



BRAUGHING PARISH NEIGHBOURHOOD PLAN 2017–2033



Developing our Future ~ Protecting our Heritage

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1. Introduction and Background

The Neighbourhood Plan aims to make Braughing parish a better place to live, now and for future generations. It covers the whole parish area for a 16-year time period, from 2017 to 2033.

The Neighbourhood Plan process enables residents to have a real say in local decision-making and in the shaping of their community, determining how development takes place and influencing the type, quality and location of that development, ensuring that changes result in local benefit.

This document builds on the Braughing Parish Design Statement (2004) as well as extensive additional research; it has been influenced by robust engagement with the local community. When the Plan is made, following a referendum, it will have significant weight in the outcome of planning applications.

Location and History

Located in north-east Hertfordshire, approximately seven miles to the north of Ware and nine miles to the west of Bishop's Stortford, the parish of Braughing is predominately rural in nature, with a heritage stemming from the Iron Age and Roman times. It has 497 houses and 1,203 population based on the 2011 census.

Whilst the village of Braughing forms the main core of the parish's population, there are several well-defined hamlets in the outlying areas, each having its own distinct character.

The River Quin divides the village just before it joins the River Rib, which in turn runs into the River Lee and onwards to the Thames. Braughing has two fords on the Quin, frequented by wild fowl. The East Anglian Heights and the River Quin valley, running parallel north to south, create an undulating environment providing picturesque vistas, which, together with the wealth of flora and fauna that thrives in the area, this Plan seeks to protect.

Most of the main village lies within a conservation area; about half of the housing is historic, the rest being 20th or 21st century.

Braughing is a lively community, awarded Village of the Year, East Hertfordshire, in 2002 and Village of the Year for the whole of Hertfordshire in 2012, in recognition of its many cultural and social activities.

Map showing Braughing parish boundary



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How the Neighbourhood Plan was prepared

The Braughing Parish Council established a Steering Group to work on the Neighbourhood Plan. This team was made up of volunteer local residents and members of Braughing Parish Council, supported by a planning consultant. The Plan is owned by Braughing Parish Council which approves every document and public submission and agrees all the plan dates.

Formation of the Steering Group

Braughing Parish Council held a public meeting on 21 January 2015 calling for volunteers to work on the Neighbourhood Plan in various topic groups (Housing, Conservation & Environment, Infrastructure, Wellbeing and Communications). The first Steering Group meeting was held on 5 February when a chairman and topic group leaders were appointed. Other volunteers joined following email requests and the team was supported by members of the Parish Council and a planning consultant appointed by the Council. See Appendix N for details of team membership.

Consultation and Evidence Gathering

Between June 2015 and February 2016 local residents had the opportunity to visit a stall at the annual Braughing Fair followed by three open days, at two of which completion of formal feedback forms was requested. In addition, a housing survey was held in June 2015 and formal consultation undertaken for two sets of proposed development sites. To ensure the consultation process was as inclusive as possible, members of the Steering Group also made three visits to local schools, and staged an event for teenagers. A summary of the consultation events is in Appendix O, with details in a separate Consultation Report.

In addition to the consultation, the Steering Group began gathering evidence to support the Plan. This included reviewing evidence reports prepared by East Herts District Council (EHDC), preparing a neighbourhood profile using key national and local statistics and producing a Sustainability Appraisal Report that contains a broad range of statistics and information.

Vision and Objectives Development

Following analysis of the first survey and open day, the Steering Group drafted a vision and objectives document in September 2015, identifying eight core themes that were apportioned to an appropriate topic group. Actions to address local issues for each theme were proposed and the vision and objectives approved by the Parish Council. These were presented at an open day in November 2015, a formal feedback form being used to determine local support.

Draft Plan Creation

From September 2015 to November 2016, a draft Plan was created for review and editing by the Steering Group's planning consultant and by an external editor. It was then ratified by the Parish Council at a meeting on 15 December 2016. The Plan will be made available to residents and to a neighbouring parish council during a six-week public consultation commencing on 25 January 2017.

Final Plan, Submission and Examination

All comments received during the six-week local consultation will be analysed and changes considered necessary or appropriate for inclusion will be agreed by the Parish Council before submission to East Herts District Council. After the EHDC review and that of an external examiner, it will then proceed to a local referendum; following a favourable response, it will then become part of the statutory development plan for the area.

2. Vision and Objectives

The vision and objectives detailed in this section were developed by the Steering Group and endorsed by the Parish Council. They were presented to residents at an open day in November 2015, following which comments were analysed and amendments made, where appropriate.

2.1 Vision

'Developing our future, protecting our heritage'

As detailed in the Braughing Parish Design Statement (2004) the community wants to protect the heritage and character of Braughing as a beautiful, rural parish, retaining a distinct village and surrounding hamlets, each with their own characteristics. The vision is to maintain and enhance the parish of Braughing as a diverse, friendly, caring, safe and thriving rural community, evolving with expansion whilst retaining its unique and distinctive character, and being sustainable by providing an outstanding quality of life for current and future generations of residents.

The things we value are:

- Beauty
- Diversity
- Rural
- Heritage & Character
- Friendliness
- Safety
- Caring
- Sustainability

Residents who provided feedback and expressed an opinion agreed overwhelmingly (98%) with this vision statement.

The Parish Council will achieve this vision by:

- Supporting measured, proportionate, timely and sustainable development to meet local requirements
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce our carbon footprint
- Maintaining the high quality natural environment with its wildlife habitats
- Involving local people on an ongoing basis in the planning process, monitoring and delivery of development

2.2 Objectives

Of those residents who provided an opinion, the percentage agreeing with an objective is in brackets after each statement

1. Delivery of a housing strategy tailored to the needs and context of Braughing parish and which recognizes that the settlement patterns of the village and hamlets are key to the distinctive nature of the parish (97%)
2. Promotion of sensitive development which protects and enriches the landscape and preserves, complements or enhances the character of the locality (98%)
3. Optimising the environmental sustainability of new buildings and encouraging high levels of energy efficiency (93%)
4. Prioritising local distinctiveness in every element of change and growth (92%)

2.2 Objectives

5. Preserving and protecting the open character of the village and parish, maintaining significant green spaces within and around the villages and views over open and unspoilt countryside (96%)
6. Conservation of the landscape, native hedgerows (encouraging planting and management), woodland and mature trees, the wealth and diversity of flora and fauna, and supporting nature conservation and biodiversity (98%)
7. Preserving, enhancing and ensuring the enjoyment for all of the valued green spaces and encouraging the improvement of the environment surrounding the villages in the parish, including obtaining grants and subsidies (97%)
8. Protection and restoration of the chalk rivers Quin and Rib which run through the parish by actively maintaining the river course and by introducing a minimum 10-metre buffer zone to safeguard this resource (95%)
9. Maintenance and enhancement of footpaths, bridleways and cycle paths, together with the extension of the present footpath system and improving links with Puckeridge and Buntingford (98%)
10. Conservation, restoration and maintaining the character of important ecological sites: the Braughing Meads, Braughing Bourne (the Bone), St Mary's churchyard, Ford Street, Sacombe Wood, Gatesbury Wood, Braughing Friars East and West Meadows, New Wood and part of Hamels Park (99%)
11. Fostering and promoting a thriving healthy community through health and wellbeing, sports and activity facilities (92%)
12. Seeking ongoing improvements to medical and health facilities and coordinated health cover (97%)
13. Encouraging people to participate in sport and exercise activities (91%)
14. Protecting, where possible, key archaeological sites within the parish (97%)
15. Seeking on-going improvements to transport infrastructure (speed, volume, noise and parking) (98%)
16. Seeking on-going improvements to digital and mobile connectivity (98%)
17. Encouraging and facilitating volunteering in the local community, linking those who need help with those who can provide it (97%)

3. Strategy

This strategy is about positive growth – making developmental, environmental and social progress for this and future generations. These three dimensions constitute sustainable growth.

- Developmental** Ensuring that additional homes and businesses meet the requirements of the community and have the infrastructure to support them
- Social** Encouraging a strong, supportive and healthy community
- Environmental** Protecting and enhancing our natural and historic environment

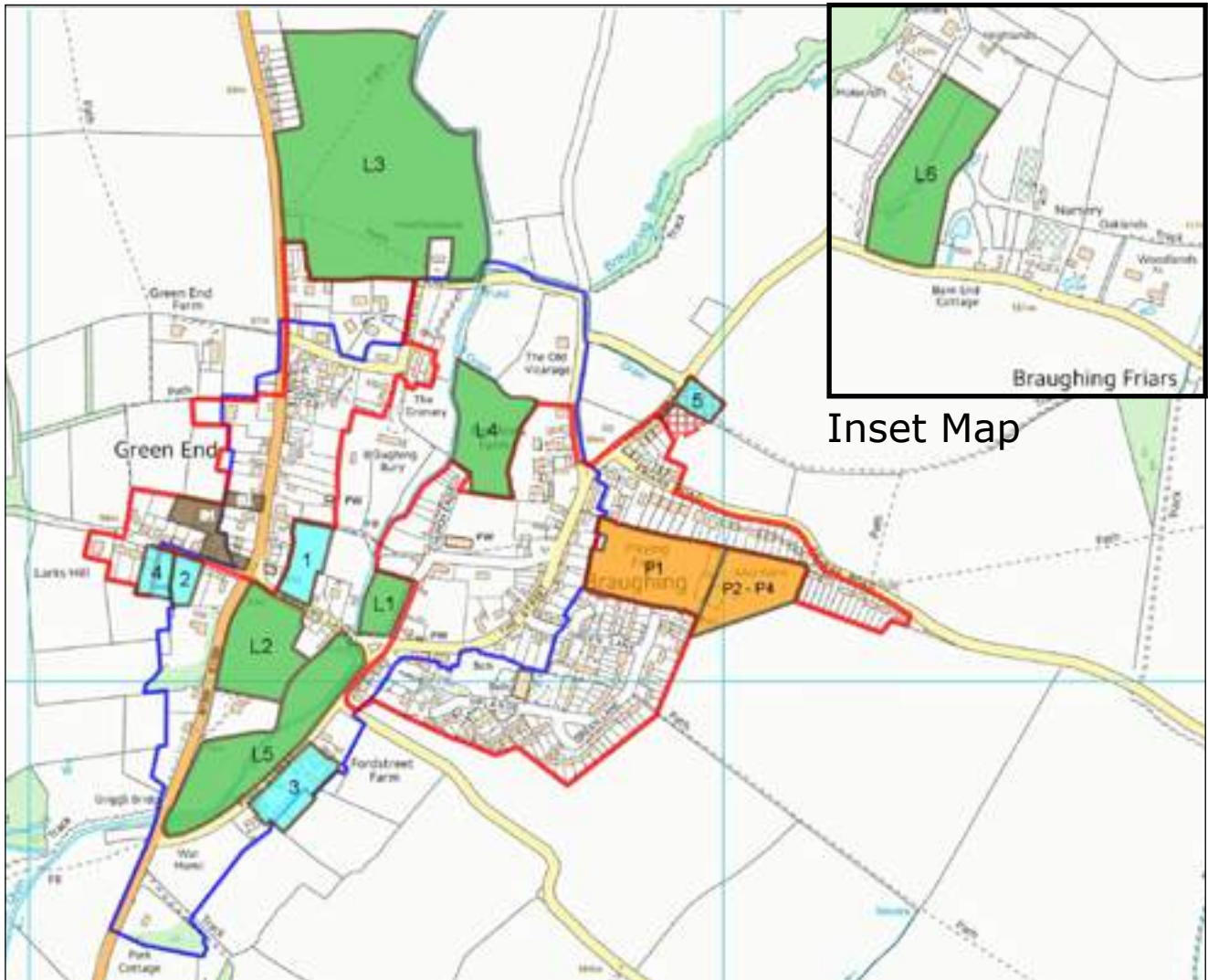
To achieve this, a thoughtful and innovative approach is required which works positively with residents, landowners and developers taking a continuing interest in the future of the village.

This is the approach taken in the Plan, in the creation of which there has been ongoing engagement with local residents to consult on proposed development sites, the types of homes required, areas to be protected and general improvements that local people want to achieve. By taking decisions locally – rather than at a district level – the parish is taking control of developing its future in a way to best suit residents.

Those living in Braughing appreciate the special qualities the village possesses – its attractive, historic housing, beautiful surrounding countryside and large variety of societies and local events. It is vital that these aspects are protected, while accepting that more people will want to live in and be welcomed into a thriving community.

The overall strategy of this Plan is to deliver the housing requirement for the village, set out in the current version of the emerging District Plan. The sites identified in the Housing Strategy are in keeping with local heritage, meet local needs and are on sites that meet the approval of residents. In conjunction with this, several sites are being proposed for protection from inappropriate development. An amendment to the strategy may be necessary following any modifications to the District Plan through the examination process. All these sites are shown in the Policies Map below.

Policies Map



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Key	
	Housing Development Sites
	Brownfield sites
	Local Green Spaces
	Protected Recreational Open Spaces
	Village boundary
	Conservation area boundary
	Proposed village boundary extension

4. The Neighbourhood Plan Policies

Policies have been devised to manage the future development of Braughing parish in order to achieve the vision, objectives and strategy of the Neighbourhood Plan. When judging if a new proposal would be acceptable, stakeholders, residents and applicants must accept the group of policies in its entirety.

Several concerns and issues were expressed by residents and visitors during consultation events. Whilst much of the Neighbourhood Plan is concerned with land use, there are also policies that were identified as desirable in addressing other issues.

To aid interpretation for decision makers and applicants, each policy is shown within a chapter of the document which provides the following additional information:

- Supporting text setting out the context for the policy
- Local community views on that subject
- Evidence, plans and strategies that offer support and corroboration for its approach. All policies have been framed in the context of the National Planning Policy Framework (NPPF), the East Herts Local Plan Second Review 2007 and East Herts District Plan.

Alongside its core policies, the Plan includes aspirations to encourage intervention by wider stakeholders in order to address concerns raised by residents outside the planning system’s remit. These are incorporated within each topic where relevant and in a separate theme entitled Health and Wellbeing.

The policies are listed in the table below, but to understand them fully and their context, it is recommended that they are read within the relevant sections of this document.

Policy no.	Policy	Plan Chapter
1	<p>Sustainable Housing</p> <p>To enable the delivery of a sustainable housing strategy and manage housing growth tailored to the needs and context of the parish, sites for at least 35 homes have been identified and sites capable of accommodating at least 26 homes are allocated in this plan, within or adjacent to the village of Braughing. The site allocations, which can deliver these homes, are identified in the Site Allocation Policies. Rural Exceptions Sites which could provide affordable homes for local people will be supported if they comply with District Plan policies and other policies in this plan.</p> <p>No housing sites allocated or identified in this plan fall within the rural part of the parish beyond Braughing village. Hamlets are unique, small groups of housing, and any additional housing must not adversely affect their rural nature and character. Extending housing between hamlets, or between hamlets and Braughing, would be viewed as undesirable ribbon development.</p> <p>All proposals should:</p> <ul style="list-style-type: none"> • Wherever possible, be located on brownfield land or infill within the Braughing village boundary while recognising that the supply of such sites is very limited; 	<p><u>5 – Housing Strategy</u></p>

Policy no.	Policy	Plan Chapter
1+	<ul style="list-style-type: none"> • Provide a mix of housing types and sizes to meet the needs identified in the Braughing Housing Survey, including an element of affordable housing where appropriate; • Be capable of internal adaption to meet changing family needs, e.g. a wet room downstairs, sufficient stair width for a stair lift and wheelchair-accessible door widths; • Encourage the use of renewable energy and/or high levels of energy efficiency with the ultimate aim of achieving carbon neutrality. • Be accompanied by a Flood Risk Assessment if it is close to the River Quin or Rib and in Flood Zones 2 or 3a. • Set out how they will ensure that development will not increase the likelihood or intensity of surface water flooding. 	<u>5 – Housing Strategy</u>
2	<p>Design of New Development</p> <p>The design of all new buildings and extensions should harmonise with their surroundings. In particular, the following criteria will apply:</p> <ul style="list-style-type: none"> • Contribute to local distinctiveness, recognising that the settlement patterns of the village and hamlets are key to the distinctive nature of the parish; • New development should respect and enhance local character with a sufficient variety of styles. Good modern design will be acceptable in some cases; • It is essential that any development must be in proportion to surrounding buildings, especially in terms of principal elevations and preserving traditional ratios of doors and windows to the total frontage area; • 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. The Old Boys School is a good example of a local decorative brickwork style. The Old Manse, with brick guttae (drop-shaped ornaments) under the eaves, demonstrates another locally appropriate decorative technique; • Pitched roof extensions are desirable visually. The use of natural materials such as slate, clay tile and thatch will be encouraged; • Boundaries should be marked with hedging of appropriate native species, plain brick or flint walls, particularly in front gardens and on road frontages; • Proposals for extensions, outbuildings and garages, where planning permission is required, should be of a design and scale to complement the existing dwelling and locality; 	<u>5.1 – Housing Design</u>

Policy no.	Policy	Plan Chapter
2+	<ul style="list-style-type: none"> • Accesses must provide adequate sightlines without being out of scale with the street on to which they open; • All new hardstandings should be constructed of locally appropriate permeable materials such as stone or brick paving, hoggin and gravel. 	5.1 – Housing Design
3	<p>Density of Housing Development</p> <p>All new housing developments should have regard to the density and character of surrounding housing. In Braughing village new housing development must have regard to the housing densities in the distinct areas of the village on the Housing Density Map. The only exception to this will be on sites where existing substantial buildings could be replaced with several new homes occupying the same site area.</p>	5.3 – Housing Density
4	<p>Brownfield Development</p> <p>Development of brownfield sites will be supported. For example, land to the rear of 7 Green End which, with access via Green End, could support either a residential development with a minimum of 11 homes or a mix of residential and employment. Land at 15 Green End has the potential for a mixed residential and employment use, subject to other policies in this plan. Both specific sites are shown on the Policies Map.</p>	5.4 – Development Site Allocations
5	<p>Housing Development Site 1</p> <p>The development of site 1 will be supported provided that it accords with the policies in this plan and it meets the following criteria:</p> <ol style="list-style-type: none"> 1. Provides at least five new homes to meet identified local need for smaller homes 2. Preserves or enhances the character or appearance of the conservation area 3. Scale and design of homes should have regard to the sensitivity of the site in the heart of the village 4. Satisfactory vehicular and pedestrian access is available to the site 5. Retains the hedges on the north and south sides of the land 6. Opens up views of the river valley and church 7. Height and siting of homes should take account of the topography of the site and the amenities of adjacent occupiers 8. Includes a landscape strip to provide a significant buffer of grass and low level native planting to increase biodiversity 9. Garden areas are located between the new homes and the planting buffer 	5.4 – Development Site Allocations

Policy no.	Policy	Plan Chapter
6	<p>Housing Development Site 2</p> <p>The development of site 2 will be supported provided that it accords with the policies in this plan and it meets the following criteria:</p> <ol style="list-style-type: none"> 1. Provides new homes that have regard to the density of adjacent development 2. Preserves or enhances the character or appearance of the conservation area 3. Scale and design of homes should have regard to the sensitivity of the site 4. Creates a safe pedestrian access onto Hull Lane through the existing field gate 5. The size and type of homes should reflect the identified local housing need 6. Height, design and siting of homes should take account of the topography of the site, the amenities of adjacent occupiers and the impact of new residential development on the edge of the village 7. Retains the existing hedge along the edge of Hull Lane 	<p><u>5.4 – Development Site Allocations</u></p>
7	<p>Housing Development Site 3</p> <p>The development of site 3 will be supported provided that it accords with the policies in this plan and it meets the following criteria:</p> <ol style="list-style-type: none"> 1. Provides at least 11 new homes to include the conversion of existing barns and new cottages and to provide smaller homes to meet identified local housing need 2. Preserves or enhances the character or appearance of the conservation area and is of a suitably high standard of design to have regard to the location of the site in the curtilage of two listed buildings 3. Access is from the existing driveways to the farm 4. New homes are sited in the general location shown on the indicative site map 5. New homes should have a scale and height which reflect the character of the surrounding properties and could take the form of traditional cottages 6. Retains the trees in the centre of the site 7. A hedge of native species is planted to screen the new development from the farmland beyond 8. Potential for contamination is assessed at an early stage in the development of the planning application 	<p><u>5.4 – Development Site Allocations</u></p>

Policy no.	Policy	Plan Chapter
8	<p>Housing Development Site 4</p> <p>The development of site 4 will be supported provided that it accords with the policies in this plan and it meets the following criteria:</p> <ol style="list-style-type: none"> 1. Provides new homes that have regard to the density of adjacent development 2. Preserves or enhances the character or appearance of the conservation area 3. Satisfactory vehicular access must be achieved to serve any development 4. Access is from the existing driveway to Larkspur House providing sufficient space for all vehicles to drive in and drive out 5. Provides new homes fronting onto Hull Lane 6. The hedge onto Hull Lane is retained except for a possible new access (if required) as shown on the indicative site map 7. The size and type of homes should reflect the identified local housing need 8. Height, design and siting of homes should take account of the topography of the site, the amenities of adjacent occupiers and the impact of new residential development on the edge of the village 	5.4 – <u>Development Site Allocations</u>
9	<p>Housing Development Site 5</p> <p>The development of site 5 will be supported provided that it accords with the policies in this plan and it meets the following criteria:</p> <ol style="list-style-type: none"> 1. Provides new homes that preserve the character of the surrounding area and landscape 2. Entry/exit from the site is from a relocated access off Pelham Road agreed with the Highway Authority 3. Retains or relocates the public right of way currently running through the site 4. Provides a link to the existing pavement on Pelham Road 5. Homes predominantly front on to Pelham Road 6. Includes the removal of all existing structures on the site 7. The site should be well landscaped along its northeast and southeast boundaries to minimise the impact on the surrounding countryside 	5.4 – <u>Development Site Allocations</u>
10	<p>Conservation</p> <p>Part of Braughing parish lies within a conservation area and contains many listed buildings and archaeological remains. In order to</p>	6 – <u>Local Character</u>

