by the Town Council. Officers are in discussion with them to agree terms for a lease with the Council either receiving a rent or taking a share of the net revenue.

2.29 The free hold sale of St Michaels Mead community centre would include the surrounding green space land which is part of the title and Bishop's Park community centre would include the flat above.

### **3.0 Reason(s)**

3.1 Bishop's Stortford is undergoing rapid change and the castle park project aims to provide a destination park to meet the needs of an expanding population.

3.2 The sale of the community centres will allow EHDC to meet the funding gap of the castle park project, offset borrowing costs and remove the liabilities of 3 community centres from the Council.

### **4.0 Options**

The Council should consider alternative options:

### *Option 1*

- 4.1 **NOT RECOMMENDED** – Transfer three of the centres for 400,000 (allowing for savings from associated maintenance costs) and grant a new longer lease on the Markwell Pavilion including the new studio space (the old toilet block).
- 4.2 Commit £175,000 from the capital receipts to cover the immediate funding gap and accept the Town Council condition requiring Council to reserve the remaining capital receipts to cover unforeseen spending on the project until its completion.

### *Option 2*

- 4.3 **NOT RECOMMENDED** - Fund the £175,000 lottery match funding contribution from capital contingency. The Council cannot fund further capital projects that do not provide a financial return on investment.

### *Option 3*

- 4.4 **NOT RECOMMENDED** - Decline to make any financial partnership contribution to fund the spending gap and close the Castle Park project. *This option is likely to lead to reputational damage for the Council as well as abortive cost of the project.*

## **5.0 Risks**

There is a risk that the Town Council does not purchase the two remaining community centres. The Options sum provides compensation to the Council should this occur.

## **6.0 Implications/Consultations**

### **Community Safety**

N/A

### **Data Protection**

N/A

### **Equalities**

N/A

### **Environmental Sustainability**

N/A

### **Financial**

The cost increases for the Castle Park Project have also impacted elsewhere on the capital programme and remain a risk for the delivery of the Old River Lane regeneration scheme. The council needs to retain the very limited borrowing headroom left to fund potential scheme cost increases at Old River Lane plus a contingency for unforeseen, urgent capital expenditure. As the Transforming East Herts Programme investment is to be funded from earmarked reserves and Hertford theatre cost increases have been funded from those reserves there is no possibility of funding Castle Park through borrowing or through the use of earmarked reserves. As there is little possibility of generating in-year savings on the parks budget of the amount of the required increase to the capital scheme the only other alternative funding source remaining for this capital expenditure is capital receipts.

The capital programme funding in the Medium Term Financial Plan includes capital receipts from specific asset sales and also the expected but dwindling receipts from retained right to buy sales

from the transferred housing stock (tenants on the date of transfer retained the right to buy their property under the same terms as if the council had not transferred the housing stock). In order to generate capital receipts to fund the increased cost on Castle Park, new sales were required. The sale of the 3 Community Centres had been the subject of discussions over a period of time and the sales do not affect our wider land holdings in the area. The Markwell Pavilion is not recommended for sale as it would produce an area belonging to BSTC in the middle of the holding with rights of access over the remaining land holding which would fetter our ability to make best use of the asset in the future.

The proceeds of the sale of the community centres are capital receipts and as such may only be used to fund capital expenditure or to repay borrowing. The capital receipt will avoid increased borrowing costs of £13,883 per year for the next 30 years which would have been added to the £1.6 million additional savings the council needs to identify to balance the budget over the medium term.

The sale of the centres would remove the remaining repair liability on the council and should result in an on-going revenue saving of £10k per year.

As the sale option avoids costs and generates a revenue saving it is the only option available to deliver the project. There is a risk that further cost pressures may arise during the project and these will have to be met by: value engineering; changes in scope acceptable to partners and the Heritage Lottery Fund; new sources in-year of income; and/or savings from within the council's revenue budget.

## **Health and Safety**

N/A

## **Human Resources**

The Council employ a Community Engagement Officer on a fixed term contract funded by the Lottery grant. There is sufficient budget allowance to cover this post should the application for a further grant and project extension be awarded. The fixed term contract would be continued for 18 months to support the ongoing project.

## **Human Rights**

N/A

## **Legal**

Legally enforceable options agreements will be prepared and executed to ensure that the proposed way forward is properly secured and enacted.

## **7.0 Background papers, appendices and other relevant material**

Appendix A - C footprint of Community Centres

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# Agenda Item 6

## East Herts Council Report Template

### Executive

**Date of Meeting:** 6 September 2022

**Report by:** Cllr Goodeve, Executive Member for Planning and Growth

**Report title:** Much Hadham Neighbourhood Plan 2019-2033

**Ward(s) affected:** Much Hadham parish

---

### Summary

- To adopt the Much Hadham Neighbourhood Plan following the Referendum on the 23<sup>rd</sup> June 2022.

### RECOMMENDATIONS FOR Executive to recommend to Council:

- (a) **The Much Hadham Neighbourhood Development Plan 2019-2033, as detailed at Appendix A to this report, be formally 'made'.**

### 1.0 Proposal(s)

- 1.1 The Much Hadham Neighbourhood Plan went to Referendum on the 23<sup>rd</sup> June 2022. A majority voted in favour of the Neighbourhood Plan and as such the Council now has the opportunity to formally 'make' the Neighbourhood Plan in accordance with the Planning and Compulsory Purchase Act 2004.

### 2.0 Background

- 2.1 Neighbourhood Planning was introduced by the Government under the Localism Act in 2011. Much Hadham Parish Council submitted a request for Neighbourhood Area Designation of the



Much Hadham Parish in June 2015 which was subsequently agreed on 1 September 2015.

2.2 The Parish Council submitted the draft Neighbourhood Plan to East Herts Council in February 2021. Following this, an eight week consultation took place between March and May 2021. The Neighbourhood Plan was then assessed by an Independent Examiner between October 2021 and March 2022. The examiner recommended that the plan proceed, subject to recommended modifications, to Referendum.

2.3 On 22<sup>nd</sup> April 2022 the Council made the decision, via the non-key decision process to proceed to a referendum.

### **3.0 Reasons**

3.1 The Referendum took place on 23<sup>rd</sup> June 2022 with a 28% turnout. There was an overall 'yes' vote of 372 votes (80%), against 92 who voted 'no'. As outlined within Paragraph 38A(4)(a) of the Planning and Compulsory Purchase Act 2004, (as amended by the Neighbourhood Planning Act 2017) the Council is able to make the Neighbourhood Plan if more than half of those voting in the referendum have voted in favour of the plan being used to help decide planning applications in the area. The residents within the Much Hadham Neighbourhood Area voted on the following question:

*"Do you want East Hertfordshire District Council to use the Neighbourhood Plan for Much Hadham to help it decide planning applications in the neighbourhood area?"*

3.2 With an overall successful 'yes' vote, the Council are now able to formally 'make' (adopt) the Neighbourhood Plan as part of the East Herts Development Plan.

## **Adoption**

- 3.3 Following a successful referendum, the Much Hadham Neighbourhood Plan already forms part of the development plan. As such any planning applications within the Neighbourhood Area will be assessed using the plan alongside the East Herts District Plan (2018), the mineral and waste plans and all other material considerations.
- 3.4 There are narrow circumstances where the local planning authority is not required to make the neighbourhood plan or Order. These are where it considers that the making of the neighbourhood plan would breach, or otherwise be incompatible with, any EU or human rights obligations (see section 61E(8) of the Town and Country Planning Act 1990 Act as amended).
- 3.5 The Much Hadham Neighbourhood Plan does not breach the aforementioned obligations.
- 3.6 It is considered that the Much Hadham Neighbourhood Plan positively contributes to the East Herts Development Management process providing a strong community vision that seeks to contribute to sustainable development and as such the Neighbourhood Plan can proceed to be formally 'made'.
- 3.7 The final version of the Much Hadham Neighbourhood Plan can be found in **Appendix A**.

## **4.0 Options**

- 4.1 The Council is permitted, in narrow circumstances only to not make a neighbourhood plan. this is when it is in breach or incompatible with any EU or human rights obligations (see section 61E (8) of the Town and Country Planning Act 1990 as Amended). However the Much Hadham Neighbourhood Plan does not breach these obligations.

## **5.0 Risks**

- 5.1 If the Neighbourhood Plan does not proceed to be formally 'made' then the Council wouldn't be fulfilling its duties as Local Planning Authority and there is the risk of legal challenge.

## **6.0 Implications/Consultations**

- 6.1 The Neighbourhood Plan has been subject to multiple rounds of statutory public consultation.

### **Community Safety**

No

### **Data Protection**

No

### **Equalities**

No

### **Environmental Sustainability**

The Much Hadham Neighbourhood Plan has been informed by a Strategic Environmental Assessment. It was also screened to determine whether a Habitats Regulations Assessment (HRA) is required. The report concluded that the Plan is not likely to have any significant environmental effects upon European sites so an HRA was not required. The Plan also contains policies that aim to protect the environment.

### **Financial**

It is the responsibility of the LPA to cover examination and referendum costs. Government grants are available when a Plan has a formal referendum date.

### **Health and Safety**

No

## **Human Resources**

No

## **Human Rights**

No

## **Legal**

The Council must make a decision to 'make' a neighbourhood plan under section 38A(4) of the 2004 Act.

## **Specific Wards**

Much Hadham Parish. The Local Government Boundary Commission for England is currently undertaking an electoral review of the District. This will result in the boundaries of most wards changing. The Neighbourhood Plan Area Designations will however remain in place until such time that a further review or update of the Neighbourhood Plan/s is undertaken.

## **7.0 Background papers, appendices, and other relevant material**

### **7.1 Appendix A: Much Hadham Neighbourhood Plan 2019-2033**

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# Much Hadham Neighbourhood Plan 2019 to 2033



Prepared by Much Hadham Neighbourhood Plan Steering Group

Approved by Much Hadham Parish Council

## FOREWORD

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 6 years.

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

- Creating our own substantial equivalent to the "Green Belt" to protect the open space around the village
- Preserving wonderful views across the parish
- Providing for the housing needs of younger people
- Creating opportunities for the elderly to downsize
- Increasing the protection for our heritage assets.

This Neighbourhood Plan represents our community's values by 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



"This Neighbourhood Plan represents our community's values by:

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



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# Much Hadham Neighbourhood Plan 2019 to 2033

## 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.

### 1.2 What is the Neighbourhood Plan?

The preparation of the Neighbourhood Plan was led by Much Hadham Parish Council. It sets out a community vision for how the parish of Much Hadham will develop over the period 2019 to 2033.

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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.

The adopted Plan stands alongside the East Herts District Plan October 2018 (“the District Plan”) as part of the District’s Development Plan to guide development within the parish.

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>4</sup>

The Neighbourhood Plan must be ‘in general conformity’ with the strategic policies of the District Plan. It must not conflict with the NPPF. It must also not conflict with EU legislation or UK equivalent. Neighbourhood Plan policies may be superseded or impacted by any future changes to the NPPF and the District Plan. These may in turn lead to proposals to revise this Plan or prepare a new Plan. Any such proposals would be fully consulted on.

Because it is part of the planning system the Neighbourhood Plan 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.

It is important to understand that the Neighbourhood Plan is not itself a planning application. Any development will only be undertaken by site owners and developers following approval of a planning application.

Finally, the Neighbourhood Plan also comments on matters which are not strictly planning matters, but any influence over these matters will be indirect only.

### **1.3 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 [Much Hadham Neighbourhood Plan website](#). 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.

### **1.4 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”<sup>5</sup>. The District Plan sets out East Herts Council’s (EHC) 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 aims to provide housing that meets the needs of Much Hadham into the future whilst preserving its heritage and rural setting and, importantly, whilst minimising consequences for traffic volumes and on-street parking.

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<sup>4</sup> District Plan Policy INT1 II.

<sup>5</sup> This widely used definition was drawn up by the World Commission on Environment and Development 1987 and published in Our Common Future (aka the Brundtland Report) by Oxford University Press 1987



## 1.5 Legal Requirements

The Much Hadham Neighbourhood Plan (the Neighbourhood Plan) is submitted by Much Hadham Parish Council, the qualifying body, which is entitled to submit a neighbourhood plan for Much Hadham Parish.

On 3rd June 2015, Much Hadham Parish Council applied to the local planning authority, East Herts District Council, for the designation of the Much Hadham Parish as a Neighbourhood Plan Area. East Herts District Council approved the area designation on 1st September 2015. The Neighbourhood Plan area is shown in the map at Figure 1.

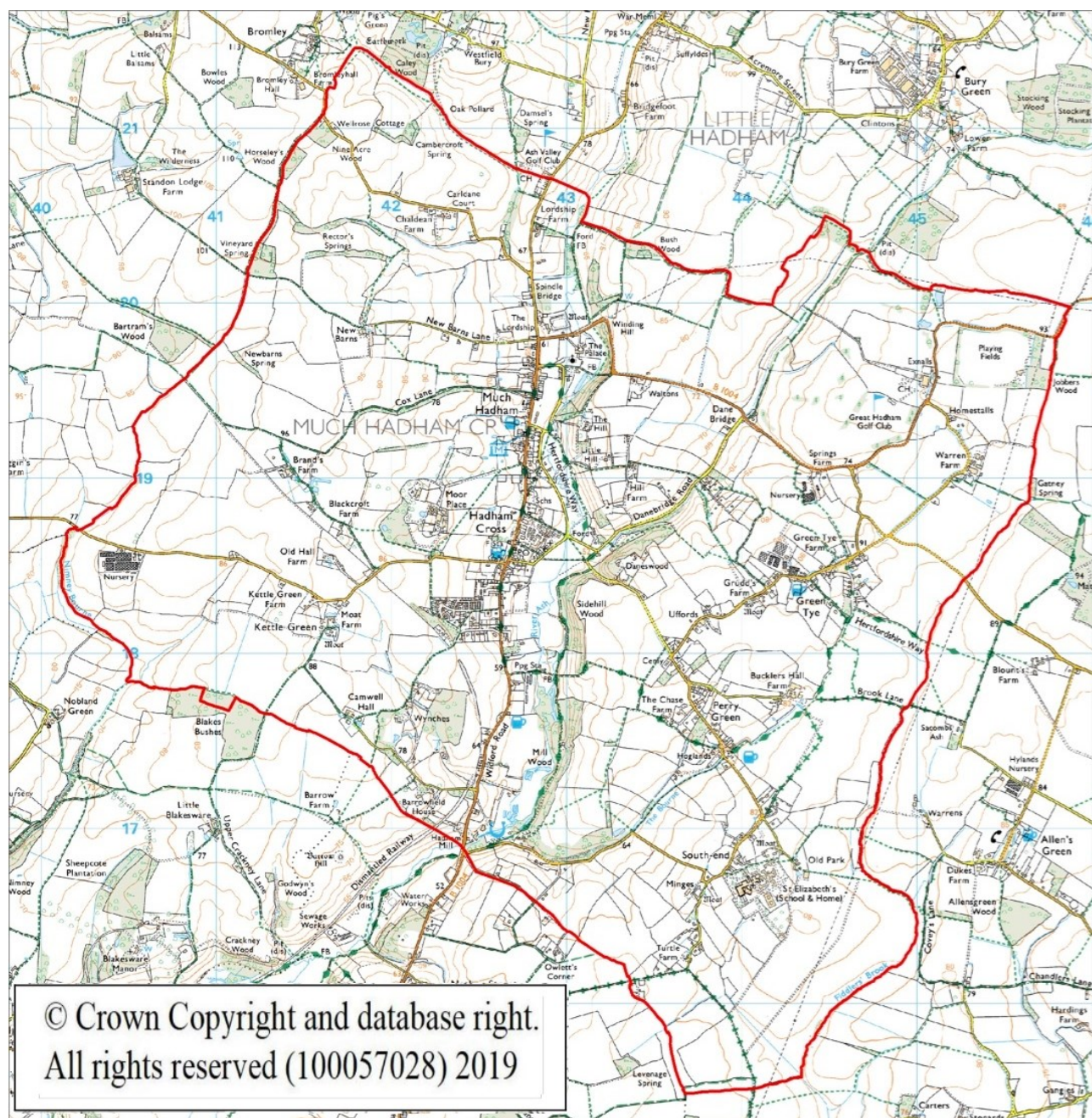


Figure 1 Neighbourhood Plan Boundary

In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), the Much Hadham Neighbourhood Plan must satisfy “basic conditions” before it can come into force.<sup>6</sup> The plan must:

- Have appropriate regard to national planning policy and guidance
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies in the development plan for the local area
- Not breach, and otherwise be compatible with, European Union (EU) Regulations and human rights requirements, as incorporated into UK law
- Meet the prescribed legal requirements including those of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

A separate document has been prepared to demonstrate how the Much Hadham Neighbourhood Plan meets these Basic Conditions; the Much Hadham Basic Conditions Statement. This includes the determination by East Herts District Council that a full Strategic Environmental Assessment (SEA) of the Neighbourhood Plan was required.

The SEA Environmental Report was prepared for Much Hadham Parish Council by AECOM Ltd, via a grant for technical assistance from Locality. The report concluded that the Neighbourhood Plan has identified potential for positive effects, though these effects are not likely to be significant in their magnitude. The appraisal did not identify the potential for significant negative effects from the Neighbourhood Plan’s proposed policies and allocations. The conclusion stated in paragraph 10.3 was:

“Overall it is considered that the [Neighbourhood Plan] takes a proportionate approach to delivering sustainable new development were possible, whilst protecting key aspects of the natural, built and historic environment that contribute to the overall sense of place and quality of life in Much Hadham.”

The SEA Regulations require monitoring of the likely significant effects of the Neighbourhood Plan. This monitoring will be undertaken by East Herts District Council as part of the process of preparing its Annual Monitoring Report.

## **1.6 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 12 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.

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<sup>6</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>



**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 H. PARISH COUNCIL ACTION PLANS with recommendations for how to action them.



Figure 2 The character of the heart of the village



# 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>7</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 its 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>7</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>8</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>9</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>10</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. 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>8</sup> Only 20% of residents live in terraced housing or flats – 2011 census

<sup>9</sup> 27% of the population was over age 60 in the 2011 census (22% in 2001 census)

<sup>10</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 Figure 3 shows the policies in the Neighbourhood Plan that will deliver each objective.

| Policies                                 | Objectives 1 to 11 |   |   |   |   |   |   |   |   |    |    |
|--|--------------------|---|---|---|---|---|---|---|---|----|----|
| MH H1 to MH SP1                          | 1                  | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| MH H1 Village Housing Numbers            | 0                  | 0 | 0 | 0 | 0 | ✓ | 0 | 0 | 0 | 0  | 0  |
| MH H2 Village Development Boundary       | ✓                  | ✓ | 0 | 0 | 0 | ✓ | 0 | 0 | 0 | 0  | 0  |
| MH H3 Type and Mix of Housing            | 0                  | 0 | 0 | 0 | 0 | ✓ | 0 | 0 | 0 | 0  | 0  |
| MH H4-MH H6 Housing Allocation Sites     | 0                  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 0 | 0 | ✓  | 0  |
| MH H8 Sites with Planning Consent        | 0                  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 0 | 0 | ✓  | 0  |
| MH H9 Older and Vulnerable People        | 0                  | ✓ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | 0  |
| MH H10 Hill House and Land to the rear   | ✓                  | ✓ | ✓ | 0 | 0 | 0 | 0 | 0 | ✓ | ✓  | ✓  |
| MH D1 Design of New Development          | ✓                  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 0 | 0 | 0  | 0  |
| MH D2 Sustainable Design                 | 0                  | 0 | 0 | ✓ | 0 | 0 | ✓ | 0 | 0 | 0  | 0  |
| MH D3 Vehicle Parking Provision          | 0                  | 0 | 0 | 0 | ✓ | 0 | 0 | 0 | 0 | 0  | 0  |
| NH D4 Domestic Gates                     | ✓                  | ✓ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | 0  |
| MH D5 Bin Storage                        | ✓                  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | 0  |
| MH ITC1 Transport                        | 0                  | 0 | 0 | 0 | ✓ | 0 | 0 | 0 | ✓ | 0  | 0  |
| MH ITC2 Communications                   | 0                  | 0 | 0 | 0 | 0 | 0 | 0 | ✓ | 0 | 0  | 0  |
| MH ET1 Economic Development              | ✓                  | ✓ | 0 | 0 | 0 | 0 | 0 | ✓ | 0 | 0  | 0  |
| MH ET2 Visitor Economy                   | ✓                  | ✓ | ✓ | 0 | 0 | 0 | 0 | ✓ | ✓ | 0  | 0  |
| MH HA1 Moor Place                        | ✓                  | ✓ | ✓ | 0 | 0 | 0 | 0 | 0 | ✓ | ✓  | 0  |
| MH HA2 Non-designated Heritage Assets    | ✓                  | 0 | ✓ | 0 | 0 | 0 | 0 | 0 | 0 | 0  | 0  |
| MH HA3 Valued Community Assets           | 0                  | 0 | 0 | 0 | 0 | 0 | 0 | ✓ | 0 | 0  | ✓  |
| MH HA4 Assets of Community Value         | 0                  | 0 | 0 | 0 | 0 | 0 | 0 | ✓ | 0 | 0  | ✓  |
| MH LNE1 Wildlife Sites & Green Corridors | ✓                  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ✓ | ✓  | 0  |
| MH LNE2 River Ash                        | ✓                  | 0 | 0 | 0 | 0 | 0 | ✓ | 0 | 0 | ✓  | 0  |
| MH LNE3 Tree Resilience                  | ✓                  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ✓  | 0  |
| MH PV1 Priority Views                    | ✓                  | 0 | ✓ | 0 | 0 | 0 | 0 | 0 | 0 | 0  | 0  |
| MH CFLR1 Unclassified Roads              | 0                  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ✓ | 0  | 0  |
| MH CFLR 2 Equine Development             | 0                  | 0 | 0 | 0 | 0 | 0 | 0 | ✓ | 0 | 0  | 0  |
| MH CFLR 3 Recreational Open Space        | 0                  | 0 | 0 | 0 | 0 | 0 | 0 | ✓ | 0 | ✓  | 0  |
| MH SP1 Funding Priorities                | ✓                  | 0 | ✓ | 0 | 0 | 0 | ✓ | 0 | ✓ | ✓  | 0  |

Figure 3 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 seeks to facilitate the delivery of sustainable development that represents the vision of local people in the Parish and supports the delivery of the strategic policies set by East Herts in the District Plan.

### 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>11</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.

Policy DPS2 in the District Plan seeks to deliver sustainable development in accordance with the following development strategy hierarchy: sustainable brownfield sites; sites within the main urban areas; urban extensions; 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-document forming part of the statutory Development Plan that has a defined legal status. It provides certainty to the parish communities as to where development may be permitted and, conversely, where restrictions apply.

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<sup>11</sup> District Plan 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 e.g. outside the village boundary, if approved by the community.]

### **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>12</sup>:

2017-2022 391

2017-2033 500

Parish councils are encouraged to prepare neighbourhood plans to achieve this.<sup>13</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), Broadfield Way and Broadfield Close (1960's), Ash Meadow and Ferndale (1970s), and of smaller developments of larger private housing at Millers View and Laureldene (1980s). Further mixed tenure housing was added to Windmill Way in the early 2000s and smaller developments have been built more recently at Walnut Close and Frederick's Court.

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<sup>12</sup> District Plan Policy DPS 3

<sup>13</sup> District Plan Chapter 10 Villages, para 10.3.4

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 of 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>14</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>15</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.

### **3.6 Strategy**

An 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).

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<sup>14</sup> Based on 2011 census figure of 535 households, as calculated by HCC, and tabulated in District Plan Table 10.1

<sup>15</sup> A small area of land (~141ha) 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.



The proposed sites identified in CHAPTER 4 meet local needs and the village development boundary is 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.

The map below shows the development boundary of the village as designated by EHC in its Policies Map but then amended by this Neighbourhood Plan. It also shows Local Green Space designations, Housing Development Site Allocations and other site-based policies.

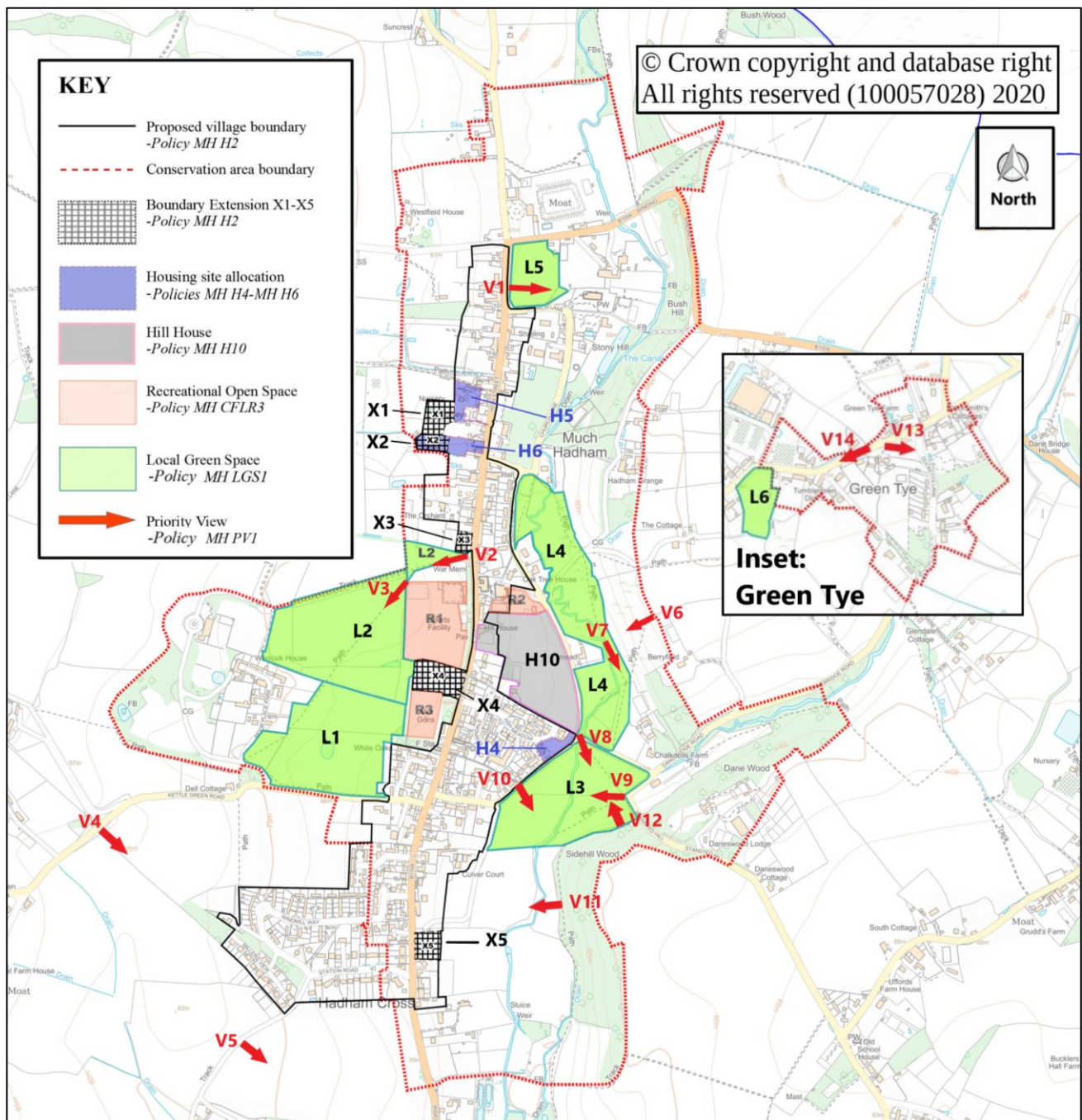


Figure 4 Policies Map



## CHAPTER 4. Housing

The NPPF<sup>16</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 in the District Plan 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

In accordance with Policy VILL1 in the East Herts District Plan, Much Hadham village will accommodate a minimum of 54 new homes over the 16-year period between 1 April 2017 and 31 March 2033, which will include:

- a) 21 homes on Housing Site Allocation Policies MH H4 to MH H6
- b) 7 homes on sites with planning approval Policy MH H8
- c) 19 homes completed since 1<sup>st</sup> April 2017
- d) 8 or more homes within the village boundary on windfall sites

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 (APPENDIX B. PRE-APPROVED SITES) | 19             |
| Other sites with approval (APPENDIX B. PRE-APPROVED SITES)      | 7              |
| Priest House (section 4.6.1)                                    | 7 (net)        |
| Hopleys (section 4.6.2)   | 9              |
| Bull Inn (section 4.6.3)  | 5              |
| Windfall minimum  | 8              |
| <b>Total</b>  | <b>55</b>      |

Table 1 Housing Supply Sources

<sup>16</sup> NPPF 2021 para 66

Guidance that accompanies the NPPF permits a windfall allowance to be included to meet the target<sup>17</sup>. A windfall allowance anticipates future development that is currently unidentified. It is necessary to include a windfall allowance in this Plan because there are not enough acceptable sites made available by landowners for development within or adjacent to the village development boundary. To support a windfall allowance, there must be evidence that such developments are likely to come forward within the village development boundary.

Since the 1st April 2017, 19 new homes have been completed within the village boundary, averaging 6 dwellings per annum to April 2020 (see details in APPENDIX B. PRE-APPROVED SITES). Of these, the majority of the units, 7 in Walnut Close, 2 in Windmill Way, and 4 in Malting Lane, were residential developments in large gardens. In the previous 5 years, 2012 to 2017, permission was granted at sites within land on the village boundary for 11 new homes in the grounds of Moor Place (3/12/1075/FP) and 1 new home in the garden of Newtons, Church Lane (3/13/1891/FP).

A specific example of where a proposal for new homes in a large garden may come forward is Nimney House on the west side of High Street, which has the potential to accommodate 3 or 4 additional homes. The village boundary has been extended to include this site in the Neighbourhood Plan (see X4 on the Policies Map). Other examples of broad locations where there is potential for large gardens to accommodate additional home are land between Station Road and Windmill Way, land to the rear of larger properties on the West side of the High St and in residential curtilages on the East side of Widford Road.

There have been 2 conversions of commercial properties to residential in the village. The conversion of Bull Cottage, 44 High Street was permitted in 2011 (3//10/2067/FP) and the conversion of the petrol station on Widford Road, opposite Station Road was permitted in 2015 (3/15/1955/FUL).



Figure 5 Grade II listed cottages, Church Lane

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<sup>17</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2> Paragraph: 097

Other potential for new homes may come through the subdivision of existing large homes into smaller units (for example Hill House on the east side of High Street, which could potentially be divided into 3 homes). It is also possible that the land at Hill House becomes available for development during the Neighbourhood Plan period under a Neighbourhood Development Order (see section 4.9).

Whilst it is expected that more than 54 homes will be built in the village over the plan period given the evidence above, in all cases developments are expected to be compliant with this Neighbourhood Plan and to contribute to the objective of sustainable development.

## **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>18</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, development proposals other than brownfield sites, limited infill and barn conversions, have been rejected by EHC. This Neighbourhood Plan follows this 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 hamlets of Green Tye, Perry Green and South End 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 also be viewed as undesirable coalescence.

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>19</sup>. This Neighbourhood Plan recommends that the boundary<sup>20</sup> is updated as shown on the Policies Map (Figure 4). The boundary changes are primarily made to permit development of sites allocated under this Neighbourhood Plan that are adjacent to or straddle the existing boundary.

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<sup>18</sup> Most recently stated in District Plan Policy GBR2 Rural Area Beyond the Green Belt

<sup>19</sup> District Plan Chapter 10 Villages, para 10.3.5

<sup>20</sup> The District Policies Map October 2018 South East Quadrant Sheet D Inset map 21 illustrates geographically the location of the Much Hadham village boundary

Each change is described below:

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 at least 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.

Front Lodge (X3). The house is accessed from the High Street. It is visibly part of the street scene northwards from the War Memorial. 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 encroachment into the rural area by further development.