Policy no.	Policy	Plan Chapter
10+	<p>protect the historical assets of the parish and preserve the attractive appearance of the rural community it is important that the parish is protected in the ways outlined below.</p> <ul style="list-style-type: none"> • Non-listed buildings considered to have architectural merit (such as the barn conversions along Gravelly Lane, the Church Hall, the cottages in Malting Lane and the houses in Church End) should be preserved having regard to the scale of any harm or loss and the significance of the heritage asset; • New developments within the conservation area (including extensions to existing buildings) should not 'go against the grain' of the existing pattern of housing. Developers should be aware of the 'group value' of buildings within the conservation area, such as the Old Boys' School and adjacent houses, and ensure that views of such groupings are not compromised; • Spaces between buildings which contribute to the character of the conservation area, such as The Square and the area around the ford should be retained; • New homes should be integrated sympathetically into the existing street scene and not dominate the landscape; • Gated communities should be avoided in order to encourage a sense of community; • Areas of archaeological significance, in particular those alongside and opposite the old station, where there have been exceptional finds, should be protected from development, if possible. Where a development site includes or has the potential to include assets with archaeological interest, a desk-based assessment and field evaluation where necessary will be required; • Existing trees and boundary hedges, in particular those identified in the Braughing CACA such as those along Gravelly Lane, Fleece Lane and Malting Lane, should be retained and, where necessary, sympathetic planting introduced to soften the impact of new or recently-altered buildings, to maintain the rural character of the village. 	6 – <u>Local Character</u>
11	<p>Wildlife</p> <p>Development will be supported where it:</p> <ul style="list-style-type: none"> • Does not impact on wildlife habitats or corridors, particularly the wildlife sites at the Old Vicarage and Braughing Friars East meadow, and seeks to protect and enhance them on the application site and surrounding sites, wherever possible; • Keeps outside lighting to a minimum (as advised in the CACA to underline the rural quality of the area) to avoid disturbance to nocturnal species and preserve the view of the night sky; • Seeks to retain and restore existing hedgerows and protect mature trees (in particular the lines of hedges along Green End, Ford Street and the lanes and those lining the valley fields and 	7 – <u>Landscape & Environment</u>

Policy no.	Policy	Plan Chapter
11	<p>meadows which have been identified in the CACA as important to the rural character of the Conservation Area) and encourage the planting of new hedgerows and woods, provided they do not impact priority views;</p> <ul style="list-style-type: none"> Any scheme adjacent to the main river should be designed with a naturalised buffer zone of at least 10m from the top of the bank of the brook in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance. 	7 – <u>Landscape & Environment</u>
12	<p>Local Green Spaces</p> <p>Those areas specified below and defined in the Policies Map of the Plan shall be protected as Local Green Spaces according to the criteria in the NPPF and treated in a similar way to green belt. These sites contribute to local amenity, character, historic significance or green infrastructure, and development will not be permitted on them other than in very special circumstances.</p> <p>L1. Meadow west of the Causeway: Hunts Mead L2. St Aubyn Field: at the top of Malting Lane L3. Dicken Croat Field L4. Pentlows Meadow L5. Fields adjacent to the main ford to the south-east of Malting Lane, alongside Ford St, stretching to the war memorial on the B1368 L6. Braughing Friars East/West Meadows</p>	8.1 – <u>Local Green Spaces</u>
13	<p>Protected Recreational Open Spaces</p> <p>Those areas specified below and defined on the Policies Map as Protected Recreational Open Space P1 - P4 are a combined area of four separate spaces which as a whole are particularly important to the local community as the only formal recreation area in the village. It includes a community orchard as an enhancement to the local food grown on the allotments for almost a century. It also fulfils a role as a community facility and contributes to the wellbeing of residents. Proposals for development on this land will only be permitted where it retains or enhances the provision, quality and accessibility of the open space. Proposals that would result in the loss or reduction of this open space will be refused unless it can be demonstrated that:</p> <ul style="list-style-type: none"> The open space and facilities are no longer needed; or The open space and facilities are replaced by better provision in an equally or more suitable location. <p>P1. Braughing playing fields/tennis courts P2. Braughing children’s playground P3. Allotments to the east of the tennis courts P4. Orchard to the east of the allotments</p>	8.2 – <u>Important Open Spaces</u>

Policy no.	Policy	Plan Chapter
14	<p>Priority Views</p> <p>The priority views defined in Chapter 9 of the Plan and shown on the Map of Priority Views on page 51 of the Plan are particularly important to residents of the parish and should be protected. The planting of hedges or trees in close proximity to priority viewing points, which would obstruct the view, would be discouraged. The maintenance of existing vegetation to prevent the loss of views should be encouraged. Development which would affect any of these views will be permitted only in exceptional circumstances where, as part of the proposal:</p> <ul style="list-style-type: none"> • Screening of the development by trees or hedges is included to protect the view, provided these do not in themselves obstruct it; and • The height of the development is restricted to minimise impact on the view 	<p><u>9 – Priority Views and Vistas</u></p>
15	<p>Infrastructure</p> <p>Development should:</p> <ul style="list-style-type: none"> • Subject to a traffic assessment proportionate to the scale of the development proposed, identify the realistic level of traffic it is likely to generate. It must assess the potential impact of traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted; • Incorporate off-street parking to accommodate at least two cars per household; • Preserve and enhance footpaths, bridleways and cycle paths and maximise opportunities to walk and cycle as well as support public transport where possible; • Make provision for high-speed broadband to serve the community; • Ensure that sewerage facilities are adequate to support additional housing by demonstrating that sufficient capacity exists within the sewerage network or that any necessary upgrades will be delivered ahead of the occupation of development. 	<p><u>10 – Infrastructure, Transport & Communication</u></p>
16	<p>Employment</p> <p>Development which facilitates the following types of local employment will be supported:</p> <ul style="list-style-type: none"> • The conversion of existing buildings and the small-scale expansion of existing employment premises across the parish. One or two additional businesses would be favoured, such as a tea/coffee shop and bed & breakfast accommodation; 	<p><u>11 – Local Economy & Facilities</u></p>

Policy no.	Policy	Plan Chapter
16+	<ul style="list-style-type: none"> • Employment development which respects the character of its surroundings by way of its scale and design, safeguards residential amenity and road safety and does not harm the surrounding landscape. 	<u>11 – Local Economy & Facilities</u>
17	<p>Valued Community Facilities</p> <p>Proposals that result in the loss of valued community facilities will be resisted unless there is clear evidence that there is no need for the facility or a suitable alternative or facilities of a similar size and quality are re-provided.</p>	<u>11 – Local Economy & Facilities</u>
18	<p>Spending Priorities</p> <p>Through preparation of the Neighbourhood Plan a number of spending priorities have been identified by the community to improve the lives of people living and working in the parish. The Parish Council will request these priorities be reflected in S106 agreements, where appropriate, and will direct funding received from New Homes Bonus, Community Infrastructure Levy or other funding streams towards projects which fall within these priorities.</p> <ul style="list-style-type: none"> • Traffic calming measures, particularly on the B1368 approaching Braughing, Hay Street and Dassels; also along The Street and Pelham Road in Braughing; • Improvement and maintenance of footpaths and bridleways throughout the parish; • Introduction of more cycle paths; • Provision of off-road parking; • 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; • Set up extra activities which are appropriate to the age groups of the local population; • Provision of extra litter and dog bins; • Funding for the Quin river restoration; <p>Spending priorities will be delivered either directly through S106 agreements attached to planning permissions or from New Homes Bonus funding resulting from new development in the Parish (if a Community Infrastructure Levy is set within East Hertfordshire in the future, this will also contribute to implementing the identified spending priorities).</p>	<u>14 – Plan, Delivery & Implementation</u>

5. Housing Strategy

There were 347 households recorded in the village of Braughing in the 2011 census. This plan seeks to meet the new housing requirement for Braughing set out in the village development strategy, Policy VILL1 of the emerging District Plan. As a Group 1 village, Braughing needs to increase its housing stock by at least 10% (or 35 homes) between 2017 and 2033 to meet the requirements of the current version of the emerging District Plan. An amendment to the strategy may be necessary following any modifications to the District Plan through the examination process.

The Braughing Parish Housing Objective is: Promotion of sensitive development which protects and enriches the landscape and preserves, complements or enhances the character of the locality.

The best parishes have developed through incremental growth that reflects the existing density and layout of homes, harmonises well with building style and materials and respects the setting of the parish. It is essential that the parish of Braughing grows in a manner that preserves and enhances its unique character. The supply of new homes in the parish can be achieved whilst retaining its distinctive features and historic significance.

In order to determine the housing needs and preferences of local residents, and to determine sites where the additional dwellings can be built, the following steps were taken:

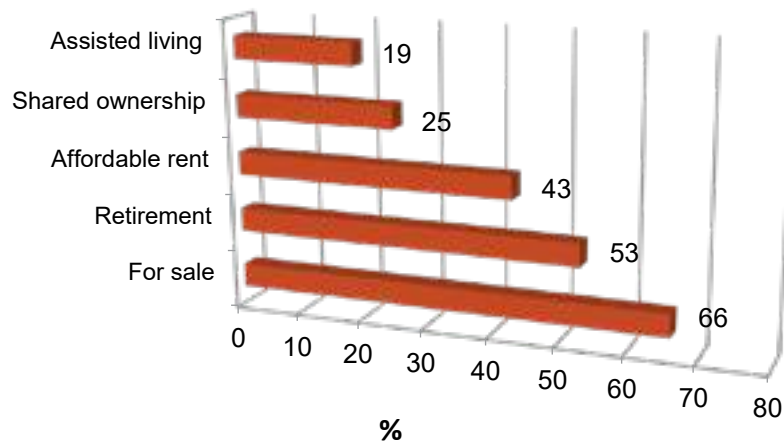
- a) a Braughing housing survey was conducted in 2015, followed by several open days. The feedback from these has been used to establish the housing policies contained in this document
- b) the Braughing Parish Design Statement 2004 was reviewed and taken as a framework for the policies
- c) the East Herts Local Plan Second Review 2007 and the emerging East Herts District Plan were used in conjunction with the National Planning Policy Framework (NPPF) as a basis for the policies
- d) local landowners were encouraged to put land forward for potential development
- e) potential sites were assessed and those meeting initial criteria were put forward for public consultation
- f) detailed assessment was undertaken for sites put forward for consultation, some of which have been allocated for development in this plan
- g) a series of housing policies were developed: Sustainable Housing; Housing Design; Housing Density; Brownfield Sites; and a series of Housing Development Site Allocations

5.1 Sustainable Housing

It is important that any additional housing development in the parish is sustainable in that it does not adversely impact on the Braughing Conservation Area and meets the identified needs of local residents while ensuring that it minimises damage to the environment.

The Braughing parish housing survey in June 2015 sought the views of residents on current and future housing needs within the parish. Residents were asked what housing tenures (e.g. for sale, affordable rent or shared ownership) they believed were needed. The responses in the table below showed a wide range of needs.

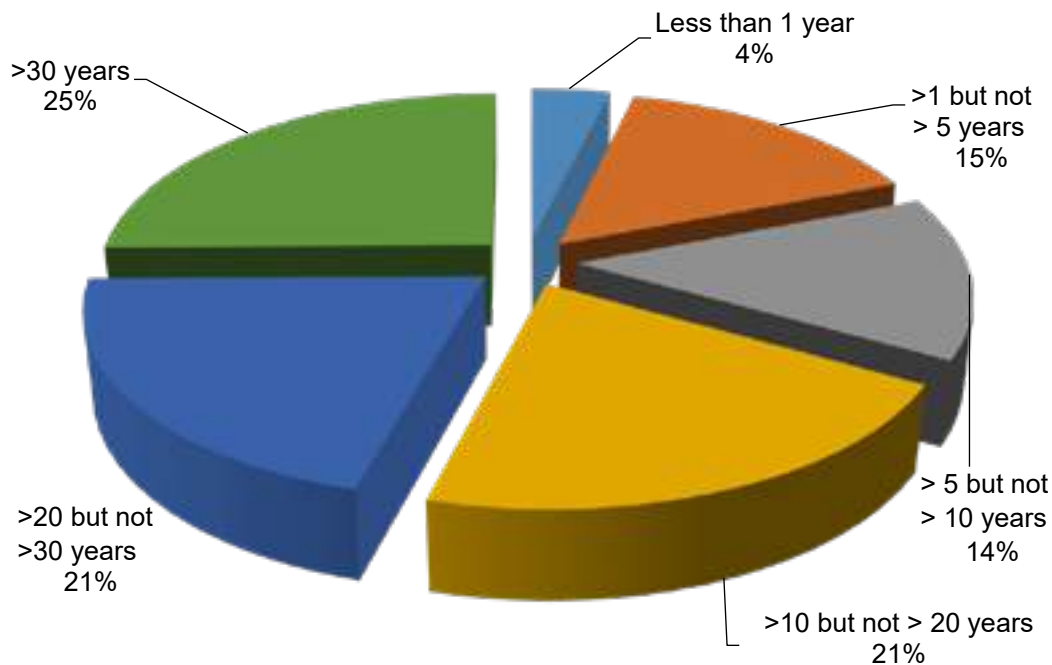
What tenures of housing do we need?



At the initial open day on 11th July 2015, residents were asked what type of housing they felt was needed in the parish. Responses were: 55% for the elderly, sheltered or retirement; 47% for affordable housing; and 27% said small or downsizing- type housing.

There is evidence (see Appendix A) that the over 65-age group is increasing as a percentage of the overall population of East Hertfordshire. The survey showed also that two-thirds of respondents had lived in the parish for more than 10 years and many for over 30. This implies a stable and ageing population who may wish to downsize after retirement. The table below indicates the stability of the local population.

Length of residence in the parish



Affordability was a key issue, many young couples and single people being unable to afford homes in the parish. Property prices have increased in the SG11 postcode by almost 27% in the five years since 2011 (see Appendix A).

However, current legislation requires affordable homes only on housing developments of 11 or more. The policies in this plan set out to encourage the building of smaller, more affordable

homes in areas of the village that reflect a closer-knit form of development. East Herts District Plan Policy HOU3 will apply to any developments in Braughing of 11 houses or more or where the combined gross floorspace of a development is greater than 1,000 m² and policy HOU4 on rural exception sites.

In addition, some elderly residents would like to downsize to smaller properties but are unable to do so due to a lack of supply. There is therefore a need to maximise the number of smaller and affordable homes as part of new development in the parish. The following table is an extract of data collected from the Braughing housing survey.

Potential housing need data extract from Braughing Housing Survey 2015

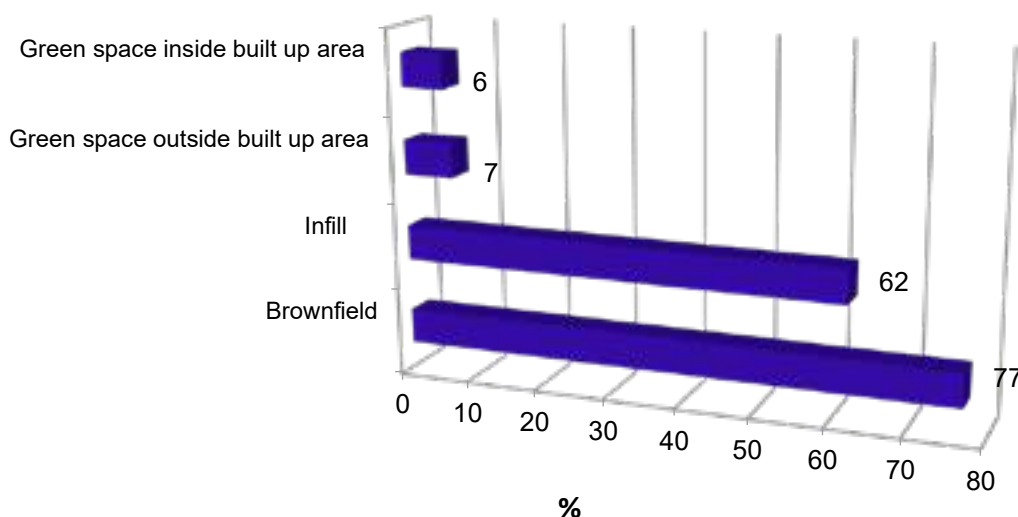
Classification of need	Housing requirement by size							Total Households
	1 bed	1-2 bed	2 bed	2-3 bed	3 bed	2-4 bed	4 bed	
Current need	0	1	3	1	1	0	0	6
Future need	10	5	16	2	2	1	1	37
Need for close relatives from o/s Parish#	3	0	0	0	1	0	0	4
Total all classifications	13	6	19	3	4	1	1	47

These needs were specifically related to receiving care or providing care to relatives

NB. Only one housing need was included where respondents answered yes to two or three (current / future / close relative) needs.

The Braughing housing survey asked for respondents' preferences for any future development sites. Brownfield sites are the most popular, followed by infill. Only a very small percentage of respondents indicated that green space, either inside or outside the built up area, should be used for development. The percentages are shown in the chart below.

Where should new housing go?



Developing a mix of high-quality, adaptable homes that contribute to the overall housing requirement in the district and reflect housing need in the parish in terms of size of development, is essential to support a sustainable, mixed and inclusive community. A mix of housing, type and size can be required only on sites of five or more homes according to East Herts District Plan policy HOU1. It was therefore important in the process of selecting housing sites that some were capable of providing at least five homes.

Although residents prefer development on brownfield land or infill sites rather than green, open sites, there are very few of the preferred types within Braughing, which are deliverable within the

timescales of this plan. It is therefore clear that the housing targets set in the East Herts District Plan cannot be achieved on brownfield or infill sites alone.

Sustainability is vital in any new development, making use of passive building design techniques, including solar heating (but not unsightly-placed solar panels) and grey water recycling. Support for the objective 'Optimising the environmental sustainability of new buildings and encouraging high levels of energy efficiency' came from 93% of residents in an open day feedback form. In addition, new development must minimise the risk of flooding in accordance with East Herts District Plan Policy WAT1 and East Herts Local Plan Policy ENV19. Braughing village is situated on two sides of a valley and development on a slope could result in flooding to dwellings in a lower part of the village, or increase surface water flowing into the River Quin, with consequent downstream flooding. Any new development must include strategies to alleviate this.

Braughing includes areas of Flood Zone 2, 3a and 3b, associated with the floodplain of the River Quin. No development should take place in Flood Zone 3b which is a functional floodplain to safely store flood water. New development in Flood Zones 2 & 3a will be subject to a sequential test to consider whether development is appropriate in this location. A Flood Risk Assessment must be submitted with a planning application to demonstrate that the development will not increase flood risk elsewhere or will reduce flood risk.

Housing sites must be considered carefully and will only be acceptable where they reflect these principles and are consistent with the Neighbourhood Plan as a whole. In particular, the Sustainable Housing policy should be considered in conjunction with those in this chapter for Housing Design and Density and the Conservation policy in the Local Character chapter.

POLICY 1: SUSTAINABLE HOUSING

To enable the delivery of a sustainable housing strategy and manage housing growth tailored to the needs and context of the parish, sites for at least 35 homes have been identified and sites capable of accommodating at least 26 homes are allocated in this plan, within or adjacent to the village of Braughing. The site allocations, which can deliver these homes, are identified in the Site Allocation Policies. Rural Exceptions Sites which could provide affordable homes for local people will be supported if they comply with District Plan policies and other policies in this plan.

No housing sites allocated or identified in this plan fall within the rural part of the parish beyond Braughing village. Hamlets are unique, small groups of housing, and any additional housing must not adversely affect their rural nature and character. Extending housing between hamlets, or between hamlets and Braughing, would be viewed as undesirable ribbon development.

All proposals should:

- Wherever possible, be located on brownfield land or infill within the Braughing village boundary while recognising that the supply of such sites is very limited;
- Provide a mix of housing types and sizes to meet the needs identified in the Braughing Housing Survey, including an element of affordable housing where appropriate;
- Be capable of internal adaption to meet changing family needs, e.g. a wet room downstairs, sufficient stair width for a stair lift and wheelchair-accessible door widths;
- Encourage the use of renewable energy and/or high levels of energy efficiency with the ultimate aim of achieving carbon neutrality.
- Be accompanied by a Flood Risk Assessment if it is close to the River Quin or Rib and in Flood Zones 2 or 3a.
- Set out how they will ensure that development will not increase the likelihood or intensity of surface water flooding.

5.2 Housing Design

Braughing parish consists of a rural village surrounded by a few smaller hamlets, all with a strong sense of place. Residents are committed to preserving its character and will support only developments that are in keeping with the parish. 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, especially in terms of front elevation.

One of the purposes of the evidence gathering process and consultation undertaken for the publication of the Braughing Parish Design Statement in 2004 was to identify the features that make Braughing unique. The policies in the Design Statement were a statutory part of the East Herts Local Plan Second Review 2007. The Design Statement also describes in detail the character of the parish and its surroundings and is part of the evidence base for this Neighbourhood Plan. The Housing Design policy in this Plan reflects the recommendations in the Design Statement and, in particular, the previous statutory guidelines from the statement; these guidelines are shown in Appendix C. The full document can be accessed via the Braughing web site on www.braughing.org.uk.

Good examples of recent housing design in Braughing



Infill – Green End



Barn conversion – Gravelly Lane



Barn conversion – Green End



Extension and conversion – The Street

POLICY 2: DESIGN OF NEW DEVELOPMENT

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

- Contribute to local distinctiveness, recognising that the settlement patterns of the village and hamlets are key to the distinctive nature of the parish;
- New development should respect and enhance local character with a sufficient variety of styles. Good modern design will be acceptable in some cases;
- It is essential that any development must be in proportion to surrounding buildings, especially in terms of principal elevations and preserving traditional ratios of doors and windows to the total frontage area;
- 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. The Old Boys School is a good example of a local decorative brickwork style. The Old Manse, with brick guttae (drop-shaped ornaments) under the eaves, demonstrates another locally appropriate decorative technique;
- Pitched roof extensions are desirable visually. The use of natural materials such as slate, clay tile and thatch will be encouraged;
- Boundaries should be marked with hedging of appropriate native species, plain brick or flint walls, particularly in front gardens and on road frontages;
- Proposals for extensions, outbuildings and garages, where planning permission is required, should be of a design and scale to complement the existing dwelling and locality;
- Accesses must provide adequate sightlines without being out of scale with the street on to which they open;
- All new hardstandings should be constructed of locally appropriate permeable materials such as stone or brick paving, hoggin and gravel.

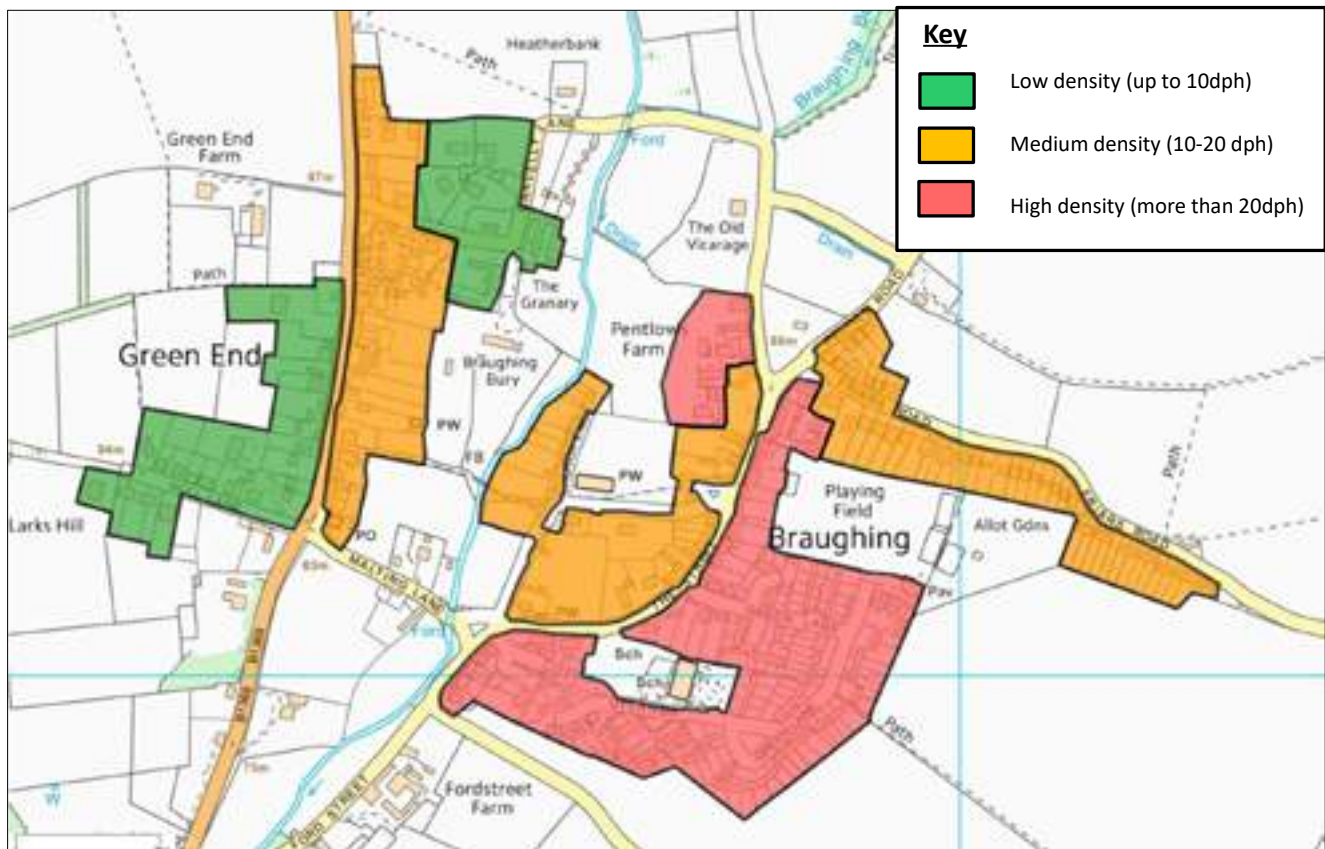
5.3 Housing Density

New developments should respect existing patterns and densities of land use. Density must be appropriate to the location and nature of the properties to be built with an adequate spatial ambience suitable to the existing rural environment. Any larger group of houses to be developed shall be sub-divided to resemble random groupings produced by the evolution of the parish. [Density is measured in dwellings per hectare (dph)]

At the first Neighbourhood Plan open day, one of the questions asked was: 'Are there any styles or specifications you think ought to be placed on developments, e.g. traditional, number of storeys, external building material, off-road parking spaces, etc.?' Of responses, 76% expressed the desire to see new housing of traditional appearance, or similar to that of surrounding properties. The 2015 Braughing housing survey asked residents an open question about whether there were any other housing issues on which they wished to comment. The most popular answer was that developments must be in keeping with the parish.

One of the most important elements of housing character is its density. East Herts District Plan Policy HOU2 recognises that in villages lower net densities may be more appropriate to respond to local character and context. Different parts of Braughing have individual characteristics, and densities that often reflect the historic reasons for housing provision. The map below shows these areas and their densities within Braughing village. Development within these areas should be of similar or lower densities, so as not to impact adversely on the local character.

Housing Density Map



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POLICY 3: DENSITY OF HOUSING DEVELOPMENT

All new housing developments should have regard to the density and character of surrounding housing. In Braughing village new housing development must have regard to the housing densities in the distinct areas of the village on the Housing Density Map. The only exception to this will be on sites where existing substantial buildings could be replaced with several new homes occupying the same site area.

5.4 Development Site Allocations

The emerging East Herts District Plan specifies that Braughing needs to allocate a minimum of 35 dwellings within, or near to, the Group 1 village boundary during the period April 2017 to 2033. The overall housing requirement for villages is for 50% of the new homes to be built in the first five years of the plan i.e. by 2022.

It is important that this Plan allocates development sites; the alternative is that East Herts council will determine where they will be.

Planning permission has already been granted for eight houses in Green End, opposite Pound Close, and one in the grounds of Causeway House. Both these developments are likely to be completed prior to 2022 and, as planning permission has already been granted, are not included in the Neighbourhood Plan assessment and allocation process but will count towards the housing requirement for the village. Of the remaining 26 homes required by 2033, at least a further nine homes should be delivered before 2022. The detailed process of site allocation is described below.

5.4.1 Development Site Criteria

The feedback from the Braughing housing survey was combined with the housing guidelines in the East Herts Local Plan Second Review 2007 to compile a list of criteria for new development in the parish. These land assessment criteria are detailed in the Braughing Parish Neighbourhood Plan (BPNP) Assessment of Land Criteria document, summarised below.

Criteria were divided into three levels of importance:

Critical constraint

New development should be within or adjacent to the Braughing village boundary. (Sites that were not within or adjacent to the village boundary were therefore outside the remit.)

Major constraints

New development should not:

- adversely affect a wildlife site;
- take place on land which is prone to flooding;
- impact a scheduled monument;
- create ribbon development;
- block important views or detract from the openness of the countryside.

New development should:

- have good, direct access to the site;
- preferably be infill;
- preferably be on a brownfield site;
- preferably be in the form of several smaller developments, normally 10 homes or less;
- integrate well with existing homes;
- avoid impacting on important open spaces in the village;
- be on a site that the landowner wants to develop.

Additional constraints

New development should not:

- be on a site used for employment purposes;
- promote the development of a previously unsuitable site.

Proposals for new development should:

- consider the impact of contaminated land on viability;
- be sympathetic to the conservation area;
- assess and mitigate against damage to archaeological assets;
- preferably be within 400m of a bus stop;
- consider the planning history of the site.

5.4.2 Development Site Assessment and Consultation

Local landowners were encouraged, via several public events, to put forward land to the Neighbourhood Plan Steering Group for consideration. Each site was initially assessed against the development site criteria and those which met the criteria were put forward for public consultation. Local residents were asked to provide feedback on each site on the basis of agree/disagree and comments. The detailed results of the public consultation are contained in the Braughing Parish Neighbourhood Plan Consultation Report.

At this stage in the process the site assessment was subject to a rigorous audit by an independent consultancy that provided technical advice on the process. The Neighbourhood Plan Site Options and Assessment, dated February 2016, is an independent report commissioned by Locality and produced by planning and design consultant AECOM. The analysis in the report was used to inform further assessments in the site selection process. An explanation of the site assessment process can be found in Appendix D.

Sites were then subjected to a detailed assessment, part of which were site visits, using a suitability checklist as well as desk-assessment that included land registry, ecology, archaeology, site access and deliverability. Landowners were contacted to provide further information, particularly in relation to deliverability and accessibility.

The sites are detailed in the Policies Map but are summarised below, excluding sites that have been withdrawn by landowners or considered undeliverable:

- Site 1 Land behind the Post office, Green End
- Site 2 Land to the rear of Chestnuts, Green End
- Site 3 Ford Street Barns, Ford Street
- Site 4 Larkspur House and adjacent land, Hull Lane
- Site 5 Pelham Barns, Pelham Road

In addition to the above, two brownfield sites in the village may come forward for development during the life of the Neighbourhood Plan.

5.4.3 Development on Brownfield Sites

Brownfield sites were selected as the most popular option for housing development at each stage of consultation on the Neighbourhood Plan. Only two have been identified through the neighbourhood planning process. They are land to the rear of 7 Green End and the former butcher's shop at 15 Green End. Both are mixed-use sites and still are, or have either recently been, used for residential and employment purposes.

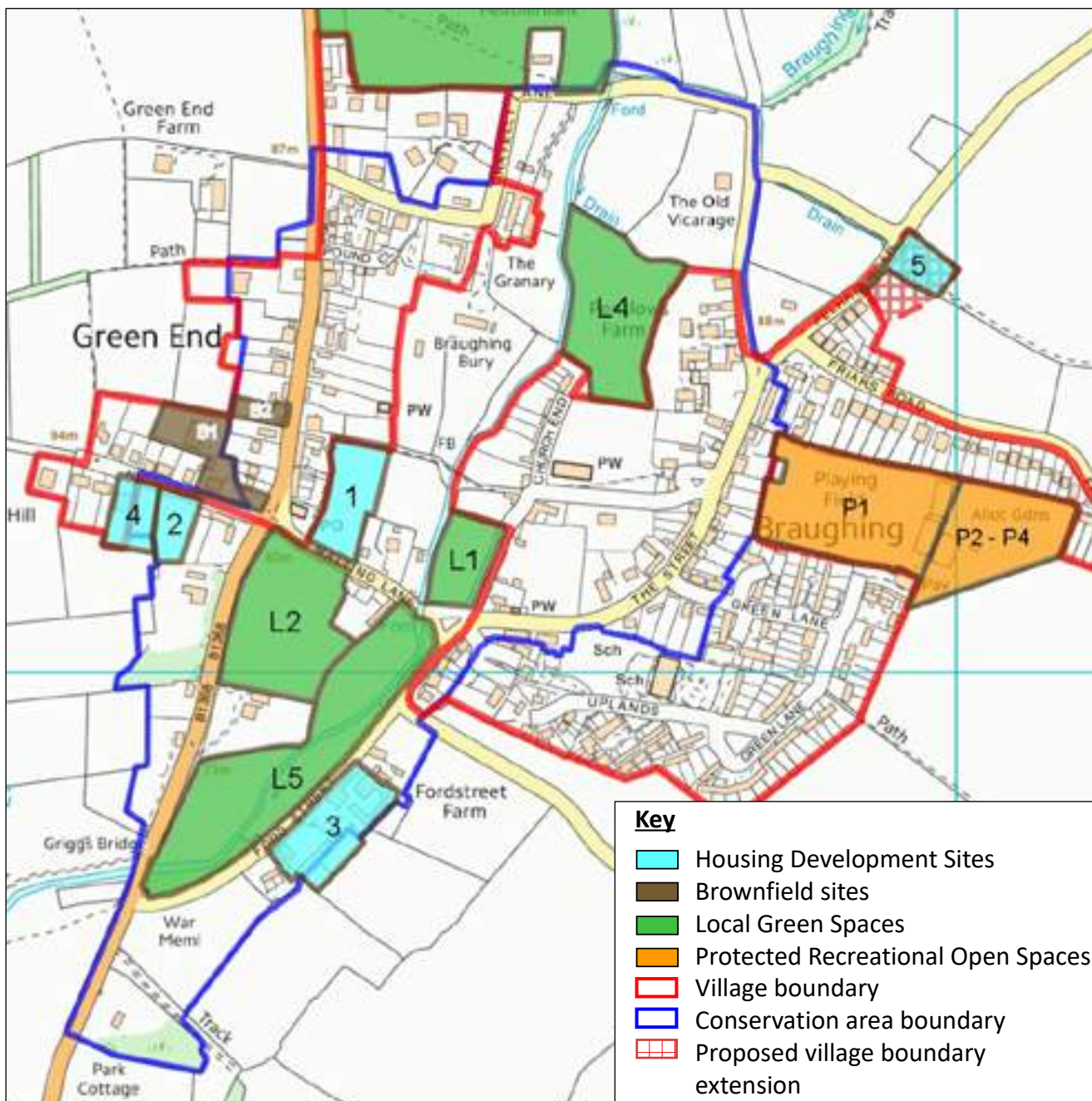
POLICY 4: BROWNFIELD DEVELOPMENT

Development of brownfield sites will be supported. For example, land to the rear of 7 Green End which, with access via Green End, could support either a residential development with a minimum of 11 homes or a mix of residential and employment. Land at 15 Green End has the potential for a mixed residential and employment use, subject to other policies in this plan. Both specific sites are shown on the Policies Map.

5.4.4 Development Site Allocation

Once all the sites detailed on the Policies Map had been assessed, those deemed suitable were put forward to the Parish Council for consideration. These sites have the capacity to deliver the required 26 houses, summarised below, with at least 10 being deliverable by 2022.

Extract of Policies Map for Development Allocation and Brownfield Sites



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POLICY 5: HOUSING DEVELOPMENT SITE 1

Site Reference: 1	Site Size: 0.57 hectare	Site Origin Landowner
Site Name: Land behind the Post Office		Current Use: Field
Site Address: North of Malting Lane, Braughing, SG11 2QZ		Proposed Use: Housing
Location: Immediately adjacent to village boundary		Availability Immediate (0-5 years)

The development of site 1 will be supported provided that it accords with the policies in this plan and it meets the following criteria:

1. Provides at least five new homes to meet identified local need for smaller homes
2. Preserves or enhances the character or appearance of the conservation area
3. Scale and design of homes should have regard to the sensitivity of the site in the heart of the village
4. Satisfactory vehicular and pedestrian access is available to the site
5. Retains the hedges on the north and south sides of the land
6. Opens up views of the river valley and church
7. Height and siting of homes should take account of the topography of the site and the amenities of adjacent occupiers
8. Includes a landscape strip to provide a significant buffer of grass and low level native planting to increase biodiversity
9. Garden areas are located between the new homes and the planting buffer

Justification

The site has been proposed by the landowner as a result of a call for sites for the Neighbourhood Plan. The site is well shielded from the public realm; hence it is not identified as an 'important open space to be protected' on the Character Analysis Map attached to the Conservation Area Character Appraisal 2016. However, good urban design will be essential to the delivery of a suitable development scheme.

Density

This site is located in an important open area of the village. Adjacent development is shown on the Housing Density Map as being between 11 and 20 dwellings per hectare (dph). However, the importance of maintaining the open river valley through the centre of the village is paramount to preserving the character of the conservation area. The only part of this site that is suitable for development is that lying immediately behind numbers 8a-14 Green End, as shown on the site allocation plan. The site should provide at least five homes within this area to enable a mix of sizes.

Location in village and settlement boundaries

The site is located within the village conservation area and the design of any development must preserve or enhance the character or appearance of the area. If not developed sensitively, it could have a negative impact on this important open land with potential to block admired views through the village.

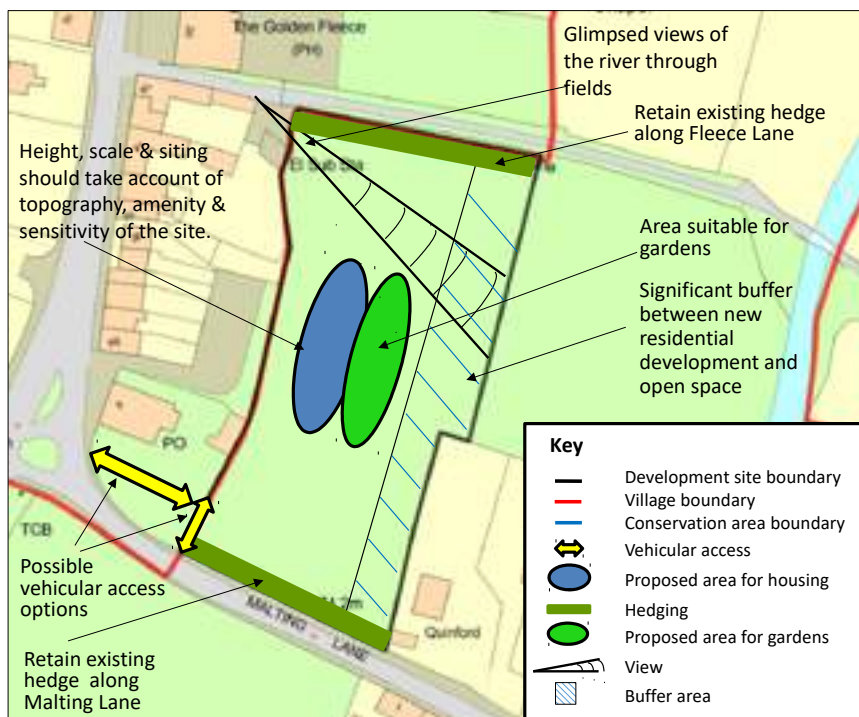
Access

If an appropriate new highway safe access cannot be achieved this would render the site incapable of development. The landowner has offered a new access beside the existing post office that will improve highway safety at this complicated junction and provide parking spaces for the shop. An alternative access may be achievable but this would be subject to the pre-application process.

Design and layout

Siting of new buildings is key to achieving an acceptable development on this site. The hedges to the north and south of the property have been identified in the Braughing Conservation Area Character Appraisal as making a positive contribution to the area and deserving protection. Site layout should take this into account. The land falls away to the east towards the river lying well below the properties 8a-8f on Green End but making this site clearly visible from the opposite banks. Height of building on this site must not impact on the views across the valley.

Site 1 Land behind the Post office, Green End



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Indicative Map

POLICY 6: HOUSING DEVELOPMENT SITE 2

Site Reference: 2	Site Size: 0.27 hectare	Site Origin Landowner/SLAA
Site Name: Land to rear of Chestnuts (5) Green End		Current Use: Field
Site Address: Green End, SG11 2PE		Proposed Use: Housing
Location: Immediately adjacent to village boundary		Availability Immediate (0-5 years)

The development of site 2 will be supported provided that it accords with the policies in this plan and it meets the following criteria:

1. Provides new homes that have regard to the density of adjacent development
2. Preserves or enhances the character or appearance of the conservation area
3. Scale and design of homes should have regard to the sensitivity of the site
4. Creates a safe pedestrian access onto Hull Lane through the existing field gate
5. The size and type of homes should reflect the identified local housing need
6. Height, design and siting of homes should take account of the topography of the site, the amenities of adjacent occupiers and the impact of new residential development on the edge of the village
7. Retains the existing hedge along the edge of Hull Lane

Justification

The site has been proposed by the landowner as a result of a call for sites for the Neighbourhood Plan. It is available for immediate development. It is also East Hertfordshire District Council Strategic Land Availability Assessment (SLAA) site number 15/007. If the current planning application is approved without amendments to comply with the policy, this housing site allocation and all references to it will be deleted from the Neighbourhood Plan. As a result, although the development would contribute to the housing quota for the village, it would lie outside of the scope of the Neighbourhood Plan due to the significant conflicts in policy compliance

Density

Adjacent development is shown on the Housing Density Map as up to 10 dph. The development of this site should reflect the existing character of development on Hull Lane. The site could accommodate three homes at the maximum density of the adjacent area of Hull Lane. For an additional home, at the rear of the site, to be supported it must relate to existing development on Green End.

Location in village and settlement boundaries

The site is located in the village conservation area and the design of any development must be preserve or enhance the character or appearance of the area.