Nimney House (X4). This house and Front Lodge (above) are the only two on the west side of the B1004 from Station Road to New Barns Lane not designated as within the village boundary, which is anomalous.<sup>21</sup> It is visibly part of the street scene in the centre of the village. Extending the boundary also opens up the option for windfall housing on this sizeable, sheltered site.

South Plot, Culver (X5). The boundary is extended eastwards from Widford Road to include the South Plot where three homes are being constructed.

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

I. The District Plan allows a Group 1 village preparing a neighbourhood plan to redraw its boundaries to accommodate additional housing development. The Much Hadham village development boundary is amended in this Neighbourhood Plan, as shown on the Policies Map, Figure 4 (X1 to X5), to include three development site allocations which were located outside but adjacent to the boundary. These are at Hopleys, The Bull Inn and South Plot Culver. There are also two amendments to regularise the inclusion of village properties on the west side of Tower Hill/High St at Front Lodge and Nimney House.

II. Development outside the village development boundary, as amended by I. above, is considered inappropriate. Exceptions to this are limited to development:

- a) conforming with one or more of District Policies GBR1 Green Belt, GBR2 Rural Area Beyond the Green Belt, HOU4 Rural Exception Affordable Housing Sites or HOU5 Dwellings for Rural Workers, or
- b) brought forward through a Neighbourhood Development Order or a Community Right to Build Order.

### **4.3 Housing Mix**

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

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

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<sup>21</sup> On the east side, only Grade 1-listed The Hall is outside the village boundary over the same distance.

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>22</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>23</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 assume that there is a pent-up demand for housing specifically targeted at downsizers.

Also, 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.

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

I. To meet the needs of younger people and downsizers, 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.

II. 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 significant 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.

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<sup>22</sup> Appendix A. Housing Needs Evidence includes more discussion on why these groups are prioritised

<sup>23</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.



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>24</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.

The NPPF currently prevents planning policies from requiring affordable housing on any development of fewer than 10 units (unless the area of the site is 0.5ha or more.<sup>25</sup>). For developments of 11-14 units EHC requires 35% affordable housing and this increases to 40% for 15+ units.<sup>26</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 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. PRE-APPROVED SITES.

The remaining 29 homes required by 2033 to achieve the overall minimum target of 54 homes are expected to be largely delivered by the sites allocated in this Neighbourhood Plan under the site assessment process<sup>27</sup>. The policies for each site follow below. For any allocated

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<sup>24</sup> Definitions of these terms are provided in the NPPF 2021 Annex 2: Glossary p64

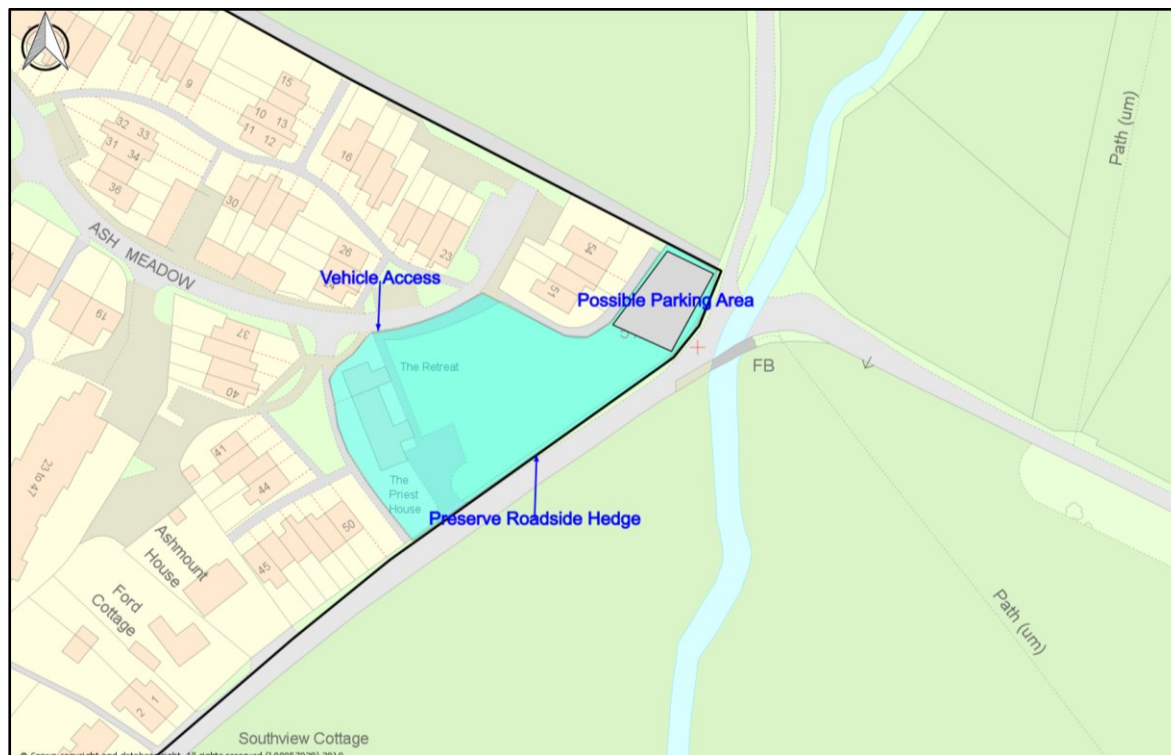
<sup>25</sup> NPPF para 64

<sup>26</sup> District Plan Policy HOU3 Affordable Housing

<sup>27</sup> <https://www.muchhadhamnp.com/supporting-material>

site to be developed, a planning application will need to be submitted to EHC in the usual way for approval. Further sites not identified in this Plan may also be the subject of planning applications.

#### 4.6.1 Priest House



|                                 |   |
|---------------------------------|---|
| <b>Site Name:</b>               | Priest House                            |
| <b>Site Origin:</b>             | Owner                                   |
| <b>Site size:</b>               | 0.26 ha                                 |
| <b>Current Use:</b>             | Residential                             |
| <b>Site address:</b>            | Priest House, Malting Lane              |
| <b>Proposed Use:</b>            | Residential 7+ additional dwellings     |
| <b>Location:</b>                | Within the village development boundary |
| <b>Brownfield / Greenfield:</b> | House and Garden                        |

#### Background

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

The requirement is for a net gain of a minimum of 7 dwellings with sufficient self-contained parking provision. The housing density is expected to reflect that of the Ash Meadow estate

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 a proposed local green space<sup>28</sup> and the River Ash ford, a popular viewing 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 Malting Lane 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.

#### Environment

The current land use is largely as an extensive garden surrounded for the most part by substantial hedging and including mature trees. Development of the site will result in a loss of habitat for birds, insects and small wildlife so it is required that mitigation, compensation and enhancement measures are put in place to ensure a net gain in biodiversity.

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<sup>28</sup> L3 – Northern Fields, Culver Estate – as described in Chapter 10



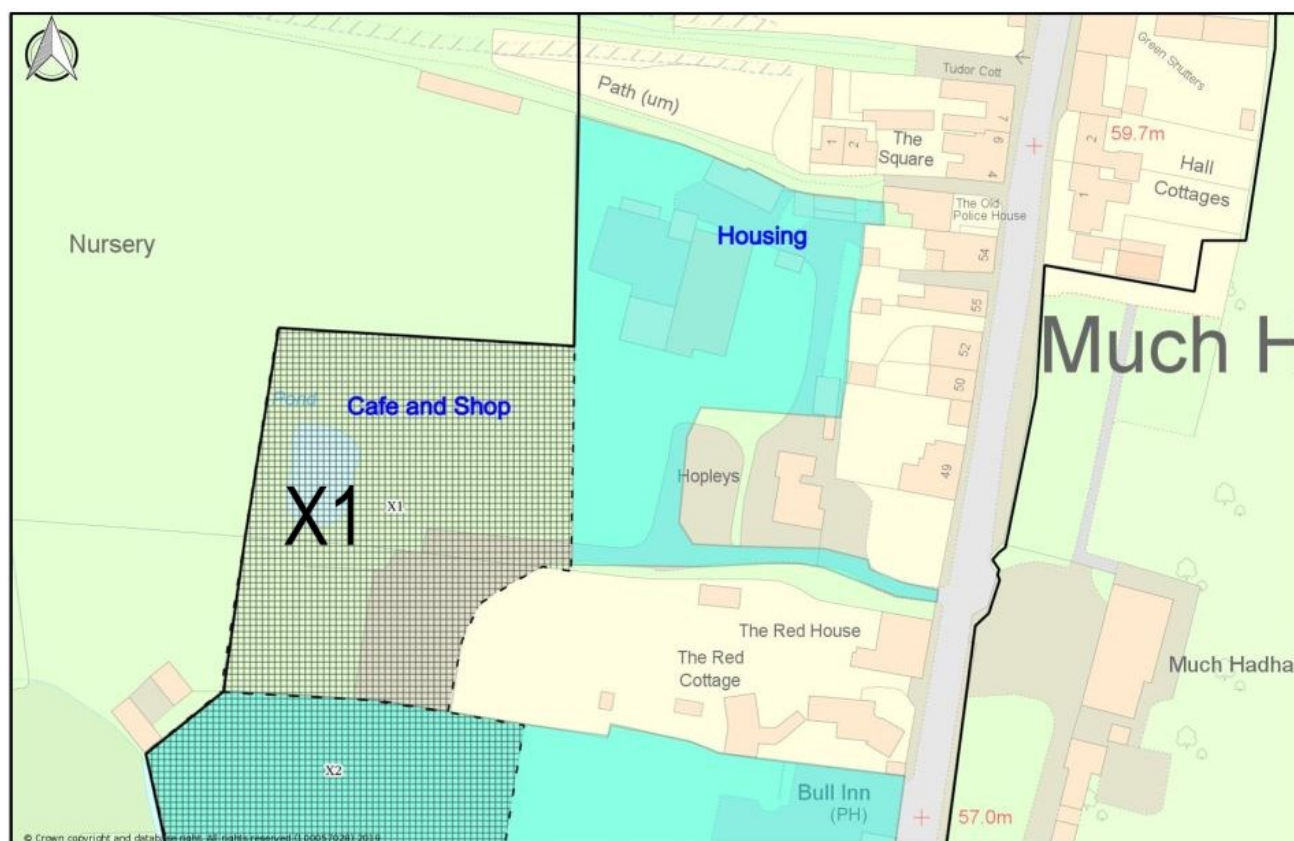
### **Policy MH H4: Priest House**

I. Land at the Priest House, Malting Lane is allocated as a residential development site to accommodate a net gain of at least 7 homes, where all the criteria in II. are met.

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

- a) Provides a range of dwelling types and mix in accordance with Policy MH H3 Type and Mix of Housing
- b) Site layout, density and design to complement the character of the built environment of Ash Meadow.
- c) The height and mass of new homes should respect the site's sensitive location on the edge of the village opposite a Local Green Space.
- d) Building design should be contemporary and appropriate for the rural location.
- e) Primary access to / egress from the site for all pedestrians, road users and site construction traffic to be from Ash Meadow.
- f) Sufficient parking is to be provided in accordance with Policy MH D3 Vehicle Parking Provision.
- g) One parking space to be provided for each home with the remaining parking requirement to be in a shared parking area at the northeast of the plot, to reduce the impact of the built form overlooking the ford.
- h) 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.
- i) Provision within the site should be made to retain the turning facility at the existing Malting Lane access for vehicles in the event that the ford is flooded.
- j) The amenity of immediate neighbours is respected.
- k) No habitable built form should be located in flood Zones 2 or 3 or where surface flooding is evident.
- l) Site surface water drainage to be designed to avoid run off on to Malting Lane.
- m) The character of the Conservation Area is preserved or enhanced.
- n) Mitigation, compensation and enhancement measures will be required to achieve an overall net gain for biodiversity.

#### 4.6.2 Land at Hopleys



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

#### Background

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 (now closed) with car parking and substantial historic gardens<sup>29</sup>. Following the landowners' retirement in 2018, the commercial nursery ceased business and the gardens closed to the public. A small retail operation selling plants and garden equipment, and a café serving visitors 6 days a week have both closed too. A small garden design business is still based here, however.

<sup>29</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.

The café was a valuable source of employment and a much-appreciated community asset but its location constrained 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 slightly larger than the previous facility to allow improved toilet and staff welfare facilities and create employment in the village, further justifying the reshaping of the boundary.<sup>30</sup>

### 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. At least 9 new homes to include a house for the owners and the retention / conversion of a 19<sup>th</sup> century weather-boarded barn are proposed on 0.49ha of the 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 and the need to avoid harmful overlooking of neighbours, this represents the maximum density that this site could realistically support.

### 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 Use Class A, B1 and D), which should be underpinned by a s106 agreement when a planning application is submitted or a condition attached to any consent.

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 if required. It is noted that the boundary wall to the north of the exit is protected from demolition without prior consent. A small pedestrian 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.

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<sup>30</sup> A planning application 3/20/2375/FUL for housing and commercial development was submitted in November 2020. It differs in some aspects from Policy MH H5: Land at Hopleys.

A new road access directly from the Bull Inn site to Hopleys, crossing the shared boundary behind Red House, would not be supported, although a pedestrian path would be should the existing restrictive covenant preventing it ever be extinguished.

### 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 if there are no alternative proposals for it. Parking for the new housing would be on site.

As the site is elevated, site surface water drainage must not be allowed to flow on to the High St. Additionally, by attention to the site layout, the amenity of immediate neighbours to the east of the site should be respected by avoiding overlooking.

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

### Environment

The preservation of the historic garden must be a priority, albeit no longer routinely open to the public. 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, and for its contribution to biodiversity.

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

I. Land at Hopleys within the village development boundary is allocated as a residential development site to accommodate at least 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 former café/retail business to be relocated, to retain this valued community asset and local employment.

III. A single planning application for new homes and the replacement of the café/retail business should be submitted. Permission will not be granted for just new homes or just a café/retail business. This is to secure all the required benefits of extending the village development boundary into the historic garden.

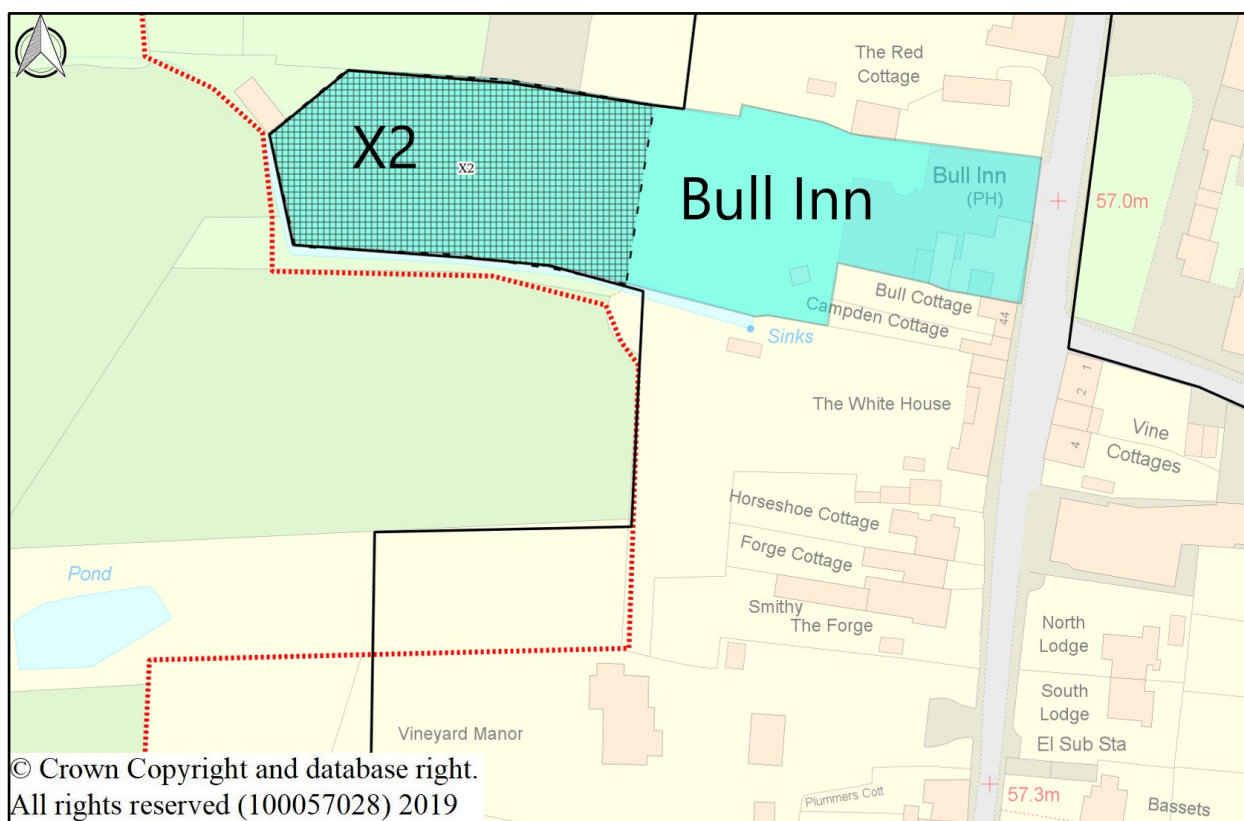
IV. In the event that a café cannot be secured or retained in the new café/retail premises, future changes of use of the building to A, B1 and D uses may be acceptable.

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

- a) Site layout, height/mass and design is to complement the character of the local built environment
- b) Development proposals should include details of any changes required to the design of the garden as a result of the development. Design must be of the highest standard and 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) Sufficient 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 protected 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.
- h) Mitigation, compensation and enhancement measures will be required to achieve an overall net gain for biodiversity.



#### 4.6.3 The Bull Inn



#### Indicative Plan

The landowner has provided this indicative plan as a suggested site layout and access with 6 homes. It is illustrative only. A planning application, which may differ from this design will need to be submitted and approved in the usual way.



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

### Background

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 public house and a beer garden in line with that shown in the indicative site allocation plan, so as to enhance its commercial viability, 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, through the pub car park and on to the rear of the site. 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 should the existing restrictive covenant preventing it ever be extinguished.

## Design and Layout

The topography of the site means that it is higher than that of neighbouring housing. Any development needs to avoid appearing dominant and hence the requirement for single-storey dwellings. 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.

The sloping site presents a risk of surface water run off on to the High St or possibly into the pub cellar if the stream on the southern boundary is in flood, perhaps due to debris blockage. Surface and fluvial water management will be needed to avoid these risks.

## Environment

Although the site is amenity land, it is largely untended and to some extent has reverted to nature, with overgrown grass providing cover for badger setts and small mammals. Mature trees surround three sides of the site, which backs on to open fields. A stream runs around two sides of the site. Unrestrained development would lead to a net loss of biodiversity, so proposals must show how this will be turned into a net gain.

### **Policy MH H6: 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) – j):

- a) Site layout, height/mass and design to be sympathetic to the character of the neighbouring properties.
- b) Due to the topography of the site and its sensitive location, the development will consist only of single storey homes.
- c) Development proposals must preserve or enhance the significance of the neighbouring listed properties
- d) A Construction Management Plan will be required to ensure that the commercial operation of The Bull Inn is not adversely affected during construction of the new homes.
- e) 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.
- f) Sufficient parking is provided in accordance with Policy MH D3 Vehicle Parking Provision, with no net loss of car parking for the pub.
- g) All appropriate site boundary trees to be retained, together with the existing mature willow and ash on either side of the access drive.
- h) Site surface water drainage to be designed to avoid run off on to the B1004 under all conditions.
- i) The character of the Conservation Area is preserved or enhanced.
- j) Mitigation, compensation and enhancement measures will be required to achieve an overall net gain for biodiversity.



#### 4.6.4 South Plot, Culver

In the submission draft of this Plan a 0.49-hectare site at South Plot Culver (boundary extension X5) was allocated for housing. A planning permission for 3 detached houses has now been implemented. This will count towards the parish's contribution to housing need. Former Policy MH H7 is not used in this Plan.

#### 4.6.5 Sites with Planning Consent

### **Policy MH H8: Sites with Planning Consent**

Four homes across three sites have planning consent: Old Nurseries, Rear of Ashview on Tower Hill, and Yew Tree House. They are allocated for at least 4 homes (see further details and a map showing the sites in APPENDIX B. PRE-APPROVED SITES). If the current planning permissions are not built out, a future proposal should comply with the policies in this Neighbourhood Plan.

### **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.

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 Specialist Housing for Older and Vulnerable People<sup>31</sup>**

Much Hadham has a high proportion of elderly people<sup>32</sup> and this is likely to increase in line with wider demographic trends<sup>33</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 all tenures, thereby enabling appropriate housing which is not provided through the open market<sup>34</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

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<sup>31</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>32</sup> 2011 Census - proportion of population age 65+: East Herts 15.4%, Much Hadham 20.7% (in 2001: 16.9%)

<sup>33</sup> There is more discussion of this in Appendix A Housing Needs Evidence

<sup>34</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.

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<sup>35</sup>. The indicative plan for housing at The Bull Inn<sup>36</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.

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.

The East Herts housing register in June 2019 had 15 applicants, of which three wanted sheltered housing. Seven applicants wanted one bed homes, of which four were over the age of 70.

### **Policy MH H9: 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.

## **4.9 Hill House and Land to the Rear**

Hill House and the land to the rear ("the Barn School field") is not an allocated site in this Plan but it is identified as a reserve site by virtue of its central location and likely availability following a change of ownership.

Any development proposal should take into account:

- The findings of the Strategic Environmental Assessment that, without mitigation measures, development would have negative effects on landscape, land, soil and water resources, and the historic environment
- The site is in the Conservation Area and an Area of Archaeological Significance
- Hill House is Grade II listed
- There appears to be no viable highway access from Ash Meadow or Oudle Lane (identified as a tranquil Local Lane in paragraph 12.2)
- The number of people requiring affordable homes in Much Hadham who are on East Herts housing needs register (in June 2019 there were 15 applicants).

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<sup>35</sup> Referenced in earlier footnote 32

<sup>36</sup> Section 4.6.3 above

The land to the rear remains in the Rural Area Beyond the Green Belt, as shown on the Policies Map, but adjacent to the village development boundary. This makes it potentially suitable for a Rural Exception Scheme providing affordable housing in perpetuity to households which are either current residents or have an existing family or employment connection. This could come forward through a Neighbourhood Development Order and be promoted by a community land trust. The need for development of this site would have to be supported by a parish-wide housing needs survey, demonstrating that there are people living in the parish who are in housing need and are unable to compete in the general housing market (to rent or buy) due to the low level of their income.

It is recognised that this land is adjacent to the existing health centre. Suggestions to relocate and modernise the health centre, expand the car park and add other health services such as a dental practice and physiotherapist have been made. Whilst it is an objective to "Support the creation of a multi-disciplinary/integrated health centre should the opportunity arise", it is beyond the scope of this Plan to create feasible policies to deliver it whilst the landowner's intentions are unknown.

In the meantime, Policy MH H10 will serve to futureproof the Neighbourhood Plan without being prematurely prescriptive as to what form any housing development should take.

### **Policy MH H10: Hill House and Land to the Rear (formerly Barn School)**

I. To help meet any future additional housing need for Much Hadham, the land to the rear of Hill House, outside the village boundary could be brought forward for development through a Neighbourhood Development Order. The need must either be required or proven and supported by a parish-wide housing needs survey.

II. Any proposal must preserve the Priority Views V6 and V12, preserve the tranquillity of Oudle Lane, and ensure that there would be minimum adverse effects on the landscape, the conservation area and the historic environment.

III. Any proposal must include the retention and maintenance of the wooded area on the western boundary, situated between the rear boundary of Elm House and footpath 25.

IV. Proposals should consider making provision for some or all of the following features:

- a permissive path or public right of way (PROW) along the boundary with Oudle Lane to connect the footpath network at the ford on Malting Lane with the undesignated footpath along the southern boundary of St. Andrew's school
- the creation of accessible green space, which could include planting, nature trail and/or allotments
- a children's structured activity area
- improvements to the biodiversity of the site e.g. through a wet nature reserve or a wild meadow area
- the improvement of the green boundaries to the site.

V. Mitigation, compensation and enhancement measures will be required to achieve an overall net gain for biodiversity.



Figure 6 Hill House

## CHAPTER 5. Design

"The creation of high quality beautiful and sustainable 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>37</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 Sustainable Design

Good design can positively influence the sustainability of Much Hadham in a number of ways. For example:

- Economic sustainability can be encouraged by the inclusion of working from home spaces within new housing or extensions to existing homes, or through development that enables people to work near where they live.
- Environmentally, design can improve air quality through tree planting, reduce flood risk through the inclusion of sustainable urban drainage systems, and encourage sustainable travel through road layouts and cycle networks.
- Socially, good design can improve wellbeing by facilitating neighbourly interaction and physical activity through the inclusion of public space.

District Plan section 17.3 Sustainable Design provides ways by which sustainable design can be achieved. The District Plan promotes the use of a 'Sustainable Design Toolkit'. This forms part of 'Building Futures'<sup>38</sup>, a guide to promoting sustainability in development. It also

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<sup>37</sup> NPPF 2021 para 126 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>38</sup> [www.hertslink.org/buildingfutures](http://www.hertslink.org/buildingfutures)

promotes the Home Quality Mark<sup>39</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 sustainable design are achieved and embraced, and supports the guidance provided by 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.

District Policy DES4 Design of Development is supported but this Plan goes further by requiring proportionate evidence to be provided of the reasons for the design choices made in preparing a planning application. It requires proposals to demonstrate sustainable principles have been applied, that sustainability will be achieved through design. The onus is on the proposals to demonstrate design policy compliance rather than the planning authority having to gather the evidence from the planning application for such an assessment.

### **Policy MH D1: Sustainable Design**

I. Planning proposals must provide evidence proportionate to the size of the scheme that a comprehensive design process has been carried out to achieve sustainable high-quality design

II. Developments of 5 or more homes will be expected to show engagement with the local community before detailed design proposals are submitted.

III. Planning proposals must provide proportionate evidence that design principles based on the sustainable design objectives set out in the District Plan section 17.2 Design Objectives 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.

## **5.2 Housing Design**

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.

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>40</sup>.

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<sup>39</sup> [www.homequalitymark.com/standard](http://www.homequalitymark.com/standard)

<sup>40</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.



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:



Figure 7 Thatched, timber frame house(left) and Jetted house with handmade tile roof (right)



Figure 8 House with exposed timber frame (left) and Brick built almshouses (right)

District Policy HA4 Conservation Areas requires applications to conform with any Conservation Area Character Appraisals. Guidance on local design characteristics can be found in the Much Hadham Conservation Area Appraisal and Management Plan. This provides a general overview for each of 3 areas designated A, B and C, depending on where a particular site lies. For each area, specific properties are described including details of noteworthy architectural features. Architects will find inspiration here when designing new dwellings in terms of materials, form of construction and architectural detailing.<sup>41</sup> The following examples are indicative of the standards being sought.

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<sup>41</sup> Much Hadham Conservation Area Appraisal and Management Plan 2013 ibid

Doors: A wide range of door styles is in use throughout the parish but care should be taken with design features such as glazing, fittings, porches etc as poor choices could mar the harmony of the street scene.



Figure 9 Examples of the variety of front doors in Much Hadham

Windows: A wide variety of window designs are used. Many of these reflect much earlier methods of manufacture which necessitated smaller glass panes (examples shown below). Some of the styles could be considered for new builds.



Figure 10 Examples of window shapes, sizes and designs in Much Hadham

Roof design: Roof design for new builds should blend in well with those of nearby houses. Examples of some local roof types and detailing are shown below, including the beneficial use of special features in exceptional cases (e.g. a weathervane). Roof materials used in the past include thatch, slate, red Rosemary tiles or interlocking concrete tiles.





Figure 11 Examples of roof details in Much Hadham

Brickwork and walls: A wide variety of brickwork type and styles is in use throughout the parish. These include reds, brindles, London or Cambridge yellows. Most types of brick will probably blend in well within the village, although developers should try to be sympathetic to the styles in use nearby. Painted walls are also commonplace with colours tending to be those that blend in easily - pastel colours, or colours that match nearby brickwork.



Figure 12 Examples of brickwork details in Much Hadham

The use of flint and brick as a combination material is reasonably common in the parish (illustrated below). Similar approaches could be applied for new builds.



Figure 13 Examples of use of flint and brick in combination in Much Hadham

Rendering and simple pargetting in local traditional patterns used on listed buildings, with some examples illustrated below, would also be appropriate on adjacent new structures.



Figure 14 Examples of rendering and simple pargetting in Much Hadham

To further assist developers, the Plan policy provides a short design guide based on features of local distinctiveness that are considered desirable and to be complied with in new buildings, extensions and alterations.

### **Policy MH D2: Design Guide for New Development**

I. The design of a new building, extension or alteration should harmonise with its surroundings. Within the Conservation Area, proposals are required to demonstrate how they do this by referencing the design character of the area within which they fall, as assessed in Section 6, Much Hadham Conservation Area Appraisal.

II. In particular, the following design guides apply:

- a) Local distinctiveness - recognise that the settlement patterns of the village and hamlets are key to the distinctive nature of the parish by contributing to and harmonising with it;
- b) Styles - new development should respect and enhance local character with a sufficient variety of styles. Contemporary designs may be acceptable in achieving this;
- c) Proportions - 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) Building height - to conform to the nature and style of the village, building should preferably be no more than two storeys high, with a maximum of 3 storeys above ground level if the roof space is used too.
- e) Wall and elevation materials - 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;
- f) Roofs - pitched roof extensions are desirable visually. The use of natural materials such as slate, clay tile and thatch is encouraged;
- g) Boundaries - 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;
- h) Access - splays must provide adequate sightlines without being out of scale with the street on to which they open;
- i) Hardstanding - should be constructed of locally appropriate permeable materials such as stone or brick paving, hoggins and gravel.

### 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.

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>42</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>43</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>44</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. It is recognised that developers may wish to exceed EHC's standards.

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<sup>42</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>43</sup> Final Village Hierarchy Study – August 2016

<sup>44</sup> Supplementary Planning Document Vehicle Parking Provision at New Development 2008  
[www.eastherts.gov.uk/vehicleparking](http://www.eastherts.gov.uk/vehicleparking)

### **Policy MH D3: Vehicle Parking Provision**

I. The District Plan's standards shall apply, but where this can be achieved without reducing the number of houses specified for a site in this Plan, more extensive parking provision will be welcomed.

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. Gated estates will not be permitted.

II. Where new or replacement access gates to a home are proposed as part of a development, consideration should be given to using materials that enhance visual permeability.





Figure 15 Permeable gates at Hadham Hall

## 5.6 Bin Storage

The District Plan requires provision is made for the storage of bins and ancillary household equipment<sup>45</sup>. This is insufficient for Much Hadham because it allows for bins to be stored at the front of dwellings, which could detract from the attractive street scenes.

The NHBC (National House-Building Council) guide Avoiding Rubbish Design<sup>46</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

Development proposals should include provision for storage of bins and ancillary equipment designed in accordance with the good practice contained in the NHBC guide Avoiding Rubbish Design.

<sup>45</sup> District Plan Chapter 17 Design and Landscape Policy, DES3 Design of Development I.(e)

<sup>46</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 2030. 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**

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>47</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.

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

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<sup>47</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>

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.



Figure 16 Station Road (not adopted) damage to verges and danger to pedestrians

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 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. There are no cycle routes connecting Much Hadham to the main settlements of Bishop's Stortford, Harlow and Ware.

Hertfordshire's Local Transport Plan 2018-2031 (LTP4) provides a policy foundation for a balanced approach through sustainable transport provision and encouraging sustainable travel choices. However, Much Hadham presents significant challenges in delivering this and will not always be able to do so whilst the motor vehicle remains the only viable travel option for most residents to travel to other settlements e.g. for work and shopping. Nevertheless, where the opportunities arise, the planning policies will facilitate active, sustainable travel choices, particularly for short journeys.

For example, 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.<sup>48</sup>

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.