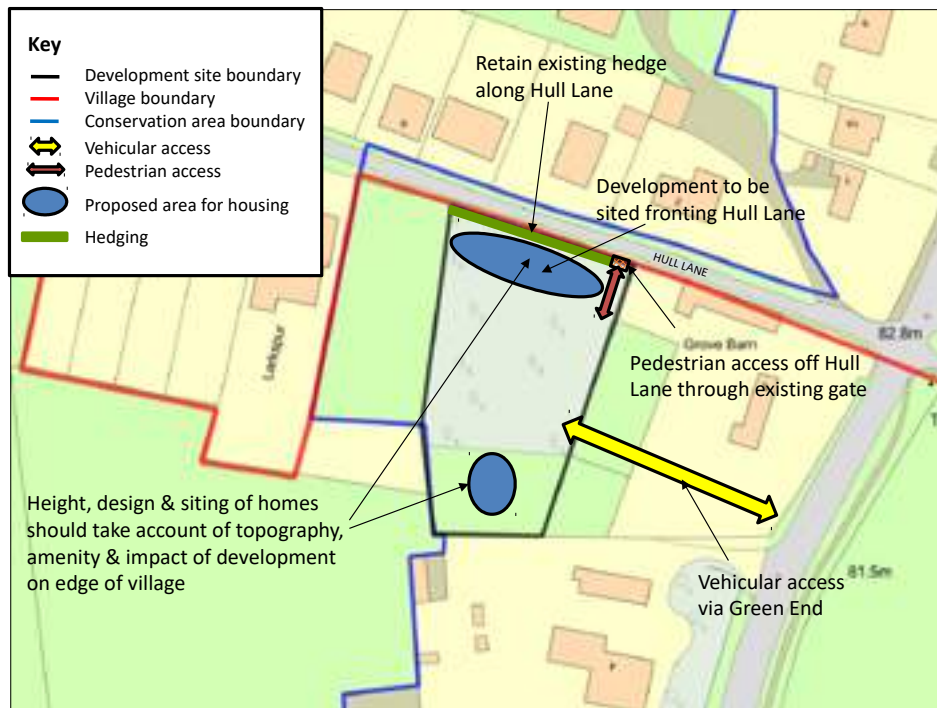
Access

The landowner has offered a new access via the existing driveway to no. 5 Green End that is acceptable in highway terms with improvements to provide additional visibility. Availability of the access off Green End has resulted in the site being selected for development in this plan, as it would result in no further traffic on Hull Lane. Access via Hull Lane would not be supported by the local community as it would unnecessarily increase traffic on Hull Lane and require the removal of a hedgerow that makes a positive contribution to the character or appearance of the conservation area. Residents in Hull Lane perceive its junction with Green End dangerous and difficult to negotiate. Satisfactory vehicular access to any new development will need to be agreed.

Design and layout

The hedge along the border with Hull Lane has been identified in the Braughing Conservation Area Character Appraisal as making a positive contribution to the area and therefore requiring protection. Properties in Hull Lane are exclusively single storey or one and a half storeys. The height, design and siting of homes should take account of the topography of the site and the amenities of adjacent occupiers. New homes should overlook Hull Lane to continue the existing street frontage, with pedestrian access only onto Hull Lane, in order to retain the existing hedge in the conservation area. As the site borders open countryside any building to the rear must be appropriately designed to reflect the character of the rear of properties on Green End.

Site 2 Land to the rear of Chestnuts, Green End



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Indicative Map

POLICY 7: HOUSING DEVELOPMENT SITE 3

Site Reference: 3	Site Size: Approx. 0.75 h hectare including existing cottages and barns	Site Origin Landowner
Site Name: Ford Street Farm Barns		Current Use: Agricultural barns
Site Address: Ford Street, Braughing, SG11 2PN		Proposed Use: Housing
Location: Outside, but close to, village boundary		Availability Immediate (0-5 years)

The development of site 3 will be supported provided that it accords with the policies in this plan and it meets the following criteria:

1. Provides at least 11 new homes to include the conversion of existing barns and new cottages and to provide smaller homes to meet identified local housing need
2. Preserves or enhances the character or appearance of the conservation area and is of a suitably high standard of design to have regard to the location of the site in the curtilage of two listed buildings
3. Access is from the existing driveways to the farm
4. New homes are sited in the general location shown on the indicative site map
5. New homes should have a scale and height which reflect the character of the surrounding properties and could take the form of traditional cottages
6. Retains the trees in the centre of the site
7. A hedge of native species is planted to screen the new development from the farmland beyond
8. Potential for contamination is assessed at an early stage in the development of the planning application

Justification

The site has been proposed by the landowner as a result of a call for sites for the Neighbourhood Plan. The landowner proposes the conversion of the existing barns with the addition of three new-build homes. This increases the sustainability of the proposal compared with a greenfield site.

Density

The site area is approximately 0.75 hectares, which includes both farm accesses and existing cottages. The nature of this site, within an existing farm compound, lends itself to relatively dense development. Although not immediately adjacent to the village boundary, the nearest area of development is the most densely developed of the village, at 21 or more dwellings per hectare. With the area of trees in the centre retained, the remainder of the land is capable of accommodating at least 11 new homes including at least four new cottages.

Location in village and settlement boundaries

The site is located in the village conservation area, but just outside the existing settlement boundary. The design of any development must preserve or enhance the character or appearance of the conservation area.

Access

Access to the site would be via the existing driveways on to the farm from Ford Street.

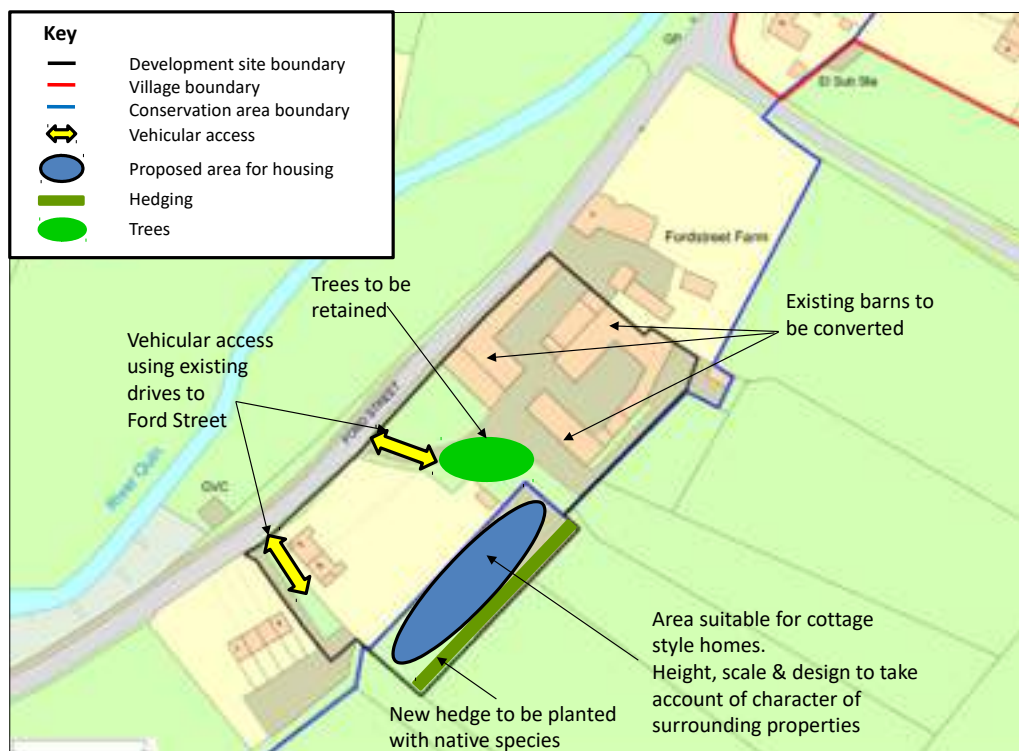
Design and layout

The attractive farm compound, within the conservation area, should be developed in a sensitive manner that reflects the character and heights of existing buildings. The development is within the curtilage of two listed buildings and the barns, which were built before 1948, are considered to be listed as curtilage buildings. Their conversion, extension and any other new building on the site should be of a particularly high standard of design to respect the quality of this listed group. Local residents have noted the use of the barns by bats, owls and swallows; a survey of protected species may be required to accompany any planning application. In addition to the conversion of the barns, a cottage-style new development would be supported.

Flood Risk

A small part of the site is in Flood Risk Zone 2. A Flood Risk Assessment may be required as part of a planning application and the applicant is advised to check this requirement at the earliest opportunity.

Site 3 Ford Street Barns, Ford Street



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Indicative Map

POLICY 8: HOUSING DEVELOPMENT SITE 4

Site Reference: 4	Site Size: 0.25 hectare	Site Origin Landowner
Site Name: Larkspur House		Current Use: Field/garden/house
Site Address: Hull Lane, SG11 2PF		Proposed Use: Housing
Location: Immediately adjacent to village boundary		Availability Immediate (0-5 years)

The development of site 4 will be supported provided that it accords with the policies in this plan and it meets the following criteria:

1. Provides new homes that have regard to the density of adjacent development
2. Preserves or enhances the character or appearance of the conservation area
3. Satisfactory vehicular access must be achieved to serve any development
4. Access is from the existing driveway to Larkspur House providing sufficient space for all vehicles to drive in and drive out
5. Provides new homes fronting onto Hull Lane
6. The hedge onto Hull Lane is retained except for a possible new access (if required) as shown on the indicative site map
7. The size and type of homes should reflect the identified local housing need
8. Height, design and siting of homes should take account of the topography of the site, the amenities of adjacent occupiers and the impact of new residential development on the edge of the village

Justification

The site has been proposed by the landowner as a result of a call for sites for the Neighbourhood Plan. The landowner proposes the demolition of the existing dwelling and its replacement with a small number of new homes.

Density

The site is located adjacent to a low density (up to 10 dph) area of the village, adjacent to farmland. The development of this site should reflect the existing character of development on Hull Lane and could accommodate three homes at the maximum density of the adjacent area of Hull Lane.

Location in village and settlement boundaries

The site is located partly in and partly adjacent to both the village conservation area and the existing settlement boundary. Design of any development must preserve or enhance the character or appearance of the conservation area.

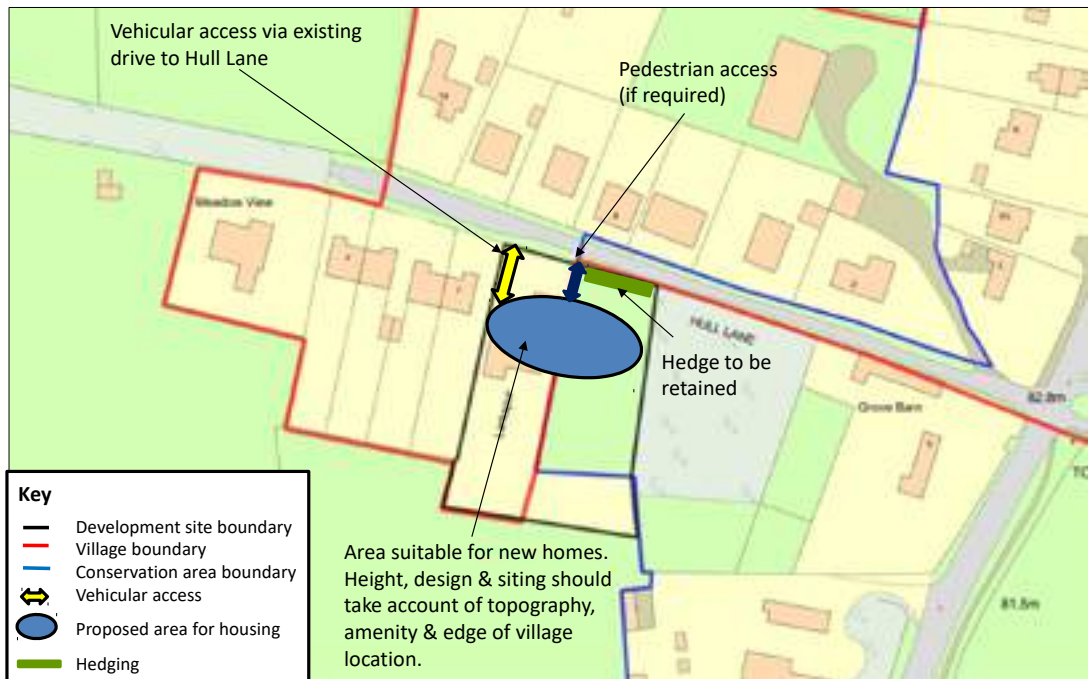
Access

If an appropriate highway access cannot be achieved this could render the site incapable of development. The cumulative impact of additional dwellings gaining access off Hull Lane is a concern. Vehicular access should be via the existing driveway to Larkspur, although one additional pedestrian access could be accommodated. The replacement of one large home with three smaller homes will generate only a minimal additional amount of traffic on Hull Lane. In order to reflect the requirements of the Highway Authority for vehicular access onto Hull Lane, driveways must accommodate sufficient space to turn vehicles around and prevent the need to reverse out into Hull Lane.

Design and layout

The hedge along the border with Hull Lane has been identified in the Braughing Conservation Area Character Appraisal as making a positive contribution to the area and therefore requiring protection. Properties in Hull Lane are exclusively single storey or one and a half storeys. The height, design and siting of homes should take account of the topography of the site and the amenities of adjacent occupiers. New homes should overlook Hull Lane having regard to the existing character of the lane and adjacent development.

Site 4 Larkspur House and adjacent land, Hull Lane



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Indicative Map

POLICY 9: HOUSING DEVELOPMENT SITE 5

Site Reference: 5	Site Size: 0.25 hectare	Site Origin SLAA/Landowner
Site Name: Pelham Barns		Current Use: Barn and Storage area
Site Address: Pelham Road, SG11 2QU		Proposed Use: Housing
Location: Outside, but adjacent to, the village boundary		Availability Immediate (0-5 years)

The development of site 5 will be supported provided that it accords with the policies in this plan and it meets the following criteria:

1. Provides new homes that preserve the character of the surrounding area and landscape
2. Entry/exit from the site is from a relocated access off Pelham Road agreed with the Highway Authority
3. Retains or relocates the public right of way currently running through the site
4. Provides a link to the existing pavement on Pelham Road
5. Homes predominantly front on to Pelham Road
6. Includes the removal of all existing structures on the site
7. The site should be well landscaped along its northeast and southeast boundaries to minimise the impact on the surrounding countryside

Justification

The landowner proposed the demolition of existing structures in order to provide five new homes in a planning application, which was refused in September 2015. Amendments to the proposal in line with the criteria in the policy above will be supported.

Density

The site area is approximately 0.25 hectares. This site is located in an open area on the edge of the village with open countryside beyond. The number of homes on the site should be restricted in order to maintain this openness. Although the site is not immediately adjacent to the village boundary, the character of the area closest to it is shown as medium density (11 -20 dph) on the Housing Density Map. This would equate to a minimum three and a maximum five homes. However, once the land occupied by the bridleway is excluded from the development site, it may only be possible to accommodate four in order to retain the character of the area.

Location in village and settlement boundaries

The site will be included within the settlement boundary subject to a boundary change in the Neighbourhood Plan. The land between Development Site 5 and No. 6 Pelham Road is suitable for housing development.

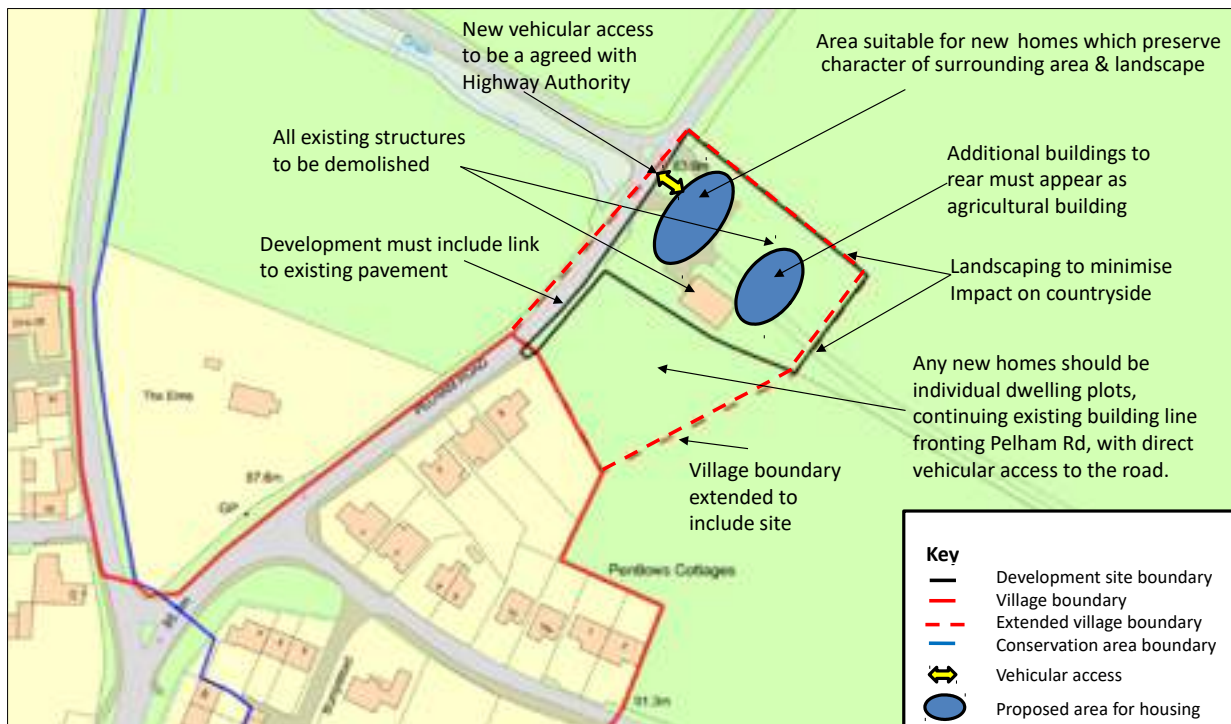
Access

Access could be achieved from the existing site entry/exit or via a relocated access onto Pelham Road in accordance with guidelines issued by the Highway Authority. It is essential to the sustainability of development on this site that the footpath is extended along Pelham Road to any new homes. The path must incorporate retention of the drainage ditch. A detailed scheme for the footpath will be a requirement of the Parish Council supporting the development of this site.

Design and layout

New residential development should front Pelham Road and not create a cul de sac. Any additional buildings behind the frontage development should be appropriately designed. The sensitive location of the site on the edge of the village requires well designed and landscaped boundaries to minimise the impact of the development on the open countryside beyond.

Site 5 Pelham Barns, Pelham Road



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Indicative Map

6. Local Character

The village of Braughing developed along the B1368, an ancient trading route between London and Cambridge and one of five Roman roads intersecting the parish. An approach from any direction gives attractive vistas of a settlement made up mainly of traditional buildings nestling in the valley of the River Quin, the spire of St. Mary's visible at its heart.

The village has an exceptionally high concentration of listed buildings. The 16th and 17th century street fronts in Green End and The Street are only sparingly interspersed with Victorian and some 20th and 21st century houses, while The Square, Causeway and Church End have retained their traditional character. The latter three examples, together with Braughing Bury and the five barn conversions (formerly part of Braughing Bury Farm), are characterised by their special group value. Historic England defines the group value of a building according to 'the contribution it makes to the architecture or historic interest of any group of buildings of which it forms a part.' (Historic England - Listed Buildings).



Whilst much of Braughing lies within a conservation area, there has been steady development throughout the 20th and 21st centuries, including the recent addition of a significant number of new homes. These include six sympathetic barn conversions in Gravelly Lane and five secluded, weather-boarded houses in Gravelly Dell which were fitted into the old gravel pit. Unfortunately, the latter is a gated development which this Plan seeks to discourage. Recently, two estates of 17 and 28 houses respectively have been built on infill and a brownfield site.

Despite these recent changes, the village largely retains its historic character, defined by the many thatched, pargeted and weather-boarded houses and the 13th century church situated at the core of the village.

There remain four working farms in the parish (Green End, Warren Farm, Quinbury and Ford Street) and the vistas and green spaces afforded by these are cherished by villagers and visitors alike. Several of the fields within the village are used for grazing, though in the summer several are used as venues for community events that form part of the unique character of the village.

It is important to the preservation of Braughing's character that its historic nature is taken into account in any future planning: iconic views must be preserved, as should the spaces between the village of Braughing and its neighbouring hamlets. Spaces used to support local events should also be retained.

New buildings should be aesthetically in line with the more historic of the existing houses, individual identity being achieved through the use of mixed design (weatherboarding, rendering, pargetting, bricks) and traditional materials such as oak, flint, reclaimed brick, slate and pantiles. Planting, particularly around the boundaries of homes, should help new buildings blend into their surroundings. The Braughing Parish Design Statement from 2004 (which forms the heart of this Plan), gives clear guidance as to how to preserve the character of the village, as does the Braughing Conservation Area Character Appraisal 2016 document. The latter identifies several buildings, trees, hedges, fields and views as warranting protection and recommends that new development should be of a high architectural interest if it is not to cause harm to a picturesque and architecturally-rich conservation area.

The character of the parish is exemplified not only in its appearance and its history, but inhabitants pulling together to support its institutions (for example the church, the school, in the way that it is enjoyed by its residents: there is a strong sense of collective identity, the various clubs and societies) and a friendly, welcoming atmosphere.

Care should be taken in the planning of new homes to ensure that new residents are able to integrate into village life: gated developments and large estates for example, have a tendency to work against this ideal.

POLICY 10: CONSERVATION

Part of Braughing parish lies within a conservation area and contains many listed buildings and archaeological remains. In order to protect the historical assets of the parish and preserve the attractive appearance of the rural community it is important that the parish is protected in the ways outlined below.

- Non-listed buildings considered to have architectural merit (such as the barn conversions along Gravelly Lane, the Church Hall, the cottages in Malting Lane and the houses in Church End) should be preserved having regard to the scale of any harm or loss and the significance of the heritage asset;
- New developments within the conservation area (including extensions to existing buildings) should not 'go against the grain' of the existing pattern of housing. Developers should be aware of the 'group value' of buildings within the conservation area, such as the Old Boys' School and adjacent houses, and ensure that views of such groupings are not compromised;
- Spaces between buildings which contribute to the character of the conservation area, such as The Square and the area around the ford should be retained;
- New homes should be integrated sympathetically into the existing street scene and not dominate the landscape;
- Gated communities should be avoided in order to encourage a sense of community;
- Areas of archaeological significance, in particular those alongside and opposite the old station, where there have been exceptional finds, should be protected from development, if possible. Where a development site includes or has the potential to include assets with archaeological interest, a desk-based assessment and field evaluation where necessary will be required;
- Existing trees and boundary hedges, in particular those identified in the Braughing CACA such as those along Gravelly Lane, Fleece Lane and Malting Lane, should be retained and, where necessary, sympathetic planting introduced to soften the impact of new or recently-altered buildings, to maintain the rural character of the village.

7. Landscape and Environment

Braughing is a rural parish set in the chalk hills of NE Hertfordshire within the valley of the River Quin. Much of the surrounding land is rich, arable farmland and grazing areas with significant equestrian use.

Other green areas of the parish form a patchwork of woodland, copses, native hedgerow (some ancient) and thickets as well as water meadows, meads, damp ditches, pasture and wildflower leys. There are many mature and ancient trees that provide a very specific habitat that does not exist in young trees; the greater spotted woodpecker, for example, will nest only in old wood. As such, all mature trees should be given the greatest protection.



The chalk rivers Quin and Rib are significant features of the landscape (see Appendix E). Such rivers are recognised as providing a unique habitat for wildlife. As few as 200 chalk rivers exist worldwide. In 2012, a charter drawn up by conservationists called for them to be designated 'Special Areas of Conservation'; an EU directive recognises their importance.

The lanes, fords and chalk-bed rivers with their attractive appearance and rich flora and fauna are key features of the parish and deserve to be protected. These areas form wildlife corridors and numerous fox holes, badger setts and nesting sites are to be found along them.

The two fords effectively cut off a section of the river, making it a safe haven for trout and protecting it from the invasion of American crayfish which damage aquatic life (Puckeridge already suffers from this problem). Lampreys are also in evidence in the River Quin. The rivers are flanked by tunnels of small trees and shrubbery, making them ideal breeding grounds for kingfishers and other birds. The marshy areas are home to toads, frogs and newts, while the rivers support fish, ducks, moorhens, heron and egrets. Lapwings breed in the long grass by the river bank and footpaths have been re-sited to protect this habitat.

The natural environment for which the parish is noted supports hares, many species of bat (including the very rare barbastelle), common lizard and slow worm. Fallow and muntjac deer are commonly found in the parish, as well as badgers, foxes, voles, weasels and brown hare.

Some of the fields are also home to the Roman snail (*Helix pomatia*), a protected species under the Wildlife and Countryside Act 1981; it is illegal to kill, injure, collect or sell these snails. They were placed on the International Union for the Conservation of Nature (IUCN) Red List of threatened and endangered species in 2009. Appendix G provides further detail of local fauna.

The area is rich in birdlife: owls, red kite, skylarks, yellowhammers (RSPB red status), woodpeckers and kingfishers, for example. Appendix F gives details of local birdlife.

Many species of wildflower grow in the verges along the sunken lanes and in the meadows, attracting a large variety of butterflies and moths as well as bees, dragonflies and other insects. Grass snakes are also a common sight in some areas.

Many of the fields surrounding the rivers act as floodplains, floodwater percolating through the underlying chalk; in periods of moderate to heavy rain, fields adjacent to the rivers become waterlogged. Flooding is likely to be exacerbated by the addition of concrete building foundations. (See evidence and map of flood plain in Appendix B).

Some local farmers have taken significant steps towards enhancing wildlife habitats and this should be continued. Land management schemes should be prepared by local land owners and development should take into account the conservation of species such as owls, bats and newts, the archaeological significance of the land and ensure that planting is managed carefully so as to enhance the environment and the visual appeal of the area.

The footpaths and bridleways that cross the parish are also enjoyed by a great many walkers, cyclists and riders, many of whom come from outside the community. These visitors provide income for the local shop and public houses. Most of Braughing's footpaths are protected under the Wildlife and Countryside Act 1981. A statement of public rights of way in the parish was published in 2006.

Some green spaces and recreational sites have been identified as examples of specific areas to be protected from new development – see Chapter 8. In addition, due consideration should be given to the protection of any site in an elevated position or visible from a distance, in particular those close to historic or listed buildings.

POLICY 11: WILDLIFE

Development will be supported where it:

- Does not impact on wildlife habitats or corridors, particularly the wildlife sites at the Old Vicarage and Braughing Friars East meadow, and seeks to protect and enhance them on the application site and surrounding sites, wherever possible;
- Keeps outside lighting to a minimum (as advised in the CACA to underline the rural quality of the area) to avoid disturbance to nocturnal species and preserve the view of the night sky;
- Seeks to retain and restore existing hedgerows and protect mature trees (in particular the lines of hedges along Green End, Ford Street and the lanes and those lining the valley fields and meadows which have been identified in the CACA as important to the rural character of the Conservation Area) and encourage the planting of new hedgerows and woods, provided they do not impact priority views;
- Any scheme adjacent to the main river should be designed with a naturalised buffer zone of at least 10m from the top of the bank of the brook in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.

8. Green Spaces

Braughing is a small rural community surrounded by agricultural fields and includes several green areas within its boundary. These areas give it a distinctive village character and are of significant value to residents and visitors.

8.1 Local Green Spaces

Local Green Spaces are areas which are considered special and are offered protection similar to green belt under the umbrella of the Neighbourhood Plan. The sites must meet the specified criteria laid out in the National Planning Policy Framework (NPPF).

The main criteria for determining a Local Green Space are:

1. Close proximity to the community it serves
2. Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife
3. Local in character (not an extensive tract of land)

A few sites in the parish are already protected as common land or special ecology sites, as detailed in the Hertfordshire Ecological Network Mapping (see Appendix H, category 1), and are therefore not being proposed as Local Green Spaces.

The assessment of land for Local Green Space status is provided in the Braughing Local Green Space Assessment spreadsheet. Those that are proposed are detailed below.

L1. Meadow west of the Causeway: Hunts Mead

This field is used for village events such as the wheelbarrow race. It is in a central location within Braughing, next to the ford, a key meeting place in the village. The view of the area would be affected adversely by any development on this field.



L2. St Aubyn field: at the top of Malting Lane

This field forms a key part of the setting of the village to the south. It is a beautiful prospect for anyone coming into Braughing on the B1368. People frequently sit opposite to admire the view and sometimes capture it on canvas. Its close proximity to a Roman cemetery means it has the potential to contain archaeological remains.



L3. Dicken Croat field

This field forms a key setting of Braughing village to the north. It is crossed by three well-used footpaths and includes beautiful views of both the main village and the surrounding countryside. The lower part adjoins the River Quin where there is an abundance of wildlife, including kingfishers. Many residents feel very strongly that this field needs to be protected, as demonstrated by about 500 letters written in 2015 protesting against development of the site.



L4. Pentlows Meadow

This site adjoins the churchyard and is an area specially set aside for wildlife. It is situated in a central location in the village, bordering the river, and its proximity to the church gives it special significance.



L5. Fields adjacent to the main ford to the south-east of Malting Lane, alongside Ford St, stretching to the war memorial on the B1368

This is an ancient Roman-British burial site and therefore has historic significance. It is also used occasionally for village events such as the wheelbarrow race.



L6. Braughing Friars East/West Meadows

Wildlife meadows, including a well-established walking route adjoining Braughing Friars hamlet. This field is not used for arable rotation or grazing and therefore provides an ideal location for flora and fauna. It is a designated wildlife site.



POLICY 12: LOCAL GREEN SPACES

Those areas specified below and defined in the Policies Map of the Plan shall be protected as Local Green Spaces according to the criteria in the NPPF and treated in a similar way to green belt. These sites contribute to local amenity, character, historic significance or green infrastructure, and development will not be permitted on them other than in very special circumstances.

- L1. Meadow west of the Causeway: Hunts Mead
- L2. St Aubyn Field: at the top of Malting Lane
- L3. Dicken Croat Field
- L4. Pentlows Meadow
- L5. Fields adjacent to the main ford to the south-east of Malting Lane, alongside Ford St, stretching to the war memorial on the B1368
- L6. Braughing Friars East/West Meadows

8.2 Protected Recreational Open Space

The sites listed in this section are important to residents although not meeting the criteria for Local Green Spaces. P1-4 have been identified as protected recreational open space in accordance with East Herts District Plan policy CFLR1 and LRC1 of the East Herts Local Plan and are shown in the Policies Map.

P1. Braughing playing fields/tennis courts

The playing fields have been used by the Braughing cricket team since 1973 and as a pitch for The Hares football club; it also serves as a recreation area for children and is the venue for various activities including fitness clubs. The tennis courts are available for residents to hire.



P2. Braughing children's playground

This has recently been the subject of a successful fund-raising effort to strip out and replace outdated equipment.



P3. Allotments to the east of the tennis courts

There are 24 allotments which have been providing space for residents to grow fruit, vegetables and cut flowers since 1919.



P4. Orchard to the east of the allotments

This is a community resource planted with apples, pears and nuts and with a footpath running through it.



POLICY 13: PROTECTED RECREATIONAL OPEN SPACE

Those areas specified below and defined on the Policies Map as Protected Recreational Open Space P1 - P4 are a combined area of four separate spaces which as a whole are particularly important to the local community as the only formal recreation area in the village. It includes a community orchard as an enhancement to the local food grown on the allotments for almost a century. It also fulfils a role as a community facility and contributes to the wellbeing of residents. Proposals for development on this land will only be permitted where it retains or enhances the provision, quality and accessibility of the open space. Proposals that would result in the loss or reduction of this open space will be refused unless it can be demonstrated that:

- The open space and facilities are no longer needed; or
- The open space and facilities are replaced by better provision in an equally or more suitable location.

P1. Braughing playing fields/tennis courts

P2. Braughing children's playground

P3. Allotments to the east of the tennis courts

P4. Orchard to the east of the allotments

9. Priority Views and Vistas

There are many beautiful views around Braughing, but some have been selected as being particularly special and therefore given priority status. These include views to and from key focal points and others from viewing points.

The focal points which have been determined as the most important within Braughing are St Mary's church, the two fords, Fleece Lane and The Square; also Dassels hamlet. In addition, views from some viewing benches, mainly east and west across the valley, have been selected as a priority. All of these views have been approved in public consultation.

The selection of most of these views has been reinforced by the statement on important views in the Braughing Conservation Area Character Appraisal (CACA) 2016 document that highlights in particular the characterful views across the valley, along Fleece Lane and to the ford.

The reasons why these focal and viewing points are considered to be special are detailed below.

St Mary's church, Braughing

St Mary's church is an attractive 13th century church with a Norman tower and tall green spire. It is located in the centre of Braughing village, surrounded by a graveyard, and is a major focal point within the parish. There are particularly good views of it at night when sections of the church, including the main clock-tower, are floodlit. The church is surrounded by a beautiful, tranquil graveyard. There are many special views of the church both from within and outside the village.

Fleece Lane, Braughing

Fleece Lane is an ancient, steep, narrow lane bordered by high banks and hedges, running from Green End in the west down to the church. It includes an attractive foot-bridge crossing the River Quin near St Mary's church and is adjoined by a disused chapel and small graveyard about half-way along. It is also the site of an annual event called 'Old Man's Day' which takes place every October when local children take part in a ritual to sweep the lane. The views both up and down Fleece Lane are some of the best in the parish and the bridge at the lower end is used frequently for wedding photos.

Main Ford, Braughing

The main ford at Braughing is a regular meeting place for local residents and visitors. Several varieties of ducks frequent the ford and the river is usually shallow enough for children to paddle. The ford itself is bordered by fields and trees and has a village green immediately opposite. It is also the focal point of the annual Wheelbarrow Race. The views to and from this ford are captured in paintings and postcards.

Gravelly Lane ford, Braughing

The smaller ford at Gravelly Lane is in a quieter, but no less beautiful, part of Braughing. A bench next to the ford enables people to sit and take in the tranquil view.

The Square

The Square is situated in the centre of Braughing, adjacent to the churchyard. Historically, when Braughing was a thriving market town, it was the location of the market. The Square contains an attractive, listed water-pump dating back to 1877 and has a paved area and bench. It is surrounded by pretty cottages, several of which are thatched. The Square is the subject of local paintings and postcards.

Dassels hamlet

Dassels is one of five hamlets in the parish and contains many attractive houses, some dating back to the 17th century. It is surrounded by open countryside. There are beautiful views of the hamlet from footpath 13.

View of Braughing from the bench at the top of Malting Lane

Overlooking St Aubyn field and the lower part of Braughing, this is one of the best views in the village. Residents and visitors regularly sit on the bench to admire the view.

View of Braughing and surrounding countryside from the bench on footpath 1

The view from this bench, situated on a footpath on a ridge to the north-west of Braughing running between Hull Land and Hay Lane, is another that is extremely beautiful. It takes in the whole vista of Braughing village in its setting amongst rolling countryside. Seasonal changes are clearly observed from this location, so the view is ever changing.

View of Braughing from the bench near Cockhampstead

This bench is located at a high point to the east of Braughing. The view takes in arable land, hedgerows and copses with the distant village and tall church spire as a focal point. The view changes considerably from season to season and is particularly beautiful in the autumn when trees are at their most colourful.

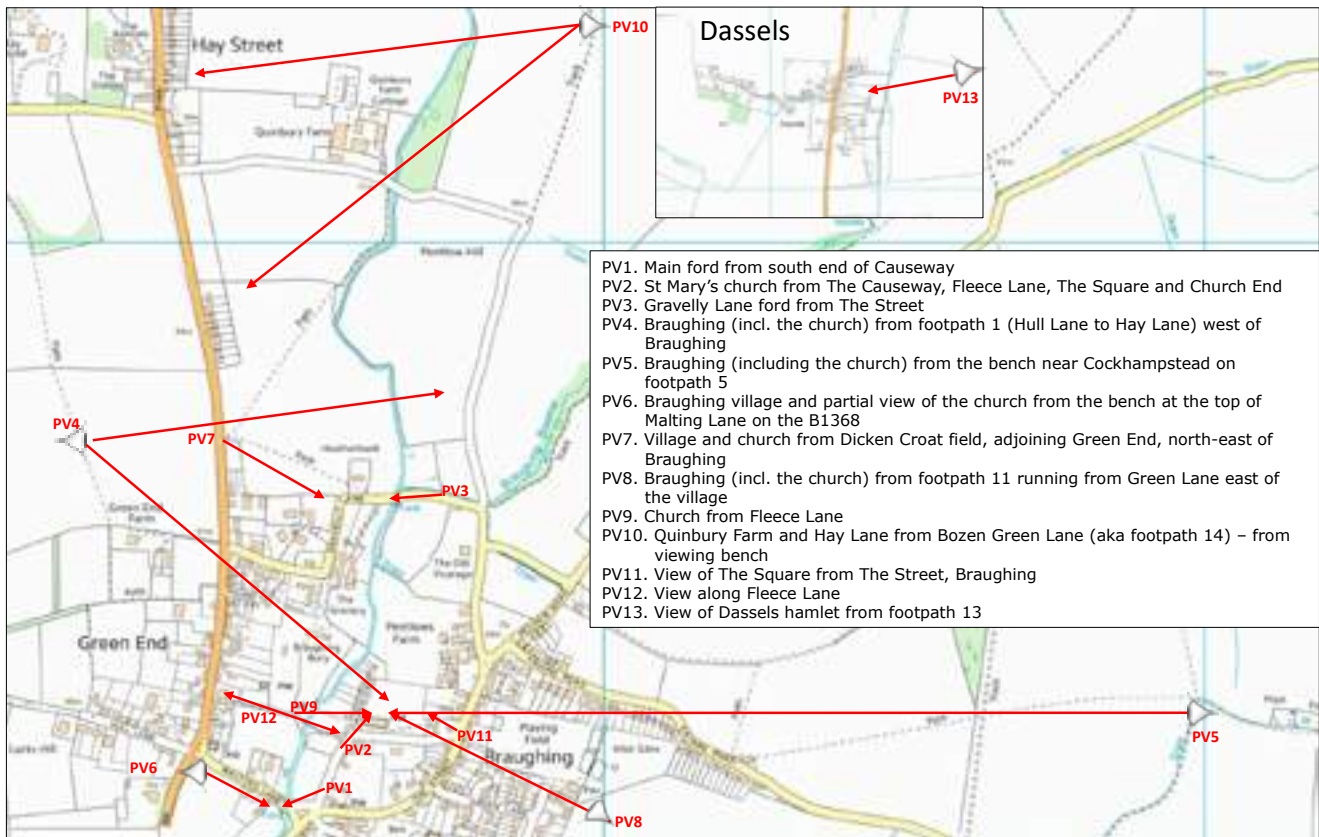
POLICY 14: PRIORITY VIEWS

The priority views defined in Chapter 9 of the Plan and shown on the Map of Priority Views on page 51 of the Plan are particularly important to residents of the parish and should be protected. The planting of hedges or trees in close proximity to priority viewing points, which would obstruct the view, would be discouraged. The maintenance of existing vegetation to prevent the loss of views should be encouraged. Development which would affect any of these views will be permitted only in exceptional circumstances where, as part of the proposal:

- Screening of the development by trees or hedges is included to protect the view, provided these do not in themselves obstruct it; and
- The height of the development is restricted to minimise impact on the view

The map below illustrates the Priority Views that Policy 14 applies to.

Map of Priority Views



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There are many other wonderful views around the parish, examples of which are in Appendix J. Details of the referenced footpaths are in Appendix I.

Photographs of the priority views are provided below.



PV1: Main ford from The Causeway



PV2: St Mary's church from The Causeway



PV3: Gravelly Lane ford from The Street



PV4: Braughing from Hull Lane-Hay Lane footpath 1



PV5: Braughing from bench near Cockhampstead



PV6: Braughing from bench at top of Malting Lane



PV7: Dicken Croat field from Green End



PV8: Braughing from path east of Green Lane



PV9: View of the church from Fleece Lane



PV10: Hay Street and Quinbury from Bozen Green Lane



PV11: The Square



PV12: Fleece Lane



PV13. Dassels from footpath 13

10. Infrastructure, Transport and Communications

Transport

Braughing is an historic settlement dating back to Roman times. Many of the existing roads and byways were established then and are consequently of limited scale and capacity.

The main routes through the village link Braughing to Furneux Pelham and Stocking Pelham to the east, Puckeridge and the A10 to the south and Hare Street and Barkway to the north. The most heavily used of these is the B1368, which runs through the village to Cambridge. The roads around the village itself are very narrow and often single track.

In recent years there have been significant increases in traffic using the B1368. This has been exacerbated by recent (and continuing) major development in Buntingford and by the re-opening of Anstey Quarry as a building waste recycling plant. Of particular concern is the number of heavy vehicles using the road as the designated 'preferred lorry route' to the quarry.

A significant number of residents have expressed concerns over the safety of this policy, particularly given that the section of the road running through Braughing is narrow in places with buildings either side, many of which are listed. There are areas of limited visibility and two ancient bridges, neither of which was built to take the current volume and weight of traffic. Where there are footpaths, these are narrow and often uneven. There are no recognised pedestrian crossing points. It is felt that the continued use of the B1368 by HGVs poses a threat to pedestrians and to the fabric of the village.

Of further concern is the speed at which traffic travels along the B1368. Recent surveys have shown that a significant number of vehicles pass through at speeds in excess of the 30 mph limit, A few outlying houses are within the 40 mph zone to the north; beyond this, the national speed limit applies, encouraging vehicles to travel too quickly towards, and through, the villages. Traffic is also a problem in other parts of the village where the streets are narrow, particularly The Street, Malting Lane and Gravelly Lane.

Traffic issues are exacerbated by the amount of on-street parking. There are few safe places for it without causing a hazard and since there is limited provision for off-street parking, most roads effectively become single-track. On the B1368, many cars and lorries park near the village shop and on The Street, visitors to the pubs and church add to the on-street parking problem.



Parking in The Street in Braughing

There are fears that excessive development in the area will worsen this problem especially because of the lack of adequate public transport. As a consequence, villagers are forced to use their own vehicles, evidenced by an increase in car ownership.

Braughing's railway station closed in 1964, the track dismantled and its route through the parish partially built on. Currently, there are very limited public transport options; there is an infrequent bus service to Royston and Hertford on weekdays and a single service to Bishop's Stortford on Monday and Thursday, with one additional morning and evening service during school term time. There is no public transport on Sundays or public holidays.

There are a very limited number of cycle paths in the parish, many cyclists being forced to use the busy and narrow B1368 which, as a preferred lorry route, adds to the danger. It would be highly desirable to re-instate the route of the old railway line as a cycle path.

Local surveys have revealed that key issues are increased traffic volumes, traffic speed, parking provision, public transport provision and inadequate broadband speed. Several residents also expressed the view that further cycle tracks should be provided and sewage facilities improved.

It is proposed that all new dwellings have their own parking provision of at least 2 parking spaces per dwelling, unless there is a clear justification for a lower standard. At the first open day in July 2015 residents were asked where any specifications should be placed on new housing development and the second most frequent answer required 2 or 2.5 spaces off-street parking spaces per home (see Appendix K for a further justification of the need for a minimum number of off-road parking spaces). Residents also felt strongly that measures to reduce road speeds was important. A subsequent highway authority consultation on pedestrian accessibility in Braughing later that year, led to a consultation on a list of specific improvements in March 2017

Communications

The parish is served by three telephone exchanges: Puckeridge for the majority, Albury for Braughing Friars and Royston for Dassels. None is equipped currently to provide superfast broadband, as all are totally copper wired. There are plans to provide super-fast internet access as part of a national roll-out to exchanges. Fibre optic cables will be connected to hubs in the village with copper connecting each household. Those living on the outer edges of the village will potentially continue to experience variable connectivity speeds as a result of the infrastructure remaining as copper wires. Slower internet speeds and the lack of a robust internet connection will potentially impede those working from home.

POLICY 15: INFRASTRUCTURE

Development should:

- Subject to a traffic assessment proportionate to the scale of the development proposed, identify the realistic level of traffic it is likely to generate. It must assess the potential impact of traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted;
- Incorporate off-street parking to accommodate at least two cars per household;
- Preserve and enhance footpaths, bridleways and cycle paths and maximise opportunities to walk and cycle as well as support public transport where possible;
- Make provision for high-speed broadband to serve the community;
- Ensure that sewerage facilities are adequate to support additional housing by demonstrating that sufficient capacity exists within the sewerage network or that any necessary upgrades will be delivered ahead of the occupation of development.