### **Policy MH ITC1: Transport**

I. Development proposals should identify the realistic level of highways 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 adverse impacts.

II. Development that would give rise to unacceptable highway and transport impacts such as displacement parking, unsafe access / egress layouts or reducing options for active travel will not be permitted.

III. Where new development is planned, consideration should be given to the opportunity to create new permanent rights of way and green space that enable active travel modes.

## **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 ITC2: Communications**

I. Development proposals should include the installation of 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.

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<sup>48</sup> District Policy TRA1 Sustainable Transport is the primary policy to achieve this



## CHAPTER 7. Local Economy, Employment and Tourism

The Economic Development Vision<sup>49</sup> in the District Plan has priorities that include:

- 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

The Parish Council supports these but gives primacy to 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 approximately 600 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>50</sup> It is important that planning decisions recognise the economic benefits of the best and most versatile agricultural land.<sup>51</sup> In Much Hadham, this is classified as Grade 2 (very good) and Grade 3 (medium quality).<sup>52</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>53</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. 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 be unlikely to be appropriate.

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

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<sup>49</sup> District Plan, Table 15.1

<sup>50</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>51</sup> NPPF paragraph 174

<sup>52</sup> <http://publications.naturalengland.org.uk/publication/127056>

<sup>53</sup> See Appendix F – Largest Employers in the Parish for more details

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 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. Development proposals for new business and employment opportunities or the expansion to existing facilities will in principle be supported, providing that any development is not in conflict with other policies in this Plan.

II. New proposals for, or the expansion of existing B8 Use Class facilities, will be allowed where they can demonstrate that they will not have an unacceptable impact on the highway network.

## **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 holiday lodge 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. Development proposals to attract low volumes of personal visitors, particularly if creating local employment, will be supported provided that any development is not in conflict with other policies in this Plan.

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



Figure 17 Much Hadham Fete supporting the local visitor economy

## 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. The Forge Museum is the recipient museum for the discovered archaeology in Much Hadham.

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>54</sup>.

Hertfordshire County Council maintains a database of the archeologically important sites in the area<sup>55</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>56</sup> and should also not be harmed. Policy MH HA2 Non-Designated Heritage Assets (below) gives some protection to (as yet) unknown below ground heritage assets of archaeological interest.

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<sup>54</sup> <https://www.eastherts.gov.uk/submission>

<sup>55</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>56</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>57</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>58</sup>. These sites are offered some protection in District Policy HA8 Historic Parks and Gardens and this Neighbourhood Plan does not propose an extension of policies in this area.

Exceptionally, Hopleys is subject to limited housing development proposals as explained in CHAPTER 4. The intention is for the landowners who created the historic garden over decades to relocate the café to the edge of it. This will free up the brownfield site previously occupied by their business for a development of small homes. This proposal has been discussed with Hertfordshire Gardens Trust who have given in principle agreement to it because of the benefits that it would provide for the village.

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. 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 and the park has been subjected to misuse e.g. with unapproved garden extensions.

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<sup>57</sup> Both documents can be found here: <https://www.eastherts.gov.uk/conservationareas>

<sup>58</sup> "Historic Parks and Gardens" Supplementary Planning Document (September 2007) can be found here: <https://www.eastherts.gov.uk/spd>

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 that 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.

Future development proposals and, indeed, the future management of this historic asset would benefit from a Conservation Management Plan. "A conservation management plan (CMP) is a document that helps develop the management strategy for historic assets, sites and places. It explains the significance of the asset and examines how any future use, management, alteration or repair will be carried out in order to retain that significance. It informs the way an asset is conserved and managed, by establishing why the asset matters and what matters about it."<sup>59</sup>

### **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 of development 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. Development proposals to restore or enhance

- the gardens, park and/or landscape, or
- the Grade 1-listed building

should be accompanied by a Conservation Management Plan.

## **8.5 Non-Designated Heritage Assets**

Non-designated heritage assets are buildings, structures or artefacts of quality that are worthy of protection, but do not meet listing criteria. There are considerable numbers of these assets that make an important architectural or historic contribution to the Conservation Areas of Much Hadham and Green Tye. Many 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?

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<sup>59</sup>

[https://www.designingbuildings.co.uk/wiki/Conservation\\_management\\_plan#:~:text=A%20conservation%20management%20plan%20\(CMP,order%20to%20retain%20that%20significance.](https://www.designingbuildings.co.uk/wiki/Conservation_management_plan#:~:text=A%20conservation%20management%20plan%20(CMP,order%20to%20retain%20that%20significance.)

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 Plan, too, acknowledges the importance of heritage assets to the village and parish, and recognises that due consideration should be taken of the historic environment in considering development proposals.

The Plan extends district policy protection to other non-designated assets not referenced in the Conservation Area reports. More details of these are contained in APPENDIX G.

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

I. The following assets 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
- Water pump beside the Almshouses on Tower Hill
- Water pump on Green Tye Common
- Well House at Moor Place
- Railway Bridges on Kettle Green Lane and over Blackbridge Lane
- Footbridge over the River Ash at the junction of Malting Lane and Oudle Lane
- Bus shelters at junction of Widford Road and Broadfield Way and junction of High Street and Church Lane
- Two George V postboxes at Londis/Post Office and Hadham Mill
- George VI postbox at Hopshill Mount, Perry Green
- Six Elizabeth II postboxes at adjacent to Kirkstalls, Perry Green, junction of High Street and Church Lane, Danebridge Lane, Village Hall, opposite Green Tye Common and junction of Station Road and Windmill Way.

II. Other above ground non-designated heritage assets not identified in Criterion I. and as yet unknown buried heritage assets of archaeological interest may also be given due regard for the purposes of District Policy HA2 Non-Designated Heritage Assets.

III. 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.

IV. 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 assessing its significance under Criterion III above.



Figure 18 Examples of Non-designated Heritage Assets - see Appendix G for more detail

## 8.6 Assets of Community Value (ACV)

The Localism Act 2011 gives parish councils and other local bodies the right to nominate an asset of community value. An ACV could, for example, be a village hall, a pub, or a scout hut. If approved, it is added to a list of such assets maintained by EHC. If a listed asset comes up for sale, community bodies are given an opportunity to express an interest in purchasing it and then given time to bid for it.

### 8.6.1 Valued Community Assets

From a list of 25 potential ACVs, residents at the Consultation day in September 2017 strongly supported (>75% in favour) these assets for protection:

- |  |  |
|--|--|
| • Londis Village Store & Post Office (96% support) | • The Prince of Wales public house (86%) |
| • 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%)                               | • The Hoops Inn (84%)                    |
| • Health Centre and Pharmacy (92%)                 | • Congregational Church (83%)            |
| • The Bull Inn (92%)                               | • Hopleys cafe (81%)                     |
| • Dental Practice (88%)                            | • Sports Pavilion (81%)                  |
| • Forge Museum and café (87%)                      | • Scout Hut and land (81%)               |
| • St. Thomas' Church (86%)                         | • Village allotments car park (78%)      |

Not all these assets would qualify for future classification as an ACV. Nevertheless, any attempt to change the planning Use Class for any of these assets must be justified either by the provision of suitable alternative facilities or evidence that the facility is no longer used.



### **Policy MH HA3: Valued Community Assets**

I. Existing facilities valued by the community are listed below (all in Much Hadham village unless otherwise stated):

- Londis Village Store and Post Office
- St. Andrew's Primary School and Nursery
- St. Andrew's Church
- Village Hall
- Health Centre and Pharmacy
- The Bull Inn
- Dental Practice, High St
- Forge Museum and café – Perry Green
- St. Thomas' Church – Perry Green
- The Prince of Wales public house – Green Tye
- Henry Moore Foundation – Perry Green
- The Mission Hall and field – Green Tye
- The Hoops Inn – Perry Green
- Congregational Church
- Hopleys café (should it reopen)
- Sports Pavilion, Recreation Ground
- Scout Hut and land
- Village allotments car park

II. A request for a Change of Use Class for any facility would need to be supported by evidence that the facility was unused, or its active use was to be transferred elsewhere and would still benefit parish residents.

#### **8.6.2 Assets of Community Value**

The Parish Council is seeking to secure the designation of six properties as Assets of Community Value, thereby bringing them additional protection. These each provide a unique and essential service to the parish and were overwhelmingly supported by the community (see 8.6.1 above):

- Londis Village Store and Post Office
- Health Centre and Pharmacy
- The Bull Inn
- The Prince of Wales public house
- The Hoops Inn
- Village allotments car park

They are also identified as being among the most vulnerable to potential re-development in the event of closure and therefore to be prioritised for protection.

### **Policy MH HA4: Assets of Community Value**

All Assets of Community Value listed by East Herts Council will be retained in community use unless they are:

- a) Demonstrated to be no longer needed, or
- b) Demonstrated to be no longer viable, or
- c) Replaced by better facilities as part of a development proposal.

## 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 as Green Belt to the north east of Green Tye. The protection of the natural environment and countryside is to a significant extent achieved through district policy restraints on development. Where development is being considered, the core principle contained in the Defra 25 Year Environment Plan<sup>60</sup> requiring all development to achieve environmental net gain is followed here.

### 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>61</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>62</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.

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<sup>60</sup> <https://www.gov.uk/government/publications/25-year-environment-plan>

<sup>61</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>62</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.

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 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>63</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.

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<sup>63</sup> The Wildlife Sites Inventory for East Herts 2013 pdf document can be found by using Search at <https://www.eastherts.gov.uk/planning>

Designated Local Wildlife Sites in Much Hadham parish are<sup>64</sup>:

| <b>Reference</b> | <b>Name</b>                  | <b>Reason</b>  |
|------------------|------------------------------|--|
| 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          |
| 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 policies.

#### 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 are sites that may contain habitats listed for protection under section 41 of the Natural Environment and Rural Communities Act (the NERC Act). These 'non-designated sites' have been mapped in APPENDIX E. MAP OF WILDLIFE SITES 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.

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<sup>64</sup> These designated sites are mapped at Appendix E (please refer to legend. Non-designated sites are also mapped):

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.

The District Plan 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.....as even non-designated environments contribute significantly to the success of the wider ecological network."<sup>65</sup>

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 by forming stepping stones along a corridor linking habitats for example. For the avoidance of doubt, we specifically require District Policy NE2 Sites or Features of Nature Conservation Interest (Non-Designated) to be applied to the mapped non-designated wildlife sites in APPENDIX E. MAP OF WILDLIFE SITES.

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 biodiversity, trees, hedgerows and ancient woodland.

### **Policy MH LNE1: Non-Designated Wildlife Sites and Green Corridors**

I. Development should conserve and enhance biodiversity and deliver measurable biodiversity net gains of a minimum of 10% in biodiversity units (in accordance with the DEFRA biodiversity metric as amended) in perpetuity. The nature conservation value of the designated Local Wildlife Sites listed in the table within section 9.2.1, and other significant habitats including the River Ash, will be protected from any harmful impacts of development, in accordance with their status.

II. Development should avoid areas coloured green or purple in the Hertfordshire Ecological Network Mapping (HEN) in Appendix E. Development which would cause significant harm to these areas should either be refused, or the mitigation hierarchy applied. If it is decided that development is in the public interest, in accordance with national planning policy guidance, a measurable net gain of 10% must be demonstrated. This should preferably be located in purple or orange areas of the HEN map, where it will have most ecological benefit.

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<sup>65</sup> District Plan paragraph 20.2.8



Figure 19 Carpet of Bluebells in Sidehill Wood

### 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 is to survive. There are only ~200 chalk rivers worldwide so chalk geology is rare and each remaining chalk river and stream is of global importance.

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 riverbed 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. Invasive species like Himalayan balsam are problematic. 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>66</sup> To improve the river for wildlife and residents, and help meet the UK's obligations under the Water Framework Directive<sup>67</sup>, a Catchment Management Plan could be prepared. This would be created through a partnership of the Environment Agency, HCC Countryside and Right of Way Service, riparian landowners and other interested parties.

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 H. PARISH COUNCIL ACTION PLANS.

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 riverbank 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.

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<sup>66</sup> [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)

<sup>67</sup> <https://www.daera-ni.gov.uk/articles/water-framework-directive>



### **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.

#### 9.2.5 Improving Tree Resilience<sup>68</sup>

There are a number of threats to Hertfordshire's trees which are likely to have an impact upon the landscape with potential degradation over the coming decade. Climate change will influence the success of certain species whilst favouring others. Pests and diseases are also a threat. Ash Dieback (*Hymenoscyphus fraxineus*, formerly known as *Chalara*) was first discovered in UK Common Ash in 2012. It is predicted that approximately 90% of the UK Ash population will be lost to the landscape as a consequence. In particular, woodland ash trees are predicted to be significantly affected.

There are significant other pest pathogens found in mainland Europe for which there is a risk of importation through global trade. A recent arrival is the Oak Processionary Moth, which poses a public health threat.

The strategy for mitigating for this loss in advance includes guidance on the variety of tree species to be planted that will compensate for the loss of both landscape and habitat features as well as being resilient to a changing climate:

- Conservation management of existing woodland to enable regeneration of a range of native species including Ash, to improve woodland resilience
- Tree and woodland planting for the purpose of tree/landscape resilience on sites which do not currently have a significant wildlife value e.g. arable land
- Choice of plants including trees for development landscaping to be grown from seed sourced from Provenance Zones 402/405/406 and grown in the UK
- An overarching recommendation is to follow BS 8545 Trees: From Nursery to Independence in the Landscape.

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<sup>68</sup> This section is entirely sourced from the Pre-Submission consultation response from HCC, with thanks.

### **Policy MH LNE3: Tree Resilience**

I. Planting associated with new development should avoid species associated with the importation of non-native invasive species or predicted plant disease such as Xylella. Imported trees should be held in British quarantine for a full growing season and checked to ensure plant health and non-infection by foreign pests or disease before field planting.

II. To help prevent rapid spread of any disease, tree and shrub species selected for landscaping / replacement planting as part of a development proposal should be a diverse range.

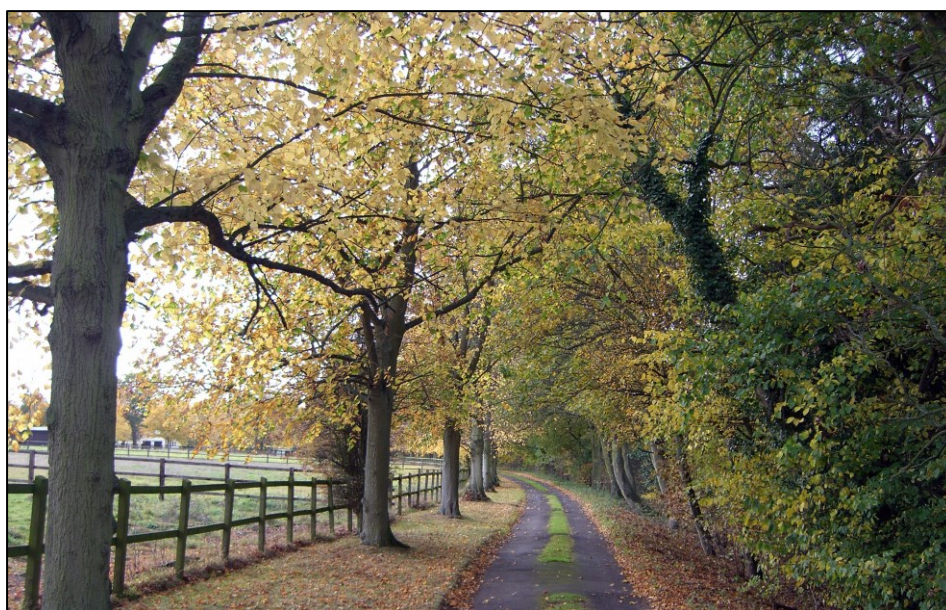


Figure 20 Avenue of trees off Winding Hill

## CHAPTER 10. Green Spaces

### 10.1 Local Green Spaces

The District Plan invites "Local communities, through Neighbourhood Plans (to) identify green areas of particular importance to them for special protection."<sup>69</sup> By designating land as "Local Green Space" in the Neighbourhood Plan it is offered protection from development consistent with that for the Green Belt.

A site that is so defined must meet the criteria specified in the NPPF<sup>70</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>71</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); | • not have a national designation or right of way; |
| • be relatively small (< 10 hectares);          | • not be common land or village green;             |
| • not have planning permission;                 | • not be private garden;                           |
| • have a known landowner;                       | • 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. For the avoidance of doubt, designation as Local Green Space does not permit public access to the land, which remains in private ownership. Walkers should remain on designated public rights of way and the country code should be observed.

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<sup>69</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>70</sup> NPPF 2021 para 102

<sup>71</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>



L1: Great Leys - north of Kettle Green Lane (82%) – 6.25ha



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>72</sup>, recognised as such by the Hertfordshire Gardens Trust, and is to be protected.<sup>73</sup> "The entirety of the landscape around Moor Place itself is of the highest quality.....".<sup>74</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>72</sup> Supplementary Planning Document to the East Herts Local Plan Second Review 2007

<sup>73</sup> District Policy HA8 Historic Parks and Gardens

<sup>74</sup> Much Hadham Conservation Area Appraisal and Management Plan 2014 p65

L2: Lower Park - east of Moor Place (86%) – 7.2ha



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>75</sup> in recreating the view from over 100 years ago.

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 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.

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<sup>75</sup> Much Hadham Conservation Area Appraisal and Management Plan 2014 p65



L3: Northern Fields – Culver Estate<sup>76</sup> (92%) – 5.5ha



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.

The footbridge at the ford is a popular focal point but the river below can be a dangerous torrent in times of flood. River fauna includes stickleback, bullnose, some trout and much insect life.

The specific OS field references are 9458, 0558, 8847 and part of 0148.

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

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<sup>76</sup> Historically Gall Mead, Dust Mead and First Field Underwood, although precise field boundaries have changed - bordered by Watery Lane, Sidehill Woods, Malting Lane and its ford.

L4: River Ash Meads - from Two Bridges to Watery Lane (89%) – 6.3ha



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 and is hugely popular with visitors and locals alike. 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.

For locals it is part of the 'constitutional' and/or dog walking circuit which links with Oudle Lane. 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%) – 1.5ha





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%) - 1.0ha



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. Northern Fields – Culver Estate
- 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.

III. Development within a designated Local Green Space will be expected to demonstrate how Environmental Net Gain will be delivered that conserves and enhances the Local Green Space.

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>77</sup>.

However, those described below are additional and designated following approval at a public consultation meeting in September 2017<sup>78</sup>. The judgement criteria for priority views were presented at the Consultation event:

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.

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 V14, and discussion of why it is important as a focal or viewing point.

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<sup>77</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

<sup>78</sup> With the exceptions of V6: Land at former Barn School looking west from Steep Jack Hill, and V12 Sidehill Wood bridleway to Barn School field, which were added later

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.



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 guidebooks. 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 guidebooks. 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: Land at former Barn School looking west from Steep Jack Hill<sup>79</sup>



Steep Jack Hill is accessed by the path running north east diagonally up the slope from the kissing gate at its foot. The view at the top, west over the Ash Valley and to the north and south, reveals the importance of the Barn School field to the landscape character of the Ash valley. The field, with its tree-laden boundaries to the east and west, contributes substantially to the unbroken continuity of the wide green corridor along the River Ash.

The view from Steep Jack Hill is unparalleled and cannot be seen or appreciated at the level of the field itself. It is the only view in the parish to show the length and breadth of the valley and to do so with minimal visual intrusion from development over centuries. So successful has been the preservation of the natural environment in this area that the village practically disappears from view here. At the heart of that view is the Barn School field.

The eye picks up on the alternating bands of fields and trees down to the river and then the mirroring of these features rising up the other side of the valley. From this vantage point the view of the Barn School field suffers little housing intrusion, perhaps a rooftop here and there depending on the season. Indeed, Hill House itself is hidden behind mature trees.

Policy MH H10 Hill House and Land to the Rear (formerly known as Barn School) makes clear that any development must preserve this view.

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<sup>79</sup>A note on consultation: this view was only “discovered” after the Pre-Submission consultation. It had erroneously been assumed, on the basis of out-of-date mapping, that it was not available to the public and hence discounted. However, recent OS mapping includes the path described. Although it is not a designated public right of way, it has been used informally for decades and so it is considered that the view is accessible by the public. The owners have acknowledged the existence of the path and are willing to ratify it.



V7: Dane Wood and 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 are Dane Wood and Sidehill Wood, both "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.

V8: 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 for 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.



## V9: 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.

V10: 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.



#### V11: 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.

V12: Sidehill Wood bridleway to Barn School field



This pastoral landscape view from a popular walking and riding route looks up and across the eroded and glaciated moraine valley of the River Ash chalk stream and encapsulates the distant sloping green field of the former Barn School on the other side of the village ford.

Any development of the field beyond the ford, which lies outside the village boundary, would need to be hidden from or minimise any adverse impact on this scene.



V13: 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.



V14: 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.

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

I. The following accessible views are particularly important to the residents of the parish and are designated as Priority Views, as shown on the Policies Map:

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

V2: Moor Place Drive from B1004

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

V4: South east from Kettle Green Lane railway bridge

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

V6: Land at former Barn School looking west from Steep Jack Hill

V7: Dane Wood and Sidehill Wood from west of Chalkdells Farm

V8: South east from River Ash ford to Sidehill Wood

V9: Sidehill House across meadows to Malting Lane

V10: Malting Lane – Old Malt House south across meadows

V11: Sidehill Wood bridleway towards Culver

V12: Sidehill Wood bridleway to Barn School field

V13: Green Tye village green from west to east

V14: Prince of Wales pub from south west of the Green Tye village green

II. New development should ensure the Priority Views are protected. 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

III. 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 parish 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. The PROWs are an important facilitator of the low impact tourism described in Chapter 7.

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 promote safe use of the network too.

#### **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 FP20,22,23,24,25,26&27). These lanes are widely used by "daily constitutional" walkers, dog walkers, churchgoers, horse riders, children (whether on foot, on tricycle/bicycle, or in pushchairs/buggies) and by 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, tranquillity 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, football pitch and dedicated parking, 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 was laid to facilitate 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, with dedicated parking (94% support).



### Policy MH CFLR3: Recreational Open Space

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

- The Recreation Ground (R1)
- St Andrew's School Playing Fields (R2)
- Allotments (R3).

II. 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.



Figure 21 Sports Pavilion at the Recreation Ground



## **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 National Planning Policy Framework, the East Herts District Plan 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. 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**

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.

Given the relatively long Plan period to 2033, it is recognised that these priorities need to be kept under review and are likely to change over the Plan period. These are currently 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 under the custodian trusteeship of the Parish Council such as the recreation ground and village hall, including carbon reduction initiatives.

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.

Additionally, APPENDIX H. PARISH COUNCIL ACTION PLANS contains suggested action plans on a variety of non-planning related topics that have come forward as part of the consultation process.

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

The Parish Council will maintain a schedule of priorities to receive the benefit of funding from the New Homes Bonus, s106 agreements and/or any future funding streams such as Community Infrastructure Levy.

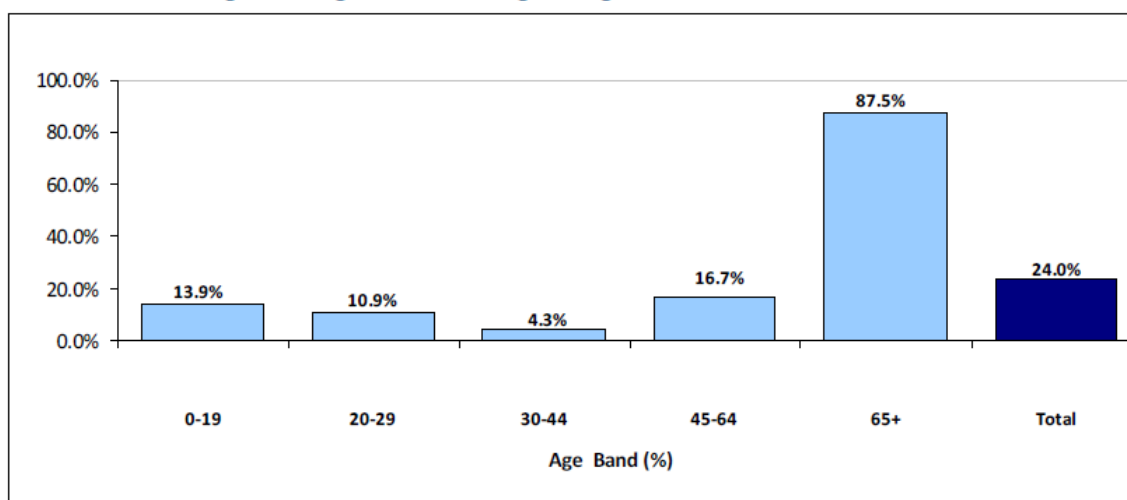
## APPENDIX A. HOUSING NEEDS EVIDENCE

The NPPF<sup>80</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>81</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>80</sup> NPPF 2021 - Paragraph 66: "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>81</sup> Source: East Hertfordshire District Council Housing Needs Survey 2014 by David Couttie Associates (DCA)

## EAST HERTS – AFFORDABILITY

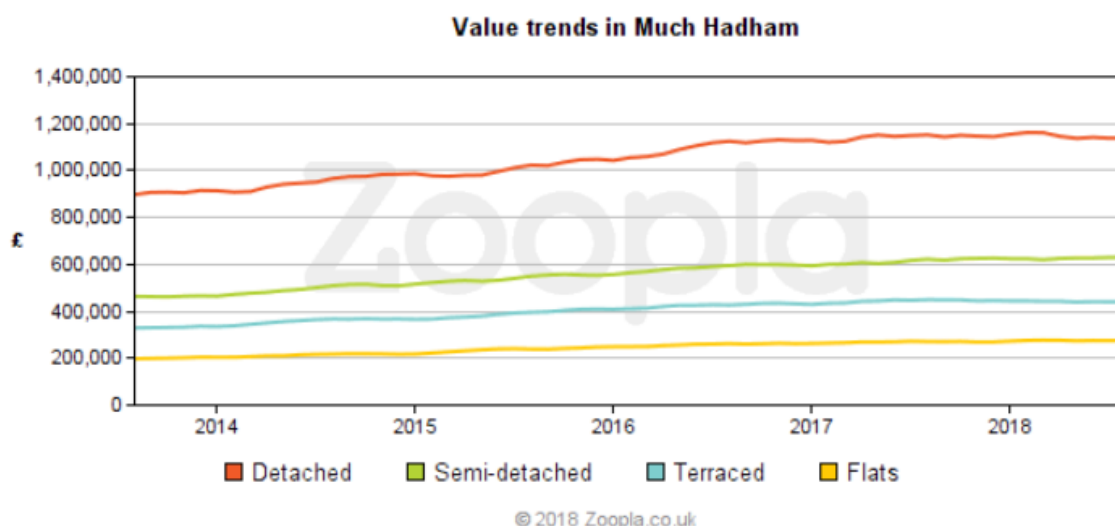
Housing demand is also driven by affordability. According to a National Housing Federation report in 2014<sup>82</sup>, there is a housing crisis in the East of England driven by increasing demand and a lack of new homes being built. The lack of new homes being built has driven house prices out of reach 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>83</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:

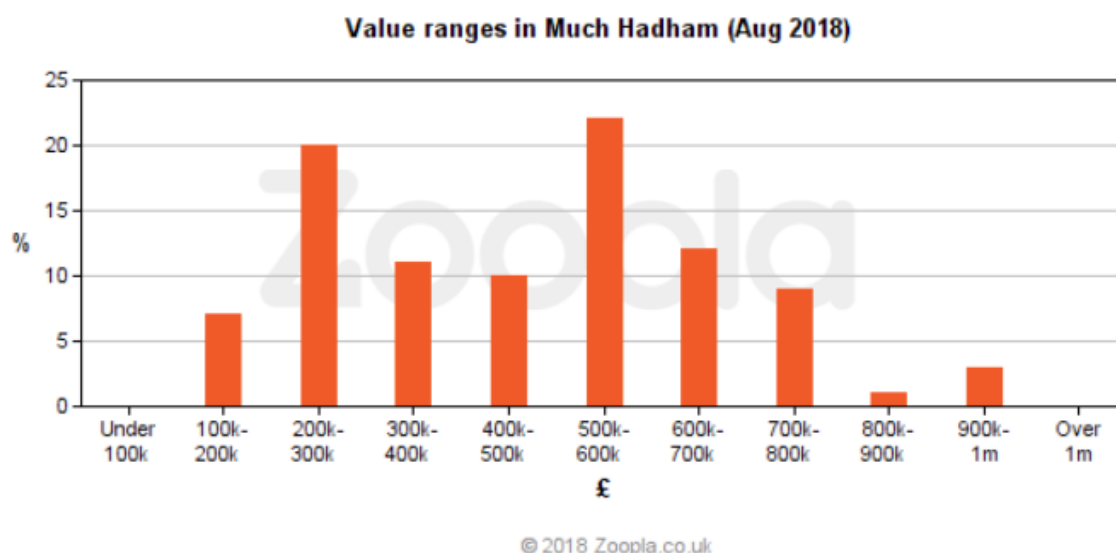


The proportion of Much Hadham's housing stock in each value range shows that less than 50% of the stock is valued in the ranges below £500k:

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<sup>82</sup> Home Truths 2014/2015: East of England – National Housing Federation, October 2014

<sup>83</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.



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><br>(2) | <b>£560,833</b><br>(6) | <b>£818,750</b><br>(4) | <b>£1,613,333</b><br>(3) |
| Flats         | -     | -                      | -                      | -                      | -                        |
| All           | -     | <b>£411,250</b><br>(2) | <b>£560,833</b><br>(6) | <b>£818,750</b><br>(4) | <b>£1,613,333</b><br>(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

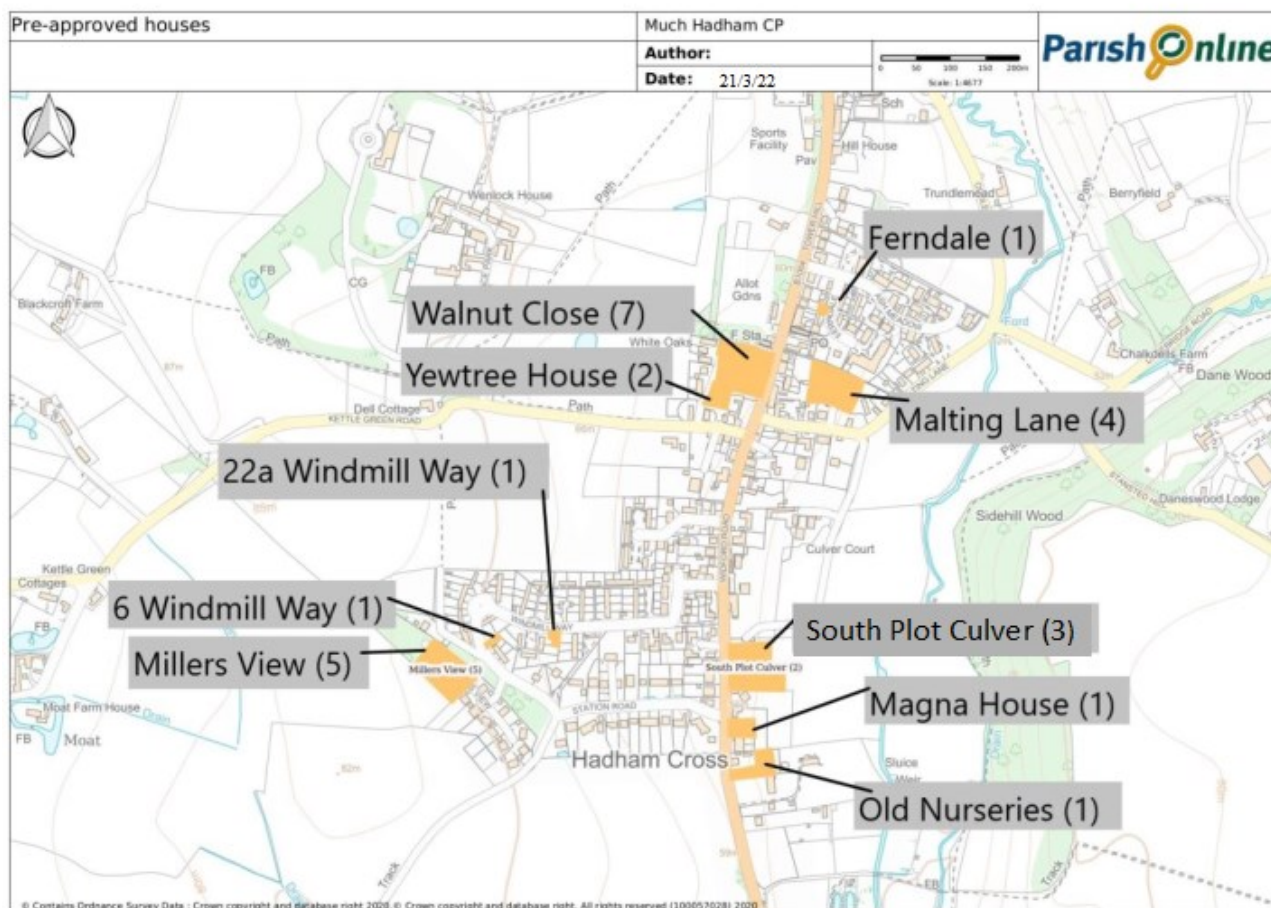
For the reasons stated above, we have chosen to focus on two key demographic groupings: older people and newly forming households.