11. Local Economy and Facilities

Braughing parish is a rural environment and, as such, does not have a high employment rate. The number of adults employed locally is small, a relatively high proportion of residents being retired. Most of the residents who are employed travel outside the village to work, but there are some who work from home, either self-employed or running their own business.

The small population and competition from large retailers and internet shopping has made the supply of local retail facilities unviable in most cases, so residents are largely dependent on cars for most of their shopping. Consultation with the local community resulted in a strong wish to retain the village shop/post office and the public houses in the village and to encourage additional shops to open.

Local Businesses

Village Shop & Post Office

The village shop/post office has been an important part of Braughing and the community for more than 80 years. The village shop is used daily by residents, particularly those who do not have a means of transport for their essential shopping needs. Although small, the shop provides a wide range of products, including groceries and stationery; it also provides a remote dry-cleaning service and sells lottery tickets. The shop is open seven days a week and is staffed by one full-time and several part time local employees.



Local Public Houses: The Brown Bear, The Axe and Compasses and The Golden Fleece

The main village of Braughing has three public houses (there are none in the surrounding hamlets), each of which has an individual character and something different to offer. Each employs a few people part-time in both the bar and the kitchen.

The Braughing Conservation Area Character Appraisal 2016 recommends that reasonable steps be

taken to protect local facilities as a means of supporting village life and thus avoiding Braughing becoming a dormitory village.

Other local businesses

In addition to the shop and pubs there are a number of commercial business units located on a small industrial estate near the old (closed) railway station, several largely arable farms but with some livestock which provide employment for local people and many residents who spend at least part of their week working from home. All of these business activities need good internet, broadband and mobile communication services.

In 2015, the local butchers, famous for its Braughing sausages, closed. The sausages are still sold in the village shop and The Golden Fleece pub. Historically, some other retail businesses were active in the village, including a greengrocer, baker, plant nursery and additional public houses. The growth of large retailers and internet shopping has meant that these businesses have not been sustainable and closed down.

The feedback from local residents included a wish to retain the existing local employment opportunities and encourage appropriate new types of local employment to promote a more sustainable community.

Jenyngs First School

The school is not only an important and valued facility in the village but it also provides employment for teachers and administrative, catering and caretaking staff. Most of the children in the parish attend the school from the age of five to nine years. About 10 year ago the school was relocated to new premises, a significant investment in a state-of-the-art school building that now has a new nursery department. Pupils are encouraged to engage with the history of the village with Old Man's day, Harvest Festival, Christingle in St Mary's and 'Welly Wednesday' when they leave the classroom to go out into the village to enjoy the ford and countryside. The school has received a 'good' status in the last two Ofsted assessments.

Valued Community Facilities

There are a number of well used private, cultural and recreational facilities in the parish, such as the art studio at Gravelly Barn and the golf course at Hamels Park. Through consultation on the Neighbourhood Plan, a list of valued community facilities has been drawn up. These are:

- The village post office and general store
- The Axe and Compasses pub
- The Brown Bear pub
- The Golden Fleece pub
- The village school
- St Mary's church
- The Methodist church
- The Congregational chapel
- The community centre
- The church hall
- The Old Boys School
- Sports and recreational facilities, including the playing fields and tennis courts
- Children's playground, community orchard and allotments

The last two of these are covered by Policy 13 in this plan. The others will be retained by appropriate means including encouraging more local support and advertising their services. Some of these facilities may be listed as Assets of Community Value, where the community will be given the

opportunity to bid for the properties if they are put up for sale. Others may be improved or replaced as a result of other development proposals. Community facilities will be protected through policies in the East Herts Local Plan 2007 and the emerging District Plan policy CFLR7 and Policy 17 in this plan.

POLICY 16: EMPLOYMENT

Development which facilitates the following types of local employment will be supported:

- The conversion of existing buildings and the small-scale expansion of existing employment premises across the parish. One or two additional businesses would be favoured, such as a tea/coffee shop and bed & breakfast accommodation;
- Employment development which respects the character of its surroundings by way of its scale and design, safeguards residential amenity and road safety and does not harm the surrounding landscape.

POLICY 17: VALUED COMMUNITY FACILITIES

Proposals that result in the loss of valued community facilities will be resisted unless there is clear evidence that there is no need for the facility or a suitable alternative or facilities of a similar size and quality are re-provided.

12. Local Archaeology



1st century BC gold coin found in south Braughing

Archaeological evidence suggests that the parish, which includes the hamlets of Bozen Green, Braughing Friars, Dassels, Hamels Park and Hay Street, has a history dating far enough back to make the Domesday Book – in which it features as Brachinges - look modern. Permanent settlement in the area is thought to have begun in the Iron Age, though there are traces of human activity dating from significantly before then.

Braughing parish has an exceptional archaeological heritage that consists of one of the highest concentrations of known sites in Hertfordshire dating from the later Iron Age and Roman periods (c100BC to AD450). The later Iron Age archaeological remains are amongst the most important for this period in England.

The later Iron Age and Roman sites include the nationally-important and nationally-designated Scheduled Ancient Monument (SAM) at Wickham Hill and its surrounds. This comprises part of the area of a Roman town and is one of the largest SAMs in Hertfordshire. It is protected from development by the provisions of the 1979 Ancient Monuments Act and also by relevant policies in the NPPF, including protection from development that impacts on the setting of the monument.

In addition to the nationally-designated SAM, Braughing also includes several large areas for which there is good evidence that they can be categorised as 'demonstrably of national importance' (as referred to in the wording of NPPF paragraph 139) and therefore subject to the same protection from notifiable development as is afforded to the SAM. The heritage assets with archaeological interest (as defined by the NPPF annex 2) on these areas are therefore likely to be a material constraint on development. The impact of any development proposal on these areas will therefore need to be assessed before local plan allocation. These areas currently comprise: that immediately east of the SAM and the River Rib, including monuments on Gatesbury Hill; the area immediately north of the SAM; and that around the parish Church of St Mary and Pentlows.

There are also other sites within the parish known to contain extensive areas of archaeological remains of later Iron Age and Roman date and which may prove to be of national importance, particularly the recently-discovered extensive area of cropmarks, of probably Roman date, at Bozen Green. These (and the above-mentioned SAM and likely nationally-important areas) are included within areas of archaeological significance identified by East Herts District Council. The significance of the heritage assets within these areas will need to be assessed prior to the determination of any planning permission applied for. The aim of such assessment will be to identify the risk that nationally-important remains are present and could be a planning constraint, and also whether - should the proposal gain planning consent – planning requirements for archaeological investigation in advance of development imposed by the Local Planning Authority (LPA) could affect the financial viability of the proposed development. (*source: Dr Stewart R. Bryant*)

In addition to this statement from Dr Bryant, there is very interesting information in the Braughing Conservation Area Character Appraisal 2016 document relating to the extensive history of Braughing that highlights the significance of the area.

According to the Hertfordshire Historic Environment Record, the medieval settlement around the Saxon Minster was surrounded by The Street, Malting Lane and Green End, with Braughing Bury possibly disrupting the minster precinct to the north in the 12th century. The Saxon finds at Pentlows are of significance here and it is believed that this was the centre of a large Saxon estate which became Braughing Hundred.

One of the key archaeological sites in the parish is the SAM to the south of Braughing. There is

particular concern that the proposal for a Standon bypass could impact this site.

The Braughing/Puckeridge SAM in this area covers hundreds of acres of known, but as yet unexcavated, archaeology and includes the site of the largest Iron Age Mint in Europe, a Roman town and at least one civic building. Recent excavations have revealed major new finds of the late Iron Age, and more is in the process of being discovered. These finds are attracting national attention with eminent archaeologists visiting and joining the local archaeological team in a major project. It is therefore the view of the local community that a bypass is not built through this area, but it is recognised that this is a strategic matter that falls outside the remit of the neighbourhood plan.

13. Health and Wellbeing

Wellbeing is about feeling good and living well – both physically and mentally. As well as highlighting what happens already in our neighbourhood, we believe our local health and wellbeing could be even better.

Residents can help improve their own wellbeing by following these five easy steps:



1. **Connect** with other local residents
2. Be **Active**: do some physical activity
3. Take **Notice** of the local surroundings and the changing seasons
4. Try to **Learn** something new
5. **Give** back by doing something for someone else in the parish

The nature of wellbeing support comprises local authority/voluntary, social and health services.

Local authority/charity/voluntary activity is a mix of voluntary, subsidised, self-funded or local authority services, typically for the elderly, disabled, chronically sick or otherwise vulnerable. Funding is local through council tax and voluntary giving or by direct payment.

Services in Braughing are provided by both health and social services and voluntary organisations for those in need of nursing or social care. There are six voluntarily-managed housing association in Braughing, but there is a general shortage of properties suitable for the elderly and infirm. In addition, there are services, like meals on wheels and voluntary driver schemes, to take dependant people to hospital.

Volunteering in the parish tends to be piecemeal, predominantly undertaken by carers, and would benefit from a more co-ordinated approach; to identify those needing help and those able and willing to provide it.

Social activity is where resident participants combine to provide their own support, albeit using common resources like playing fields or village halls. There are already a large number of social activities within the parish, both in the form of societies and events. Some are less well attended than others, possibly due to lack of awareness and publicity.

Funding for local health services is determined by East and North Herts Clinical Commissioning Group, but it is not yet clear what process is used to increase funding for extra staffing and accommodation to meet a rise in population. The general practice covering the parish is already overstretched and struggling to recruit additional doctors. With new estates at Puckeridge and Buntingford creating additional demand, extra pressure will be put on local primary care services.

Local societies and activities:

- Allotments
- Aviation Society
- Bell Ringing
- Braughing Society
- Bridge Club
- Carpet bowls
- Choir (Braughing Sing)
- Cricket
- Cycling
- Football
- Golden Age
- History Society
- Horse riding
- Horticultural Society
- Mothers Union
- Petanque
- Pilates classes
- Tennis
- School parents (Friends of Jenyns)
- Scrabble Club
- Yoga classes
- Walking
- WI

There are numerous local events in the village which are run by members of the community, including:



- Wheelbarrow race (annual)
- Open gardens (biannual)
- Sunday teas (weekly Apr-Oct)
- Winter teas (Dec & Feb)
- Pantomime (biannual)
- Old Man's Day (annual)
- Picnic concert (annual)
- Jamboree (aka comedy night) (monthly)
- art@gravellybarn (several times a year)
- Music hall nights (occasional)
- Quiz nights (frequently)

A weekly community book swap is available held in the Old Boys School, replacing the mobile service which was recently withdrawn.

Health services are paid for either out of taxation (GPs and hospitals) or by private providers (osteopaths, opticians etc.). The provision of these services can be affected adversely by an increase in population if services are not expanded proportionately.

Most health services are through the NHS with general practice now provided by just one joint surgery in two locations - Puckeridge and Buntingford. Hospital services are at Lister Hospital, Stevenage; Addenbrooke's Hospital, Cambridge; Princess Alexandra Hospital, Harlow and Herts and Essex Hospital in Bishop's Stortford.

Wellbeing feedback from local consultation

The residents of Braughing who responded at open days and in surveys gave the following responses:

- They love living in a beautiful, rural, friendly community surrounded by countryside and want to keep it that way.
- Most think that Braughing feels safe, with the exception of danger from speeding traffic on the main B1368 and would like implementation of traffic calming measures. This is covered in the transport and communications section of the Plan.
- Local societies and sports are appreciated, but are not always well attended, possibly due to lack of awareness.
- Similarly, local events are enjoyed by many, but are heavily dependent on the hard work of relatively small numbers of residents to keep them going.
- Many are concerned about the ability of local health provision to manage, particularly with an increasing population both in Braughing and surrounding villages. This includes assistance outside the main GPs and hospitals for the elderly and disabled, for those with dementia or mental health problems, and for carers.
- A number would like local footpaths and cycle paths to be improved, including better off-road links to Puckeridge and Buntingford.

The following are some community proposals to improve local health and wellbeing:

- To increase the number of residents involved in the many local groups and societies in the parish by setting up a Wellbeing Hub. This will act as a central information and reference point for residents for all matters relating to health and wellbeing.

- To make Braughing a dementia-friendly village by arranging training in how to help sufferers and providing a support network.
- Continue to evaluate and recommend improvements to local footpaths and cycle paths via the existing Footpaths Committee.
- To improve overall delivery of and provide a more holistic approach to good health, reducing reliance on local GPs and hospitals (which could become more over-stretched as a result of increased population). The Wellbeing Hub will provide information about a wide variety of facilities, including:
 - Secondary care facilities such as osteopaths, physiotherapists, occupational therapists, dentists, opticians, chiropodists.
 - The charitable sector, including Mind, Alzheimers Association, Isabel Hospice, Age UK Herts.
 - Local voluntary assistance (see below), including help with transport to appointments, collection of prescriptions and encouraging people to volunteer to be part of a local First Response team, providing fast first-aid response
 - Purchase of defibrillators for public buildings such as the church hall.
 - Assistance and respite for carers along with easy access for them to useful information
 - Increasing the number of local social workers
 - To increase a sense of community, the introduction of:
 - Team Herts, an initiative that provides a way of encouraging volunteering in the parish (see www.teamherts.org)
 - An organised voluntary network to link those who need help with those who are able and happy to provide it. The network/rota will be accessible via the Wellbeing Hub
 - Potentially, to set up a low-cost gardening network for the elderly and disabled, preferably encouraging teenagers, amongst others, to help less able residents.
 - Encourage more residents to help with local events such as Sunday Teas and the Braughing Fair and Wheelbarrow Race, possibly using the voluntary network referred to above.
 - Help for residents in the parish who are living with loneliness by joining the Campaign to End Loneliness

14. Plan Delivery and Implementation

The Neighbourhood Plan will be delivered and implemented over a 16-year period and by different stakeholders and partners. It is not a rigid blueprint, providing instead a direction for change through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the Plan period.

There will be three strands of activity that will direct delivery and each is important in shaping Braughing in the years ahead. These comprise:

- Securing the right private sector investment for development within the parish will be crucial. The statutory planning process will direct and control private development in the context of the Neighbourhood Plan and the wider East Herts District Plan and National Planning Policy Framework.
- Investment in, and management of, public services and other measures to support local services. In the context of the prevailing economic climate there is a recognition that public investment in the parish will be challenging to secure.
- The voluntary and community sector will have a strong role to play, particularly in terms of local community infrastructure, events and village life.

POLICY 18: SPENDING PRIORITIES

Through preparation of the Neighbourhood Plan a number of spending priorities have been identified by the community to improve the lives of people living and working in the parish. The Parish Council will request these priorities be reflected in S106 agreements, where appropriate, and will direct funding received from New Homes Bonus, Community Infrastructure Levy or other funding streams towards projects which fall within these priorities.

- Traffic calming measures, particularly on the B1368 approaching Braughing, Hay Street and Dassels; also along The Street and Pelham Road in Braughing;
- Improvement and maintenance of footpaths and bridleways throughout the parish;
- Introduction of more cycle paths;
- Provision of off-road parking;
- 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;
- Set up extra activities which are appropriate to the age groups of the local population;
- Provision of extra litter and dog bins;
- Funding for the Quin river restoration;

Spending priorities will be delivered either directly through S106 agreements attached to planning permissions or from New Homes Bonus funding resulting from new development in the Parish (if a Community Infrastructure Levy is set within East Hertfordshire in the future, this will also contribute to implementing the identified spending priorities).



The following summarises the key areas of the Parish Council's approach to the implementation of the Plan. There are also more detailed actions in Appendix P.

Housing:

The Parish Council will work with developers and East Herts District Council to deliver incremental growth over the Plan period, ensuring that all development complies with the Site Allocation and Housing Density policies laid out in this Plan.

Local Character:

The Parish Council will work with residents, developers and East Herts District Council to ensure that all changes within the parish comply with the Sustainable Housing, Housing Design, Housing Density and Conservation policies within this Plan.

Local Facilities:

The Parish Council will work with local organisations and East Herts District Council to protect and improve facilities and services for local people in line with the Plan policies relating to Valued Community Facilities, Infrastructure and Spending Priorities.

Local Economy:

The Parish Council will encourage small-scale businesses within the parish to comply with the Employment Policy in this Plan.

Transport and Communications:

The Parish Council will work with East Herts District Council and the Highways Agency to improve public transport facilities and road safety in the parish to comply with the Infrastructure Policy in this Plan.

Landscape and Environment:

The parish will work with East Herts District Council to ensure that adequate protection is provided for wildlife and key views and green spaces in the parish as laid out in the Wildlife, Local Green Spaces, Protected Open Spaces and Views policies in this Plan.

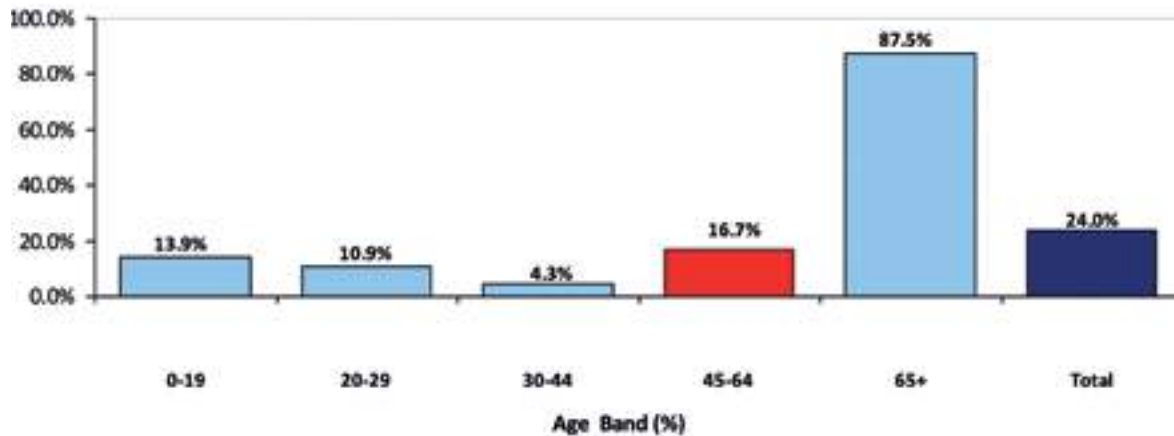
The following table demonstrates how all the policies in this Plan meet the objectives set out in Chapter 2.

Policies	Objectives to be addressed																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1 Sustainable Housing	√	√	√													√	
2 Housing Design	√	√		√													
3 Housing Density	√	√															
4 Site Allocation	√	√															
5 Site Allocation	√	√															
6 Site Allocation	√	√															
7 Site Allocation	√	√															
8 Site Allocation	√	√															
9 Site Allocation	√	√															
10 Conservation				√	√	√				√	√						
11 Wildlife						√		√		√							
12 Local Green Spaces					√	√	√	√									
13 Protected Recreational Open Space					√	√	√	√									
14 Views					√		√										
15 Infrastructure									√			√	√				
16 Employment	√	√													√		
17 Assets of Community Value														√	√		
18 Spending Priorities								√	√			√		√	√	√	√

Appendix A – Housing Needs evidence

The impact of demographic change

Future housing need is determined by demographic changes and household size. The chart below shows the likely demographic change in East Hertfordshire to 2037 (base = 2012).



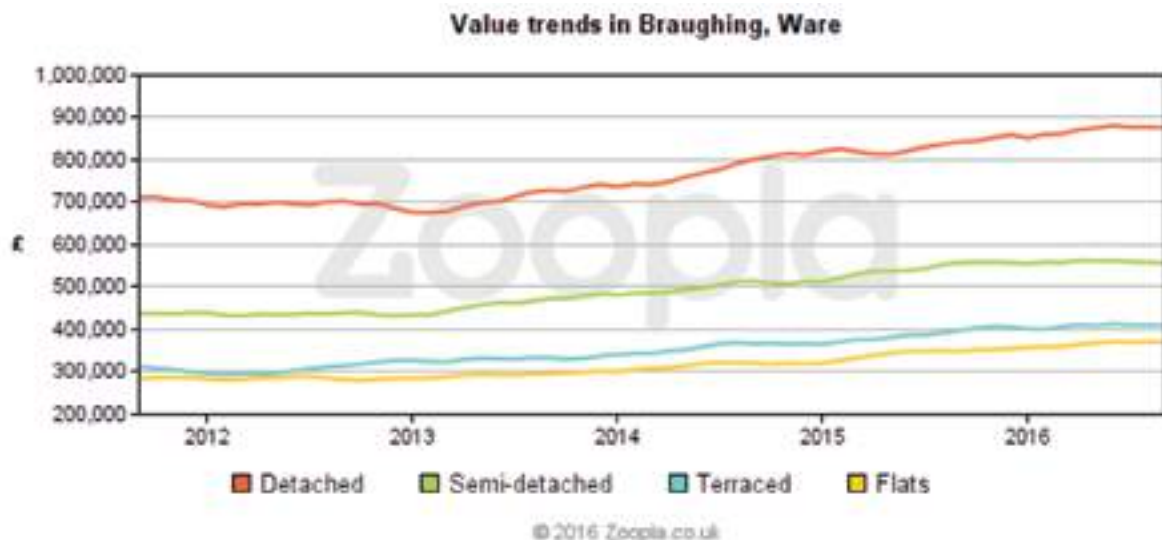
Source: East Herts Housing Needs Survey 2014 report by David Couttie Associates (DCA)

The over-65 age group in 2014 is projected to increase as a percentage of total population in the area from 16% to 24.4% in 2037. At the same time, household size is likely to decrease from 2.37 to 2.21.

From this, and reinforced by opinions voiced at open days and in the household survey, we believe there is a need for a greater quantity of smaller homes, allowing older households to downsize to single-floor properties, and more new properties capable of being adapted easily to the needs of owners as their households expand and contract.

Affordability

The climb in property prices over the 5 years since 2011 is 26.68% in the SG11 postcode, exceeding the increase in earnings over this period. (Source: Zoopla.co.uk). Zoopla calculates that the average value of property sold in Braughing in the last 5 five years is £545,917 (79 properties were sold). The estimated current value in 2016, allowing for price increases, is £682,663. Broken down by house type, the value projections for Braughing houses are shown in the following graph.



Conclusion

Property in Braughing has become even less affordable. According to a study by DCA for East Herts District Council, household income necessary to rent privately was estimated to be £27,600-£32,400 and as such 90% of new-forming households would not be able to afford to do so. Braughing needs more affordable homes, but market forces preclude this. Development by housing associations therefore needs to be encouraged.

Appendix B – Braughing Flood Plain Map



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The information in this appendix is correct at the time of writing the Plan. Up to date information should always be sought from the local planning authority, the Parish Council or other relevant organisation such as the Environment Agency.

Appendix C – Braughing Parish Design Statement Guidelines

Group 1 – Development

- 1.01 The settlement patterns of the village and hamlets are the key to the distinctive nature of the various parts of the parish. New developments, as well as alterations and extensions to existing buildings, should harmonise with the overall appearance of their surroundings and respect existing patterns and densities of land use.
- 1.02 Any new development shall have due regard to the requirements of the local community and the need to ensure that adequate affordable accommodation is provided.
- 1.03 Proposals for outbuildings and garages, where planning permission is required, should be of a design and structure in keeping with the scale of existing dwellings and locality. Accesses must provide adequate sightlines without being out of scale with the street on to which they open and should preferably be constructed of locally appropriate materials. Concrete block paving, bare concrete, patterned and coloured concrete, and large expanses of tarmac, whether coloured or plain, are all to be avoided. York stone, hoggin, gravel, fired brick paviours and granite setts are all acceptable materials for drives.
- 1.04 Proposals that would result in the loss of a community facility (e.g. shop, post office, public house, allotment) will be discouraged, other than in exceptional circumstances.
- 1.05 The conversion of traditionally-built barns and other outbuildings shall be carried out with a view to retaining the original character of the building and without damaging their value to wildlife or conservation concerns (e.g. bats and owls).
- 1.06 Existing focal points shall be utilised in any development and new focal points, where they preserve or enhance the character of the locality, will be encouraged.

Group 2 - Design

- 2.01 Nothing other than traditional materials and colour schemes would normally be appropriate within the conservation area, or in respect of listed buildings, as synthetic materials lack character, and will be discouraged.
- 2.02 New development shall respect and enhance local character, with a sufficient variety of styles. However, this does not mean that houses of a good modern design would not be acceptable in some cases.
- 2.03 It is essential that any development must be in proportion to surrounding buildings, especially in terms of front elevation, preserving traditional ratios of doors and windows to total area of frontage.
- 2.04 Density must be appropriate to the location and nature of the properties to be built, with an adequate spatial ambience suitable to the existing rural environment. Any large group of houses to be developed shall be sub-divided to resemble the smaller random groupings produced by the evolution of the village.
- 2.05 New commercial property, or proposals for conversion of existing property for commercial purposes, shall be designed to harmonise with the predominantly residential and farming rural character of the parish and must be to high architectural standards.
- 2.06 Flat roof extensions are visually undesirable. The use of synthetic slate and concrete tiles will be discouraged where the character and appearance of the locality would be neither preserved nor enhanced.

- 2.07 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 is sometimes used on listed buildings, and would also be appropriate on adjacent new structures.
- 2.08 External timber cladding to some listed buildings has in the past been overlaid with rendered surfacing where original timbers have become damaged or rotted. Future alteration or renovation works should encourage reinstatement of the original timber-clad features where appropriate.
- 2.09 Concrete cladding and prefabricated sectional walling are unacceptable as structural facing materials and fake exposed timber framing is to be avoided.
- 2.10 Brickwork, including replacement brickwork, should blend in with surrounding walling, in both colour and texture. The Old Boys School is a good example of a local decorative brickwork style. The Old Manse, with its brick guttae (drop-shaped ornaments) under the eaves, demonstrates another locally-appropriate decorative technique.

Group 3 - Environment

- 3.01 We will encourage the improvement of the environment on farmland and other open areas of land through the preparation of Land Management Schemes which can be readily monitored by the Local Planning Authority (and which may be eligible for subsidy and grants to assist in the process).
- 3.02 Buildings should as far as possible be constructed for maximum energy efficiency, using low-impact technologies and reclaimed, recyclable or biodegradable materials wherever possible.
- 3.03 The preservation and enhancement of footpaths and bridleways is of significant importance, together with the extension of the present footpath system. Where appropriate, any proposed development shall provide a contribution towards an improved footpath system within the village and in the parish generally. This could be negotiated as 'planning gain' when it arises as a direct result of the development and when related in scale and kind to the proposals.
- 3.04 The open character of the village and parish shall be preserved. Significant spaces or gaps (i.e. the 'spaces in between') important to the form and/or setting of the village and parish shall be maintained.
- 3.05 Ribbon development must not be allowed, and the distinct boundaries of each hamlet and settlement must be preserved.
- 3.06 Native hedgerows and woodlands and mature trees should be preserved. The planting and management of hedgerows will be encouraged. Ancient hedgerows, which have been identified, shall be preserved. Proposals for the preservation of important areas of flora and fauna shall be an important part of development or alteration proposals where appropriate. Proposals that impact on areas of ecological significance will be resisted.
- 3.07 Boundaries shall be marked, preferably with hedging, particularly in front gardens and on road frontages. The use of close-paled or preformed timber fence panels is to be avoided on road frontages.
- 3.08 Boundary enclosures shall not normally exceed 2m in height, and walling shall be plain, and built of brick or flint. Concrete or concrete panels will not be accepted, particularly in the conservation area. Picket fences and post and rail are acceptable. Hedges are preferable to fences or walls wherever possible, and they should be of appropriate native species. Hornbeam, beech, field maple, Viburnum lantana, Viburnum opulus, English privet and hazel are interesting and ecologically-sound additions to the more common hawthorn or blackthorn. For screening, holly and yew make useful native evergreen hedges.

- 3.09 Any development or change of use that may encourage additional heavy goods vehicle movements which would have significant adverse effect on the local environment, either to the rural character of the road or to residential properties along it, will not be supported.
- 3.10 Advertising for the business at any particular premises, or business identification, shall be discreet, and shall, other than in exceptional circumstances, be of a minimum size necessary to convey their message. For example, brass plaques of no more than 450mm x 300mm would be acceptable. Signs shall preferably be non-illuminated. Where illumination is necessary it shall be discreet.
- 3.11 Whilst solar panels are to be encouraged from an ecological point of view, they should be placed in an unobtrusive location.
- 3.12 On sites that may have an archaeological interest, consideration will need to be given to investigation and possible amelioration. Proposals that do not satisfactorily protect and/or accommodate the archaeological interest of a site will not be supported.
- 3.13 River corridors are important corridors for wildlife and as such they should be protected from development. An 8-metre buffer zone will generally be required on the watercourses within the parish in order to safeguard this precious resource.

Appendix D – Explanation of the Site Allocation Process

Introduction

The Housing Group was established as a sub-group of the Braughing Parish Neighbourhood Plan (BPNP) Steering Group. Its purpose was to prepare a Housing Strategy, including housing site allocations, to meet East Herts Council's requirement for Group 1 villages to accommodate a 10% increase in size, based on the number of households in the 2011 census.

The original Housing Group comprised the Chair of the Steering Group and five other interested volunteers. The first part in the process, of identifying possible sites and preparing the assessment matrix, was guided by technical advice from AECOM. The Neighbourhood Plan Site Options and Assessment for Braughing, dated February 2016, is an independent report commissioned by Locality and produced by AECOM (Planning and Design).

The AECOM Report

AECOM appraised the site assessment matrix and the site assessment results and concluded that the group's site assessment had been carried out in a robust and thorough way and the result were generally sound. They also said that there were some sites, which should be revisited to ensure the correct assessment has been made.

25 sites were considered and their assessment tested. Queries were raised on six sites. AECOM suggested revisiting sites L3 (typo should be L13), L7a/L7b, L9, SL2 and L8. The following five paragraphs clarify the outstanding comments raised by the AECOM report.

Site L13:

This site was submitted late in the process. It is located at Bozen Green, which is outside the village boundary and was therefore discounted. AECOM were not aware of the location of the site when they submitted their final report. This site has not been progressed. Other sites outside the village are not in line with East Herts planning policies and have been rejected as site allocations in the neighbourhood plan.

Sites L7a/L7b and L9:

L7a/7b is a green field site at Ford Street Farm and comprises two sites suggested for development by the owners for nine dwellings each or a combined site of 18 dwellings. In the initial assessment, L7a scored marginally better than L7b and went on to the next level of assessment. AECOM pointed out that there were inconsistencies between the assessments of these three sites. Both L7a and L7b were rejected as site allocations. Site L9 (Land to the rear of 7 Green End) is a brownfield site within the village boundary, which received a good deal of public support and is covered by the Brownfield Development Policy.

Site SL2:

The only verification sought in relation to this site was confirmation that it is in Flood Zone 3. The recently published Environment Agency 'risk of river flooding' maps show the site to be in Flood Zone 3.

Site L8:

Despite the proposals for this site being largely a conversion of existing substantial farm buildings flanked on both sides with residential properties, AECOM remained concerned that the site was outside the village boundary and part of the site was in Flood Zone 2. The site however, was

shown to be popular when subject to consultation. It is close to the village boundary and the barns can be converted to residential without planning permission. The additional residential units can be contained within the site without incursion into the countryside and accessed from a point on Ford Street that is outside Flood Zone 2. The site is Site 3 (Policy 7) in the BPNP.

Other clarification:

There is an error in the report in relation to site P1 (Pelham Barns). This site does not have planning permission for residential development. It is not correct that the site has been ruled out as a potential residential allocation. The site was selected as Site 5 (Policy 9) in the BPNP. Site P2 (Land east of Green End Farm) has a current planning permission and therefore it is not necessary to allocate it. The homes built on the site count toward the Braughing's housing target. Site P4 (Land at Causeway House, 3 Church End) has a current planning permission dated 5 February 2014. The permission stays live for three years.

Final site selection process – Site Allocation

The analysis in the AECOM report, plus views received from landowners and residents during a period of extensive consultation, has been used to inform the final assessment in the site selection process. All sites, including those coming forward after the publication of the AECOM report, were subject to the same rigorous assessment using the assessment matrix. Landowners were kept informed of the progress of the assessment.

Braughing Parish Council recommended that landowners who had put their sites forward for assessment or who had other interests in the village should not be involved in the final assessment to avoid a conflict of interest. Two of the original Housing Group remained; a new chair, a parish council member and two members of the Environment Group joined them. The site assessment team thus comprised five volunteers, a parish councillor and the parish council's planning consultant.

To assist with the site assessment, site visits were carried out by one member of the Housing Group, one member of the Environment Group, plus the Planning Consultant; paper searches were carried out looking at past or current planning applications relating to the sites, land registry and other searches. These completed forms are available as background documents along with the final site assessment matrix for all sites.

Braughing Parish Council followed the progression of East Herts Strategic Land Availability process, culminating in East Herts Strategic Land Availability Assessment (SLAA) 2016, which contained nine SLAA sites in Braughing. Of these nine sites East Herts discounted six as not deliverable or developable, even with a policy change; details of the three remaining sites are:

1. Land east of Green End Farm received outline planning consent with conditions for eight homes on 17/08/15 and there was therefore no need to allocate this site in the BPNP.
2. Site 15/007, was selected and is Policy 6: Housing Development Site 2 in the BPNP. The SLAA identified it as deliverable with a policy change for up to eight dwellings. This number of dwellings was purely based on the site area and a density of 24 dwellings per hectare (dph) with no investigation of other constraints such as access of the effect on the conservation area within which it was situated. The site's policy in the BPNP allocates it for a number of homes that reflect the density of adjacent development, amounting to three or possibly four homes.
3. Site 15/001 was included in and rejected by the assessment process. Braughing Parish Council wrote to East Herts Council, in response to the Round 3 SLAA process consultation stating that the parish council would not support the development of the site. The reasons given were that it was outside the village boundary and would result in a significant extension of the built area of the village both along Pelham Road and Friars Road; it would represent almost a 10% increase in the size of the village just in one location and that residents had expressed a view that development site should be small (preferably accommodating up to 10 homes) during the neighbourhood plan

consultation process; it would detrimentally alter the character of this area of the village; the views into the rolling countryside beyond would be lost; and it was not sustainable in that it was located more than 400m from a bus stop.

A total of five sites, put forward by landowners, have been allocated in the BPNP. Of these, only one (Site 3) will provide affordable homes in line with current government guidance. Brownfield site, land rear of 7 Green End, could also accommodate at least 11 units and include affordable homes. The other four sites can accommodate less than 10 homes in line with the preference of local residents for small sites.

Conclusion

Each site allocation provides a guide to the appropriate number of homes, types and sizes on each site (where applicable). The densities proposed are consistent with East Herts District Plan and the BPNP as a whole provides for at least the number of new homes required in Group 1 villages. All sites have been assessed as suitable, available and viable. The Planning Authority has been an active part of the site allocation process and the economic factors have been taken into consideration. This Appendix along with the AECOM report, the Housing Strategy in the BPNP and background documents available on the parish website communicate the process and its conclusions.

Appendix E – Chalk Rivers in Braughing

Rivers may also be classified on the basis of their plant communities. In Hertfordshire all are typically lowland rivers with low altitudinal sources, low gradients and fine/rich substrate. These lowland rivers are subdivided, with both chalk and clay river types being present in Hertfordshire.

Chalk rivers have a characteristic plant community, often dominated in mid-channel by water-crowfoot and water starwort. They have low banks which support a range of water-loving plants. All chalk rivers are fed from groundwater aquifers, producing clear waters and a generally stable flow and temperature regime. Most have 'winterbourne' stretches in their headwaters. These often run dry in late summer because of a lack of rainfall recharge to the aquifer, in some cases exacerbated by over-abstraction.

There are only about 35 chalk rivers in the UK, ranging from 20 to 90 km in length. The majority of the European resource of chalk rivers is found in southern England (Biodiversity: the UK Steering Group Report). Chalk rivers are listed as a key habitat within 'Biodiversity: The UK Steering Group Report' and also support species, such as white-clawed crayfish, which are listed on Annex II of the EC Habitats Directive.

Few of Hertfordshire's rivers now retain their chalk stream characteristics. The combined effects of over abstraction, road and agricultural run-off and sewage effluent discharge has resulted in most rivers now suffering from low flows and over-enrichment from nutrients and pollution. A few stretches of relatively unpolluted chalk river do exist and are of high conservation importance. The characteristic plant species of our chalk rivers include the stream water-crowfoot and water starwort. The severely threatened white-clawed crayfish hangs on in a few locations.

Development and land-use change

The development of sites may lead directly to the loss of habitats or species. This may include housing, industrial or recreational developments. Development of, or changes in, adjacent land may also pose a threat as wetlands are linked to and influenced by the land surrounding them. Changes which alter the water table, increase the pollution load or degrade adjacent habitat will adversely affect wetland biodiversity.

Chalk river protection

Chalk rivers are rare worldwide. Due to this, the Herts and Middlesex Wildlife Trust has recommended the identification of all chalk rivers because of their rarity. Policy NE3 of East Herts District Plan requires the development adjoining rivers and streams to provide a 10m buffer of complementary habitat which must be managed for ecological benefit, indefinitely.

Braughing Rivers Restoration

Objectives:

- Control or eradicate invasive non-native species
- Reduce shading to allow bankside and in-channel plants to develop
- Enhance and restore floodplain habitats
- Engage local communities and raise awareness of the rivers

Project description

Braughing Parish Council are hoping to restore a section of River Quin in the heart of Braughing.

The Parish Council has recently been granted ownership of a section of river between the fords at Braughing, under Section 106 rules due to a new housing development.

The council is looking for advice on managing and restoring this stretch of river to develop its potential for wildlife and people.

Project lead: Braughing Parish Council

Project partners: Countryside Management Service, Herts and Middlesex Wildlife Trust (HMWT)

Funding source: Section 106

Project start: 2016

Project end: TBD

Contact for more information: Peter Saggars, Braughing PC

Source: RiverLeacatchment.org.uk

Appendix F – Birdlife in Braughing

The following report has been compiled by Dr. Paula Moore, a member of RSPB and Herts Bird Club.

The rarity of various species has been shown through a colour coding system following that of the RSPB. Birds marked in **red** are considered to be under the greatest threat whilst those of moderate concern are marked in **amber**.

Full details of the importance and implications of these statuses may be found on the RSPB website. It should be noted that, in many cases, nesting sites and the birds themselves have legal protection.

It should also be noted that, while birds not given a colour coding in this document are generally green status, i.e. in no immediate danger, those such as the house sparrow, once very common, can quickly diminish if food sources, shelter and nesting sites are not protected.

Several birds (listed in italics) have no official status: this simply means that they are not considered to be native to the UK. It does not necessarily mean that they are not rare or endangered.

Report - bird sightings in Braughing

The birdlife in the area is remarkably diverse. In addition to resident species, summer and winter migrants, many other migrant species can be seen on passage in spring and autumn.



Sparrowhawk

Birds of Prey

In recent years, the number and type of birds of prey which can be seen has changed hugely. Buzzards and Red Kites are now very common and there are also significant numbers of Kestrels and Sparrowhawks. A **Merlin** has been sighted frequently around Pentlows Hill and a Peregrine Falcon is also seen from time to time in the same area. In summer, Hobbies are not uncommon, especially along the river valley. In winter, the area has seen a few exciting visitors including **Hen Harriers**, and most recently, a **Rough-Legged Buzzard**. Some years it is even possible to see a migrating **Osprey** flying past.



Little Owl

Owls

The area is rich in owls. **Tawny Owls** are common nocturnal hunters and there is at least one pair of **Barn Owls**. **Little Owls** are often seen in Stortford Lane.



Great Spotted Woodpecker

Woodpeckers, Nuthatches & Treecreepers

The “yaffle” of the **Green Woodpecker** is never far away and in spring the drumming of the **Greater Spotted Woodpecker** resonates through trees and gardens. Occasionally, the much rarer **Lesser Spotted Woodpecker** will come to a garden feeder. **Nuthatches** and **Treecreepers** are readily seen in the wooded areas.



Long-tailed Tit

Tits

The songs of **Blue Tits** and **Great Tits** fill the air in spring time. **Coal Tits** are also present in good numbers and in the woods **Willow Tits** can sometimes be seen. Parties of **Long-tailed Tits** visit gardens especially in winter and are often seen among the hedgerows.



House Sparrow

Sparrows & Starlings

Braughing is still a stronghold for the **House Sparrow**. More recently we have found small groups of **Tree Sparrows** among the hedgerows. The **Dunnock** (or Hedge Sparrow, although not actually related to the other Sparrows), is another common resident. Large numbers of **Starlings** are present among the rooftops and on the fields.



Goldfinch

Finches

The finch family represents some of our most colourful birds. **Chaffinches** and gorgeous **Goldfinches** are a common sight and we have good populations of **Greenfinches**. **Bullfinches** lurk in the hedgerows, often revealed only by their piping calls. There is a healthy population of **Linnet**s on Pentlows Hill.



Yellowhammer

Buntings

Braughing is a stronghold for three of our Bunting species. **Yellowhammers** are seen frequently atop the hedgerows and we have a healthy population of the rare **Corn Buntings**. We also have increasing numbers of **Reed Buntings**, mainly in the fields rather than the reeds.



Yellow Wagtail

Wagtails

The delightful black and white **Pied Wagtail** (a variant of the White Wagtail) is a common sight. In summer we usually have a couple of pairs of **Yellow Wagtails** in the fields and this winter there has been a pair of **Grey Wagtails** down by the main ford.



Collared Dove

Pigeons, Doves & Cuckoos

The population of **Wood Pigeons** has increased exponentially, but we also have plenty of **Collared Doves** and a few **Stock Doves** in the area. Occasionally we get to see the rare **Turtle Dove**. **Cuckoos** were once common in the area but their numbers have declined dramatically although there are usually one or two around in the spring.



Stonechat

Chats & Wheatears

Mainly migrants, **Wheatears** are seen regularly in spring and autumn. We also provide an occasional feeding stop for **Whinchats** and **Stonechats** on their migration from Europe to the North of England.



Coot

Ducks, Coots & Geese

Braughing has always been famous for its ford which is home to numerous pairs of **Mallard Ducks**. There are often a few 'ornamental' ducks, from Aylesburys through to Indian Runners. Until recently there was also a male **Mandarin**. For many years the ford was home to a pair of large white Geese; however they became rather aggressive and were re-homed. On occasions, Geese still pop in but don't seem to stay. There are both **Moorhens** and **Coots** by the main ford and very occasionally the secretive **Water Rail** can be seen.



Kingfisher

Hérons & Other Water Birds

Undoubtedly the most spectacular is the **Kingfisher**. Sadly not as common as they were, Kingfishers can still be seen along the river, as can **Grey Herons** which are common there and in the surrounding fields. Recently, **Little Egrets** have become a frequent sighting in fields adjacent to the river and a couple of years ago we had a visit from a **Great White Egret**.



Pheasant

Game Birds

Several local landowners organize shoots and therefore there are plenty of **Pheasants** about. **Red-legged** and **Grey Partridge** can be seen in the fields and sometimes the evocative call of a **Quail** can be heard. This spring there was a **Snipe** passing through Hay Street and occasionally we get a pair of **Woodcocks** in the woods.



Jackdaw

Corvids

Almost all members of the Corvid family have a presence in the area. There are large numbers of **Rooks**, **Crows**, **Jackdaws** and **Magpies** throughout. More secretive **Jays** are also in evidence and very occasionally a **Raven** will pass by.



Song Thrush

Thrushes & Wrens

This family represents our most tuneful song birds. **Song Thrushes** are fairly common in the area as are the slightly larger **Mistle Thrushes**. **Robins** pop up in almost every garden and we still have a healthy population of **Blackbirds**. Not always easy to see, but very easy to hear, there are plenty of **Wrens** in the area. Occasionally we get a passing **Ring Ouzel** in spring and autumn. In winter large numbers of **Fieldfares** and **Redwings** over-winter in the fields, especially up at Bozen Green and along the Quin valley. These birds tend to return to favoured sites each winter.