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.



## 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. 10 sites have been completed or have planning permission (as at 3 September 2021):



On 6 sites, the following 19 dwellings are built and count towards the target:

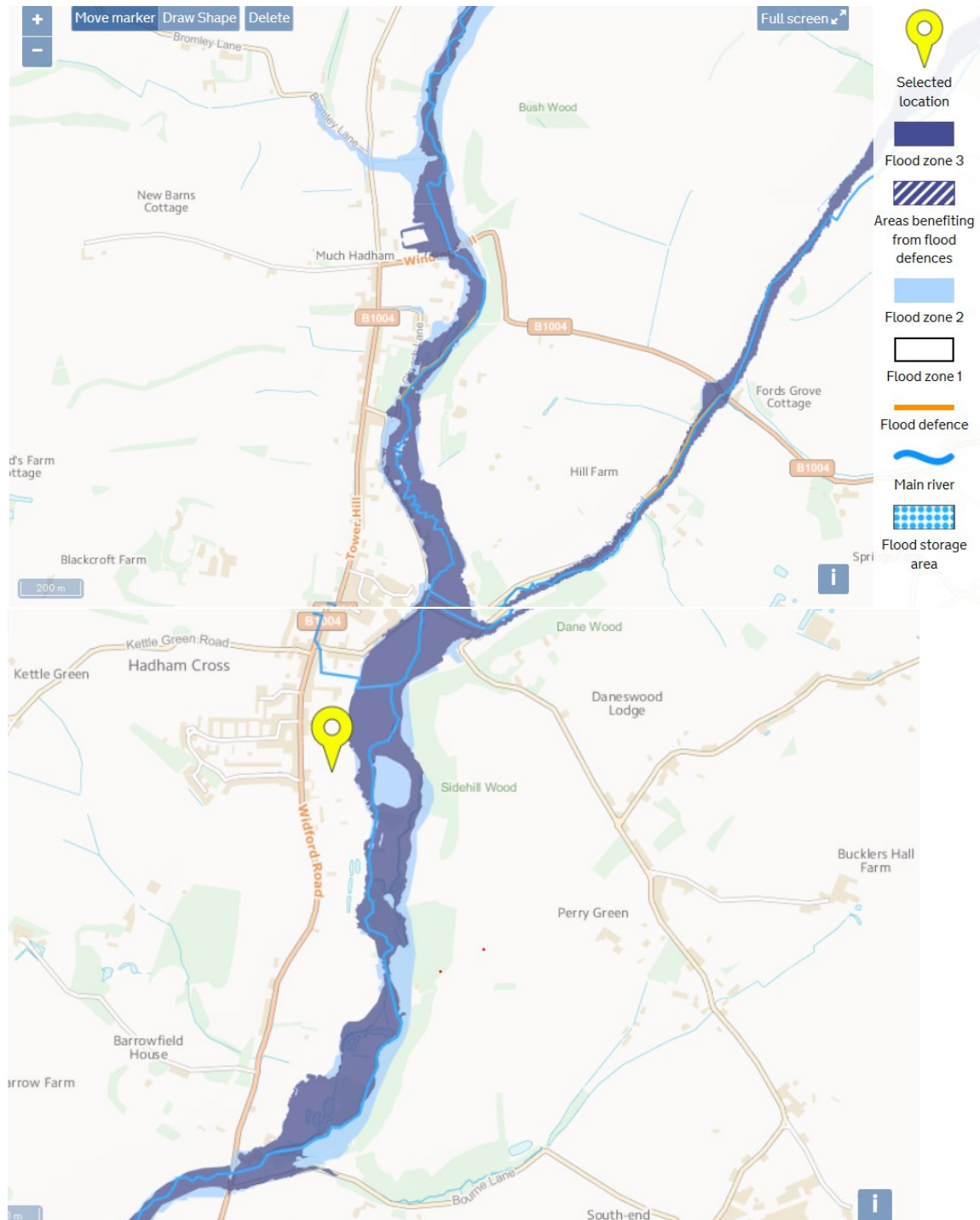
| Location                                | Number and type   |
|---|---|
| Walnut Close                            | 7 units (5 detached, 1 shared ownership, 1 social rent) |
| Millers View extension ("Station Yard") | 5 units (1 detached, 4 semi-detached)                   |
| 22, Windmill Way    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

A further 7 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 (under construction)                 | 2 semi-detached |
| South Plot Culver (under construction)              | 3 detached      |

## 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.

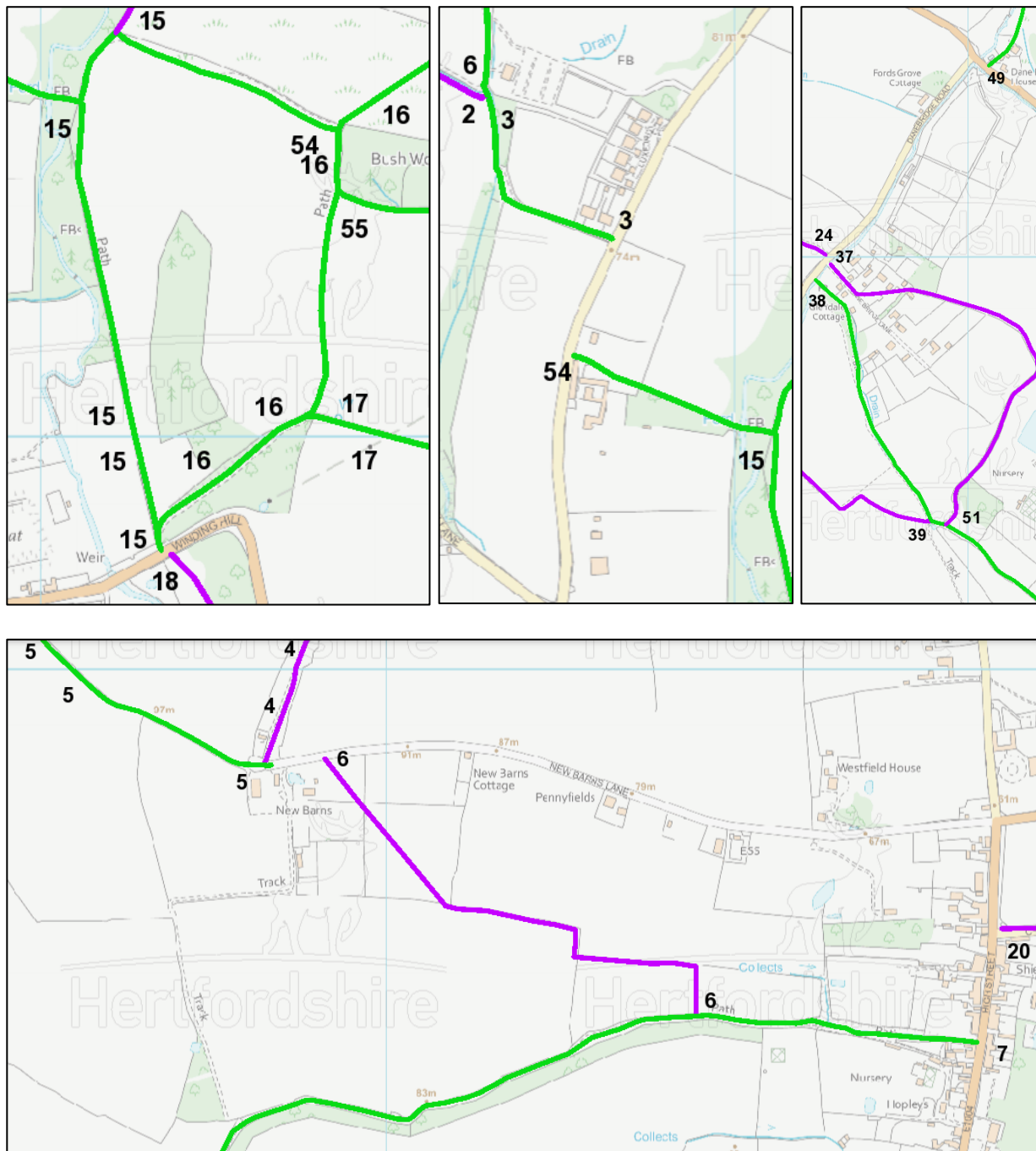


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Source: <https://flood-map-for-planning.service.gov.uk> (composite image)

## APPENDIX D. PUBLIC RIGHTS OF WAY, INCLUDING BRIDLEWAYS

The following maps are extracts of [Hertfordshire County Council's Rights of Way Viewer](#). It is not the Definitive Map and is reproduced by Crown copyright and database rights 2020 OS EUL 100019606 | OS Data © Crown copyright and database right 2021 | Contains public sector information licensed under the Open Government Licence v3.0. Greater connectivity between these Bridleways or road safety measures would improve routes.



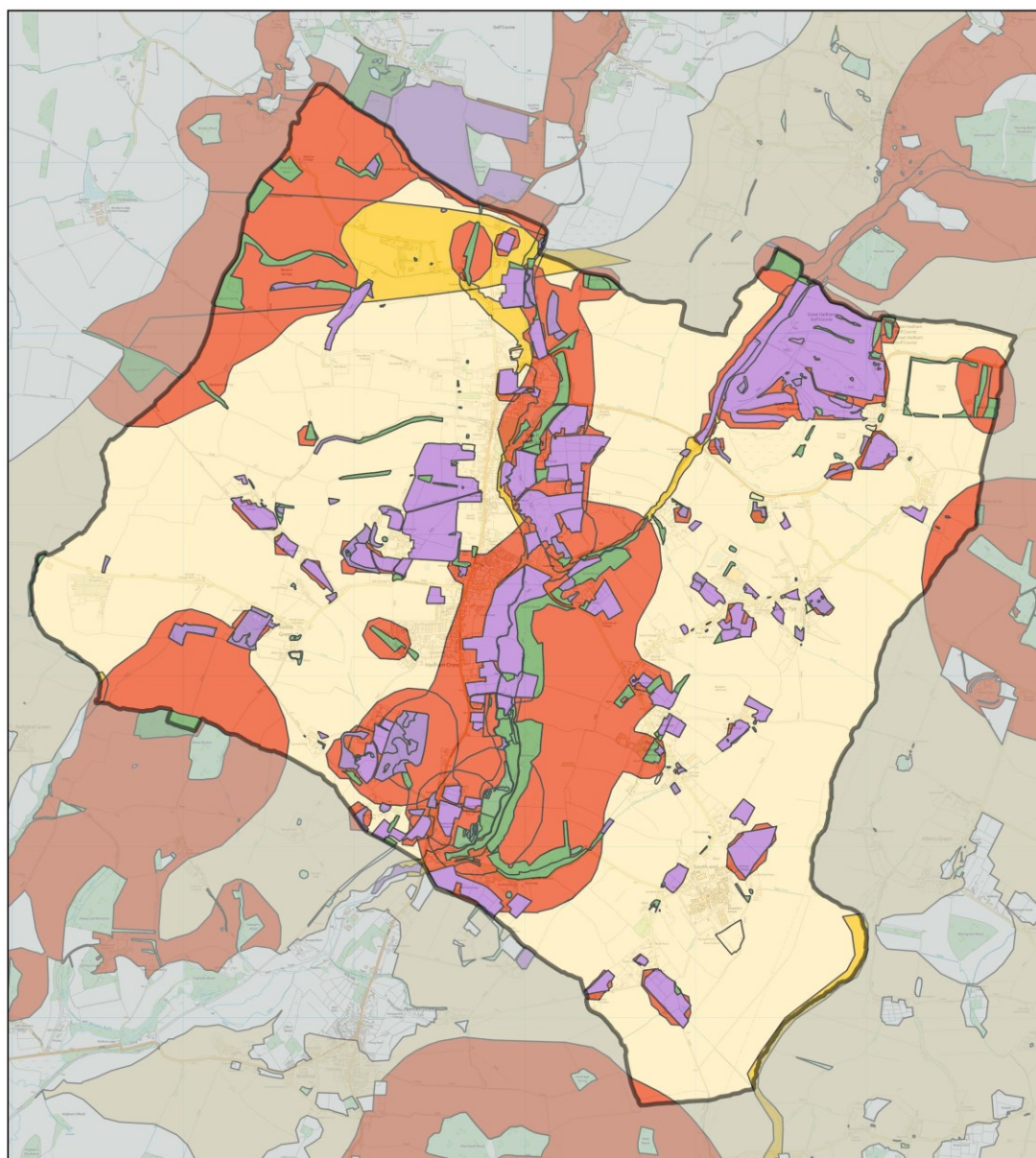
Legend:





## APPENDIX E. MAP OF WILDLIFE SITES

As referred to in 9.2.2 Non-Designated Sites and Green Corridors, this map shows the location (in green) of designated sites that 'contain habitats listed within s41 of the NERC Act', as identified by the Hertfordshire Ecological Network Mapping Project. Also identified (in purple) are undesignated (also known as non-designated) wildlife sites.



### Herts Ecological Networks

- Existing S41 NERC Act habitat
- Existing habitat not currently qualifying under S41 NERC Act
- No known habitats present (high priority for habitat creation)
- No known habitats present (medium priority for habitat creation)
- No known habitats present (lower priority for habitat creation)



Herts and  
Middlesex

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## **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 about 600 full and part-time staff 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 people 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 professionals., 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 underway.



## APPENDIX G. NON-DESIGNATED HERITAGE ASSETS

### Well House and Water Pumps

Well House at Moor Place 51°50'57.5"N 0°03'33.7"E

The Well House is located on the boundary of the historic and grade 1 listed Moor Place house. It is presumed to have been built sometime between 1874 and 1906. The frontage is a castellated style typical of a Flemish gable end house. Most of the building is constructed of English bond brickwork, with an entrance and window with jambs and head formed out of Bullnose bricks. The roof is covered with Rosemary Clay tiles and matching ridge. The building is generally in a good condition, although the frontage is becoming a little overgrown.

This is an attractive building which adds character to the area and is associated with the historic Moor Place estate. It is likely that water was taken from here to Moor Place house in the era before piped water supplies. The building is located close to Footpath 13 and is the only one known to exist in the Parish.



Figure 22 Well House



#### Water Pump beside the Almshouses, Tower Hill - 51°51'04.0"N 0°04'17.1"E

All domestic water in Much Hadham used to be provided by a variety of hand pumps spread around the parish. Many wells were shallow and it was believed they were prone to contamination and the cause of much sickness: scarlet fever had prevailed over the previous 10 years or more prior to 1906. In that year the Water Works were completed in Bromley Lane to provide tap water. Since then, almost the wells have been removed and there are thought to be no more working water pumps.

Much Hadham parish contains several historic water pumps that remain in public view as important reminders of the time before mains water. They are also attractive artefacts that are visually important to local street scenes and their detail provides an interesting insight into the manufacturing techniques at the time of their production.

The water pump outside the Almshouses is particularly visible to the public and is estimated to be at least 120 years old (i.e. pre-piped water). This pump adds charm to the historic street scene and is an important reminder of a previous era.

#### Water Pump on Green Tye Common - 51°50'46.3"N 0°05'47.1"E

This water pump is prominently located on grassland next to the Common in Green Tye, and is close to a road that is popular with tourists to the area. The cast iron pump is about 3.5 feet tall and appears to be Victorian. Locals recall the pump having been located there for at least 30 years. The pump is not operational, although the handle still moves.

A naturally picturesque location and rural backdrop from all angles adds context. It is important to the community because of the way it enhances one of the major views in the village and because it is a reminder of the era before a mains water supply.

Other pumps located in the Parish are sited at The Bull Inn, Chapel Cottages, Danebridge Lane, Park Terrace, The Square (behind number 5) and opposite the Prince of Wales public house at Green Tye.



Figure 23 Water pumps at the Almshouses, Tower Hill and Green Tye Common



## Bridges

The parish has two railway bridges that were built during the construction of the Buntingford branch line. This opened in 1863 and became a major part of Much Hadham life for over 100 years before its closure in 1965 following the Beeching review. Both bridges are of great historical and architectural value to the parish as two of the last remaining traces of the railway line. It is important to retain these as a legacy for future generations.

### Kettle Green Lane Railway Bridge 51°50'48"N, 0°03'31"E

The bridge is shown on an OS map of Much Hadham dated 1874. It has an external construction that is entirely brickwork and it forms an attractive brick-built arch with capstones on the parapet. It provides a roadway that is 5.8 m wide and 13.3m high and provides one of the best vantage points to see the village of Much Hadham and its surrounding countryside. Cyclists and pedestrians often pause for a few minutes to take in the view from the top of the bridge and be reminded of the days of the steam railway passing through Much Hadham.



Figure 24 Kettle Green Lane Railway Bridge

### Blackbridge Lane Bridge 51°50'07"N, 0°03'58"E

The bridge is readily visible to those driving on the B1004 and has become a valuable part of the local scenery. It has a span of 6.2m between piers and a height of 13.3m. It is constructed from wrought iron or steel beams that support steel decking plates. All



metalwork is riveted throughout, and the metal girders are supported by brick-built piers. The soffit of this riveted steelwork bridge deck is an example of good structural engineering design and typical of its era.<sup>84</sup> It consists of a ladder frame of two I-section beams with cross framing and attached cantilevered edge struts. The beams were positioned below the rails in order to support the loads imposed by the trains. The cross framing and cantilevered edge struts are shaped in a curved manner. The curved shapes are a study of materials economy, the outcome of structural engineering, bending moment and shear stress design. It is a physical design solution portrayal that any modern-day student or engineer would appreciate.



Figure 25 Blackbridge Lane Bridge

Footbridge over the River Ash 51°50'53.7"N 0°04'28.7"E

Much Hadham, like many settlements, grew in size in part due to its river setting. There are several small footbridges in the parish but the one situated at the junction of the River Ash, Malting Lane, Oudle Lane and Watery Lane is by far the most prominently situated. This bridge forms part of Footpath 25 and walkers often stop to enjoy the scene.

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<sup>84</sup> [https://sremg.org.uk/structures/struct\\_21.html](https://sremg.org.uk/structures/struct_21.html)



There has been a footbridge located on Malting Lane since at least 1838<sup>85</sup>. The current bridge is of a simple design and made entirely from wood. The single span is formed of two long wooden beams. These are set on brick piers that support a wooden deck and two wooden handrails.

The precise age of the current bridge is not known but it is thought to be at least 50 years old based on local knowledge. The design therefore has a long association with the village and is considered to be worth retaining.

The site of this bridge and the adjacent ford are very popular with tourists. The setting is highly photogenic and classically rural, and the simplicity of the bridge's design blends in well. Photographs of the bridge date back to around the 1920's (estimate) and feature in the booklets called 'A Walk Through Much Hadham' and 'Another Walk Through Much Hadham' by local historian Stephen Ruff.

In summary, this footbridge enhances an attractive setting of the River Ash and surrounding pastureland. It is an important asset and is worthy of protection for the benefit of future generations.



Figure 26 Footbridge over the River Ash

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<sup>85</sup> National Archives Ref IR30/15/48



## Bus shelters

There are two bus shelters in Much Hadham, both located on the B1004 and owned by the parish council. They were installed to commemorate the Queen's Silver Jubilee in 1977. They blend in well with the village street scene. Unlike many villages, Much Hadham has retained its wooden bus shelters, which enhance the special interest, character and appearance of the conservation area.

Currently, Much Hadham retains a bus service but it is questionable if this will be retained in future. If the bus service should be stopped, these shelters will provide a historic link to an earlier era of travel. They also provide a place of shelter for walkers and cyclists during inclement weather.

**Table summarising location and details of bus shelters**

| Location / Grid Reference  | Year | Construction & Condition          | History   | Comments  |
|--|------|-----------------------------------|---|---|
| On Widford Road at junction with Broadfield Way<br>51°50'46.0"N<br>0°04'08.4"E | 1977 | Oak with wooden shingles - fair   | Erected to celebrate the Queen's silver jubilee | Carved endorsement: "Queen Elizabeth II Silver Jubilee 1977". Mentioned in Conservation area management plan 2013 |
| On High Street at junction with Church Lane<br>51°51'26.2"N<br>0°04'21.4"E     | 1977 | As above - in need of some repair | As above  | As above  |



Figure 27 Wooden Bus Shelter

## Postboxes

With the approval of the government<sup>86</sup>, the preservation and safeguarding of all postboxes in their current locations is a policy delivered through an agreement between Historic England and Royal Mail, last updated in 2015.<sup>87</sup> It states that 'Post boxes make a significant contribution to the character and appearance of the areas in which they are located.'

There are nine postboxes in the parish. Some are of a relatively rare type. Around 15% of all postboxes are of the George V type and even fewer are of the George VI type. The parish has two of the former and one of the latter. The EIRR type represents around 60% of postboxes, reflecting the unusually long reign of this monarch, and the parish has six of these.

Each makes an important contribution to the local street scene. All reflect a high-quality design and construction that is associated with the British manufacturing of the time. Letterboxes of this design and manufacturing quality are unlikely to be produced in future years because of increased competition in the postal market and the declining level of postal traffic. Modern replacements tend to be relatively ugly and plain by comparison.

Each of the nine postboxes falls into one of three design categories: pillar box (1 off), wall box (4 off) or pedestal box (4 off). The last two categories are particularly representative of rural and village locations because their smaller size is more practical in these situations.

The aesthetic appeal of most postboxes is well appreciated. Royal Mail and English Heritage have said 'Royal Mail post boxes are a cherished feature of the British street furniture scene..... they are national treasures.'<sup>88</sup> The aesthetic and practical appeal of the type B pillar box, such as the example outside the Post Office, is such that the design is essentially unchanged since 1878<sup>89</sup>.

Based on local knowledge all the postboxes within the Parish are believed to have been in place for at least 50 years, and so they have become a well-accepted and highly visible part of the street furniture. In all cases their removal would lead to a less interesting street scene and would remove historic artefacts that pre-date the era of electronic communications.

The rapid decline in letter traffic and the privatisation of Royal Mail means that many postboxes may be under threat in the future and we seek to ensure retention of all nine postboxes listed in the table below.

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<sup>86</sup> <https://www.gov.uk/government/news/preserving-our-post-boxes>

<sup>87</sup> <https://historicengland.org.uk/images-books/publications/royal-mail-post-boxes/heritage-agreement-for-royal-mail-post-boxes/>

<sup>88</sup> <https://historicengland.org.uk/images-books/publications/royal-mail-post-boxes/heritage-agreement-for-royal-mail-post-boxes/>

<sup>89</sup> <http://lbg.org/about-boxes/>

**Table summarising location and details of post boxes**

| <b>Location/Grid Reference</b>  | <b>Age</b>                       | <b>Condition</b>   | <b>Type</b>  | <b>Comments</b>  |
|---|----------------------------------|--|--|--|
| Adj. Kirkstalls,<br>Perry Green<br>51°50'32"N<br>0°05'01"E              | EIIR<br><1982                    | Heavily<br>overpainted.<br>Red                           | Cast Iron Wall Box.<br>Built Carron and Co<br>Pedestal.  | One of only two postboxes in<br>Green Tye. Located on a<br>popular cycling route.  |
| B1004/Hadham<br>Mill<br>51°50'00"N<br>0°03'56"E                         | GR<br>Pre-<br>1936               | Heavily<br>overpainted.<br>Red                           | Red George 5th Wall<br>Box, Manuf. Made by<br>W.T. Allen & Co<br>London<br>Wall Mounted                      | Age is presumed to pre-date<br>death of George V. One of<br>the older postboxes in the<br>parish and visible to anyone<br>passing on the B1004.                      |
| Corner High<br>Street and<br>Church Lane<br>51°51'25.4"N<br>0°04'21.9"E | EIIR<br>circa<br>1980's          | Heavily<br>overpainted.<br>Red                           | Wall Box, cast iron<br>manuf. Made by W.T.<br>Allen & Co London<br>Pedestal box<br>embedded in brick<br>wall | Within conservation area. Set<br>in an attractive corner<br>location   |
| Danebridge<br>Lane<br>51°51'04"N<br>0°05'08"E                           | EIIR<br>Circa<br>1980's          | Good.<br>Red   | Pedestal box, on<br>metal post. Cast iron,<br>Carron & Co  | Located on a quiet lane. A<br>record of how the Royal Mail<br>serves even very small<br>communities.   |
| Front of village<br>hall<br>51°51'13.1"N<br>0°04'18.4"E                 | EIIR<br>Circa<br>1980's<br>(est) | Good.<br>Red   | Pedestal box, on<br>metal post. Cast iron,<br>Carron & Co  | Within conservation area. Set<br>in the heart of the village.  |
| Londis / PO<br>51°50'53.8"N<br>0°04'13.8"E                              | GR<br>Pre-<br>1936               | Heavily<br>overpainted.<br>Red box<br>with black<br>base | EIIR pillar box  | Within conservation area,<br>outside the Post Office<br>counter service.   |
| Opp. Green Tye<br>Common<br>51°50'46"N<br>0°05'46"E                     | EIIR<br>Circa<br>1970's<br>(est) | Good.<br>Painted red<br>with gold<br>embossing           | Pedestal box on black<br>metal post.   | Within conservation area. Set<br>opposite the common in the<br>heart of the hamlet.  |
| Opp. Hopshill<br>Mount, Perry<br>Green<br>51°50'01"N<br>0°05'25"E       | GVIR<br><1953                    | Good<br>condition.<br>Painted red.                       | Manuf. by W.T. Allen<br>& Co London<br>Mounted in custom<br>built brick column                               | Age is presumed to pre-date<br>death of George VI.<br>Box adopted by 'Perry Green<br>and Green Tye Society'. Set<br>prominently on a small traffic<br>island.        |
| Jct of Station<br>Road and<br>Windmill Way<br>51°50'37"N<br>0°03'56"E   | EIIR<br><1985                    | Heavily<br>overpainted.<br>Red                           | Cast Iron. Pedestal<br>box on metal post   | Located next to (and shown<br>in Figure 30 with) K6 phone<br>box, reflecting a time when<br>both services were provided<br>under the single ownership of<br>the GPO. |





Figure 28 Postboxes Perry Green, Hadham Mill, High Street, Danebridge



Figure 29 Postboxes Village Hall, Londis, Green Tye Common, Perry Green

## Telephone Box

K6 Telephone Box at Junction of Windmill Way and Station Road - 51°50'37"N, 0°03'56"E

The iconic red telephone box has substantially declined in numbers in recent years. In 1978 there were over 73,000 phone boxes in the UK. In 2006 it was reported that the number of red phone boxes had been reduced to only 13,000.<sup>90</sup> They are already relatively rare but the village of Much Hadham contains two with a further one at Perry Green. Each has been decommissioned. The boxes at Tower Hill and Perry Green are Grade II listed.

<sup>90</sup> <https://www.bt.com/bt-plc/assets/documents/about-bt/our-history/bt-archives/information-sheets-and-timelines/telephone-kiosks.pdf>



The K6 design by the renowned architect Sir Giles Gilbert Scott is particularly representative of the red GPO/BT phone boxes. It was introduced in 1936 to celebrate the silver jubilee of King George V and represents around 70% of all boxes installed in the UK<sup>91</sup>.

It is believed that this phone box is at least 60 years old and installed before 1960 to service Great Hadham Railway Station, Station Road and the relatively new Windmill Way development. It is located at the junction of Windmill Way and Station Road, as map reference 51.843791, 0.065415. The aesthetic and heritage appeal of these boxes is generally recognised e.g. through listed status and this one is an interesting and appealing addition to the local street scene.

Close by, there was a railway station and one of tallest windmills in the country. Both of these landmarks have been destroyed but they are shown in a photo display within the phone box. Around 2018 this phone box was repainted by local volunteers and the photo display provided.

This box is located at the junction of footpaths 11 and 12, and bridleway 14. It provides an interesting stop for the many walkers who pass by. The fact that it is located next to a postbox is a historical reminder of the days when these two services were provided by the GPO.



Figure 30 Postbox and K6 Telephone box, junction of Windmill Way/Station Road

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<sup>91</sup> [https://en.wikipedia.org/wiki/Red\\_telephone\\_box#K6](https://en.wikipedia.org/wiki/Red_telephone_box#K6)



## APPENDIX H. 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).
- h) A well-used path up Steep Jack Hill is not formally designated
- i) FP36 terminates at the B1004 where the carriageway is narrow, the speed limit is 60mph and there is no footway. This effectively renders it unusable.

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

1.5 Work with the landowner to upgrade the existing undesignated path to the top of Steep Jack Hill as a permissive path or PROW.

1.6 Seek to work with the landowner to create a permissive path or PROW in the Barn School field adjacent to the Oudle Lane boundary, connecting FP25 to the undesignated path at the Pre-School boundary.

1.7 Seek to work with the landowner to create a permissive path or PROW extending FP36 from where it currently terminates at the B1004 to terminate instead at Dane Bridge, opposite Bridleway 49.

## **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.

2.5 Consult the Environment Agency on how to clear Himalayan Balsam and seek volunteers to implement recommendations.

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

#### **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 or leave a legacy for similar purposes.

Recommendation for the Parish Council:

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

## APPENDIX I. SUMMARY OF CONSULTATION EVENTS

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

| 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  | 14 June 2018      | Much Hadham Primary school hall | 67                         |

| Event  | Brief description   | Date       | Venue                         | No. attendees/<br>respondents |
|--|---|------------|-------------------------------|-------------------------------|
|  | groups and a Q&A session  |            |                               |                               |
| 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 meetings, a councillor who is a Neighbourhood Plan representative provided, as a regular agenda item, a summary of progress and answered any questions from councillors and residents. | Monthly    | Much Hadham Village Hall/Zoom | Variable                      |



## APPENDIX J. 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.

| <b>Brief description of document content</b>   | <b>Source of data if from another organisation, or file name if in NP 'additional evidence base'</b>  |
|--|---|
| 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'  |

| <b>Brief description of document content</b>  | <b>Source of data if from another organisation, or file name if in NP 'additional evidence base'</b>  |
|---|---|
| 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 different 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 K. 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 2021                   |
| 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://cdn-eastherts.onwebcurl.com/s3fs-public/documents/District\\_Plan\\_30\\_-\\_APPENDIX\\_C\\_-\\_GLOSSARY\\_NPPF\\_2012.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/District_Plan_30_-_APPENDIX_C_-_GLOSSARY_NPPF_2012.pdf)

An extensive planning glossary is also included in Annex 2 of the NPPF:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

## **APPENDIX L. 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 prepare 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:

Govresources Ltd. (Jacqueline Veater & Ruth Fleetwood)

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.

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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 6 years of the project – it helped enormously!



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