Blackcap

Warblers & Related Birds

Mainly summer visitors, the spring air is full of the songs of these birds. A few **Blackcaps** over-winter but **Chiffchaffs**, **Garden Warblers** & **Willow Warblers** arrive in substantial numbers. Occasionally we get a **Wood Warbler**. The growing reeds and sedges along the River Quin are starting to attract a few **Reed** and **Sedge Warblers** – hopefully the birds will increase in number in years to come. Both **Whitethroats** and **Lesser Whitethroats** come to the area in the summer. The tiny **Goldcrest** is elusive but present all year.



Spotted Flycatcher

Flycatchers

These are migrant birds. The **Spotted Flycatcher**, as its name suggests, feeds on flying insects and hence is often found near water. The unmistakable **Pied Flycatcher** migrates to upland areas, but one passed through Braughing this spring.



Swallow

Swallows, Swifts & Martins

The first **Swallow** of summer is always a delightful sight. **House Martins** nest under the eaves of many village homes and we are lucky to have good numbers of **Swifts** who nest in some of our older buildings.



Lapwing

Plovers

Every winter we get large numbers of **Golden Plover**. These birds tend to return to favoured sites every year. Very occasionally we see **Lapwings**, especially in the fields just north of the village.



Black-headed Gull

Gulls

We may be many miles from the sea but gulls visit the area in large numbers especially in autumn and winter. It is not uncommon to see **Greater Black-backed Gulls** and **Lesser Black-backed Gulls**, together with **Herring Gulls**, **Black-headed Gulls** & **Common Gulls** following the plough.

Appendix G – Fauna in Braughing

Mammals:

Artiodactyla: Although brought from China to Bedfordshire in the early 20th century, feral populations of Muntjac deer (*munitacus reevesi*) are frequently seen at dawn and dusk along the banks of the Quin. Native fallow deer (*capreolus capreolus*) can also be seen in surrounding fields. While not currently endangered, the habitats they occupy are known to be in significant decline. Some rare white fallow deer have been sighted locally, including a whole family.

Brown hare (*lepus europaeus*) are a common sight in and around the parish and are a priority species under the UK Biodiversity Action Plan, numbers having dropped about 75% over the past 50 years.

Carnivores: Sightings of badger (*meles meles*; protected species since 1992) and the presence of their setts are known around the parish, along with more commonly seen weasels (*mustela nivalis*).

Insectivora: Moles, hedgehogs and several species of shrew can be observed in Braughing. Although shrews are widespread, it should be noted that all species have protection under Schedule 6 of the Wildlife & Countryside Act (1981).

Rodents: A wide variety of rodents can be found in Braughing. Amongst the most notable, sightings of water voles (*arvicola terrestris*) in and around the quieter areas of the river have been reported. Following a long-term decline, they are now legally protected. Several species of mouse can be found, including harvest mice (*micromys minutus*) listed under the Biodiversity Action Plan due to their dwindling numbers and the reduction in their habitat of dense vegetation suitable for their nests that are usually well above the ground.

Bats: Several species of bats have been identified in the parish. While some species are more common, such as the Pipistrelle (*pipistrellus pipistrellus*), others are less so including Barbastelles (*barbastella barbastellus*) which are classified as near threatened on the IUCN red list, and a priority species in the UK Biodiversity Action Plan.

Amphibians & Reptiles:

Amphibians: Braughing is home to several species of frog, toad and newt. Smooth newts (*lissotriton vulgaris*) are a common garden pond resident, and common toads (*bufo bufo*) can usually be found nearby.

Reptiles: Confirmed sightings of grass snakes (*natrix, natrix*), a legally protected species, have been made within the village boundary. Additionally, common lizards (*zootoca vivipara*), also protected, have also been reported.

Others:

Fish: As a protected chalk stream (there are only about 200 left in the world), the River Quin hosts several species of fish and possibly the native white-clawed crayfish (*austropotamobius pallipes*). The native crayfish is endangered on the IUCN red list, partly due to competition from non-native invasive crayfish species found in downstream rivers such as the Rib and Lea. Brown trout, some of which thrive between the two fords over the summer months, can often be seen from the bridges. Lamprey have been caught downstream of Malting Lane ford, as have bullheads, stone loach and minnows.

Insects: Several species of dragonflies inhabit the river banks. In a one-hour survey of just one field in the parish multiple species of butterfly were identified, among them small tortoiseshell, comma, small and large skipper, brimstone, orange tip, small heath and common blue. While none of the species are particularly rare, the variety observed together in one localised area illustrates striking biodiversity. Other species seen locally are green veined white, small white, large white, speckled wood, red admiral, peacock, painted lady, holly blue, small copper, gatekeeper and mint moths.

Molluscs: Last, but not least, a survivor from Braughing's Roman heritage is the Roman snail (*helix pomatia*). While originally introduced by the Roman's for eating (escargot), it is now a protected species under the Wildlife and Countryside act 1981.



Muntjac deer



Hare



Newt



Mole



Southern Hawker Dragonfly

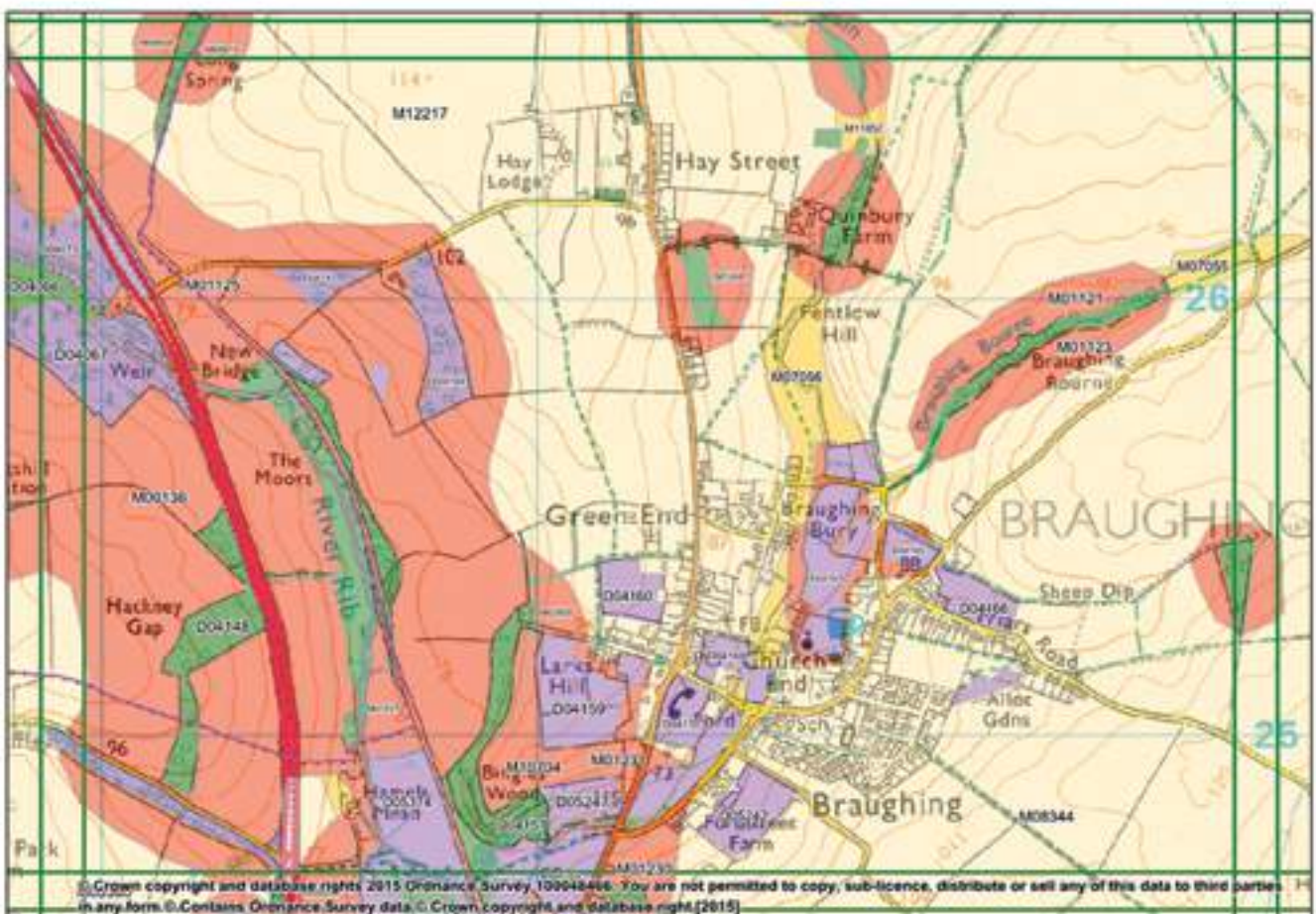


Red Admiral

Appendix H – Hertfordshire Ecological Network Mapping

The following are explanatory notes for the Hertfordshire Ecological Network Mapping. The ecology maps are colour-coded in accordance with these categories.

1. Green sites contain habitats listed within S41 of the National Environment Research Council (NERC) Act and should therefore be protected by the development management system; development causing significant damage to this site should be refused. Adjacent or surrounding development should provide for the enhancement of these habitats through ongoing positive conservation management.
2. Purple areas contain habitats not currently qualifying under S41 of the NERC Act but with high potential to do so. Whilst not receiving the same level of statutory and policy-based protection as those in note 1, it should nonetheless be avoided by development and protected by the development management system where reasonable to do so. This is because they are important components of ecological networks and it is much quicker, less risky and more cost-effective to restore these habitats than to create new ones elsewhere.
3. Orange/yellow/cream areas contain no mapped existing habitats of any significance. Therefore, in the context of the ecological networks dataset, these areas are suitable for appropriate development. However, these areas also form the potential for new habitat corridors to be created to improve ecological network integrity. Orange areas are predicted to be of higher priority than yellow, which are predicted to be of higher priority than cream.



Appendix I – Braughing Footpaths Map



Key	
	Footpath
	Bridleway
	Restricted Byway
	Public road
	Private road
	River
	Disused railway
	Parish Boundary
	Woodland
	Residential
	Radio mast
	Church
	Chapel

Appendix J – Important Views

In addition to the priority views detailed in Chapter 9, the following is a list of some other views and vistas that are important to the character of Braughing parish. It should be noted that the list is not exhaustive because the number of views overall are too numerous to specify. Many of these views were proposed by residents during open days. The footpaths referenced are shown in Appendix I.

- V1. Dicken Croat field, north of Braughing, from the gate in Green End
- V2. Friars Road from footpath 7 towards Braughing
- V3. From Friars Road to the north
- V4. From Friars Road near path 9 towards Arden Meadow
- V5. Toward the playing fields from the top of Friars Road, including the 10 poplars which serve as a key landmark
- V6. Over Arden Meadow out to surrounding landscape
- V7. View of Friars Road from footpath off Green Lane.
- V8. Towards Braughing along footpath 25 from Quinbury Farm
- V9. Along Braughing Bourne (aka The Bone)
- V10. The Old Rectory from the side of the Bone
- V11. The Bone from the top (east) of path 29
- V12. Along the old railway line on footpath 35
- V13. Gatesbury from footpath 19
- V14. The old railway station from the B1368
- V15. From the playing fields towards the arable fields to the east and towards the church
- V16. Across meadows north of Braughing Friars
- V17. In all directions from footpath 9 near Cockhampstead
- V18. Hay Street and north end of Quin valley from bridleway to Patmore Heath
- V19. Toward Cockhampstead from bridleway to Patmore Heath
- V20. Looking south from Hay Lane
- V21. From footpath 6 towards Bozen Green
- V22. From footpath 5 towards Braughing
- V23. Around Hill Wood near the Tin House and Upp Hall, particularly when bluebells are flowering
- V24. To the west from footpath 1 towards the woods around Hamels Park
- V25. To the south and east from Hay Street towards open fields
- V26. South-west towards Braughing from footpath 6
- V27. East from the top of Hull Lane

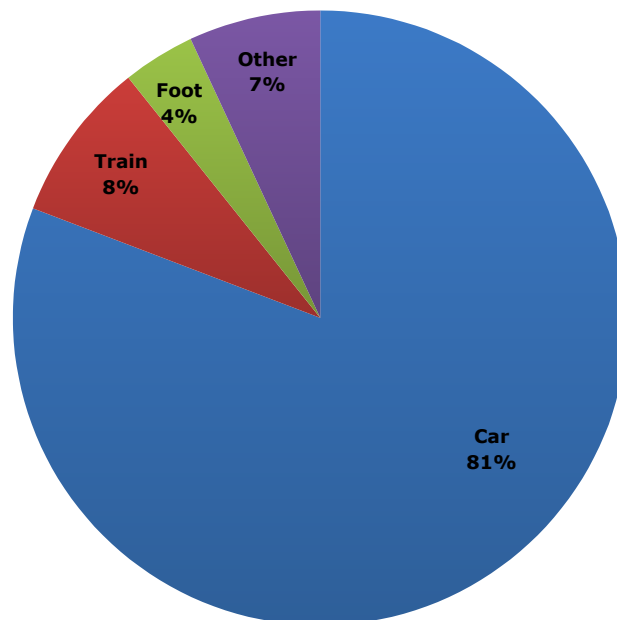
Appendix K - Evidence for Car Parking Standards

Objective 15 of the Neighbourhood Plan seeks on-going improvements to transport infrastructure (traffic speed and volume, noise and parking). Traffic issues are exacerbated by the amount of on-street parking and there are fears that new housing development will worsen this problem, if parking standards are insufficient to ensure that residential parking is self-contained with development sites.

The lack of adequate public transport forces villagers to use their own vehicles to travel to work.

This pie chart shows the overwhelmingly large percentage of workers who use their car to get to work. It is likely that those travelling by train also use their car to travel to the train station.

Travel to Work %



Source: ONS (2011 Census, Quick Statistics, Method of Travel to Work, Braughing Parish)

At the first Braughing Neighbourhood Plan Open Day, in the housing section, residents were asked if there were specifications that ought to be placed on developments. The second most frequent answer from 12 out of the 36 respondents was "off road parking as a must"; some said a minimum of 2 spaces, one said 2.5 spaces per home.

Parking and lack of parking were also highlighted as issues in the Housing Survey. When asked about areas of concern; 45% of respondents said 'parking'. This was the second most popular answer. 32% of respondents raised lack of parking as a concern about future development.

East Herts minimum residential parking standards proposed in the District Plan are 1.5 off-street spaces for a one-bed home. However, car ownership is significantly higher in Braughing (an average of 1.8 cars per household) than in East Herts as a whole (an average of 1.5 cars per household). In addition, recent applications for residential development in East Herts have seen developers arguing that on-street parking spaces should be allowable to satisfy parking standards. This would not be acceptable in Braughing where problems caused by on-street parking are already acute. Therefore, Policy 15 of the Neighbourhood Plan includes a minimum standard of 2 off-street parking spaces per household, which must be adhered to.

Appendix L - References

The following documents and sources have been used in creating this document or are referred to within it.

1. Braughing Parish Design Statement (2004)
2. Neighbourhood Plan Site Options and Assessment (AECOM 2016)
3. Braughing Parish Neighbourhood Plan Housing Survey 2015
4. BPNP Consultation Report (2017)
5. BPNP Sustainability Appraisal (2017)
6. Hertfordshire Ecological Network Mapping (HERC 2015)
7. Species Surveys - Rare Protected Species (Environment Agency)
8. Office for National Statistics (ONS)
9. National Planning Policy Framework (CLG 2012)
10. East Herts District Plan 2011-2033 (Submission version 2017)
11. East Herts Local Plan Second Review 2007
12. Braughing Local Green Spaces Assessment
13. Local Green Space Designation (Open Spaces Society 2015)
14. Local Green Space Methodology (Bedford Borough Council 2015)
15. BPNP Assessment of Land Criteria
16. BPNP Housing Site Assessment
17. Braughing Conservation Area Character Appraisal (East Herts District Council 2016)
18. Historic England website
19. Natural England website
20. Environment Agency website
21. East Herts District Plan Online Mapping
22. Braughing Archaeological Alert Areas (Hertfordshire County Council 2016)
23. Braughing Parish Country Walks map
24. Rights of Way Improvement Plan 2017/18 – 2027/28 (Hertfordshire County Council)

Appendix M – Abbreviations

BNP	Braughing Parish Neighbourhood Plan
CACA	Conservation Area Character Appraisal
CAMP	Conservation Area Management Proposals
C&E	Conservation and Environment
DBS	Disclosure Barring Service (previously CRB or Criminal Records Bureau check)
DCA	David Couttie Associates (consultancy used by EHDC)
Dph	Dwellings per hectare
EHDC	East Herts District Council
HMWT	Herts and Middlesex Wildlife Trust
IUCN	International Union for the Conservation of Nature
LPA	Local Planning Authority
NERC	National Environment Research Council
NPPF	National Planning Policy Framework
PC	Parish Council
RSPB	Royal Society for the Protection of Birds
SAM	Scheduled Ancient Monument
SLAA	Strategic Land Availability Assessment

Appendix N – The Neighbourhood Plan Team

Core team

The Braughing Parish Neighbourhood Plan team was made up by the following:

Chairman:

Byron Smith

Treasurer/Secretary:

Pauline Ayres

Planning consultant:

Jacqueline Veater (Govresources)

Vice Chairman/Project manager:

Ruth Fleetwood

Parish council representatives:

Belinda Irons (Parish Clerk) and Councillors Tricia Lilley and Kathryn Riley (lead)

Communications/Publicity team:

Kathryn Riley

Conservation & Environment team:

Jane Dresner (lead), Pauline Ayres, Lotte Farnham, Ruth Fleetwood, Mark Johnson

Housing team:

Alison Stephens/Briege Leahy (lead), Kathryn Riley, Byron Smith, Simon Webb, Tim White, Lotte Farnham, Jane Dresner

Infrastructure & Employment team:

Paul Currie (lead), Briege Leahy (lead), Tricia Lilley

Health & Wellbeing team:

Ruth Fleetwood (lead), Sue Dailly, Jane Davalle, Tricia Lilley, Lisa Webb

Early contributors

Tim Acheson, Vic Flintham, Josh Hatcher, Sue Landon

Other contributors

Additional contributions were made by:

- Dr. Paula Moore (birdlife)
- Stewart Bryant (archaeology)
- Mark Landon (archaeology)
- Clive Marshall (Braughing web site administrator)
- Andy Ayres (photography)
- Vic Flintham (aerial photography)
- Ray Hankin (editor)
- Professor Johan Bolhuis, The Mammal Society, Bat Conservation Trust
- Dan Stone, Centre for Sustainable Energy
- Mike Brown, East Herts Conservation Officer
- Councillor Peter Boylan (maps)

Appendix O – Community Events Summary

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

Event	Brief description	Date	Venue	No. attendees/ respondents
Braughing Fair and Wheelbarrow Race 2015	To introduce the Neighbourhood Plan and enable attendees to provide feedback on local issues which were important to them	20 June 2015	Central Braughing	136
Housing Survey	To enable residents to provide feedback on housing needs and preferences as well as key environmental and infrastructure views. It was also a method of requesting landowners of potential sites to come forward	June 2015	Feedback form delivered to each house & available online	268
School visit – Ralph Sadleir – general feedback	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	2 July 2015	Ralph Sadleir school, Puckeridge	Approx. 100
Initial Open Day	To inform residents of the purpose of the Neighbourhood Plan and provide information about the different topic groups. Also to elicit feedback about areas which were important to residents that they wanted to keep or change	11 July 2015	Braughing Church Hall	87
School visit – Ralph Sadleir – town & country planning	An exercise was undertaken with two Year 7 geography classes as part of their curriculum. Braughing was used as an example and children were asked to assess various potential development sites	22 October 2015	Ralph Sadleir school, Puckeridge	51
Hallowe'en Fun Day	This event specifically targeted local teenagers, although others took part as well. Feedback was elicited from all attendees about what they liked and disliked about Braughing	3 October 2015	Axe & Compasses pub and Brown Bear pub	110
School visit – Jenyns	The Neighbourhood Plan was explained in simple terms and children were asked to provide feedback on what they liked and disliked about Braughing and encouraged to draw pictures	3 November 2015	Jenyns school, Braughing	
Open Day – Vision & Objectives and Development Sites	Attendees were provided with details of the BPNP vision and objectives as well as details of potential development sites and the process which had taken place to put these forward. They were provided with feedback forms to cover both	21 November 2015	Braughing Church Hall	127 (+46)
Local Green Spaces Open Day	This event provided details of the potential Local Green Spaces and priority views. Attendees were asked to complete feedback forms to say whether they agreed with the proposals. Information was also provided on the proposed Wellbeing Hub	7 February 2016	Old Boys School, Braughing	91
Extra development site consultation	Following the open day in November 2015, two additional sites were put forward by landowners and a consultation process was undertaken for these in the form of information online and on notice boards and feedback forms available from the Post Office	22 March – 5 April 2016	N/A	68
Braughing Parish Council Annual General Meeting	The theme of the meeting was the Neighbourhood Plan and several presentations were given on the topic, including one from a guest speaker, James Parker, Chief Executive of Bishop's Stortford Parish Council	5 May 2016	Braughing Church Hall	Approx. 100
Braughing Parish Council monthly public meetings	At each of the monthly meetings, a councillor who is a Neighbourhood Plan representative provides a summary of progress on the Plan	Monthly	Braughing Old Boys School	Variable
Open day - Pre-submission Neighbourhood Plan	To provide the opportunity for residents to study the full version of the pre-submission Neighbourhood Plan and to obtain assistance on filling out the response form. Information was displayed on the vision and objectives, the Policies Map and the next steps in the process.	28 January 2017	Braughing Church Hall	81

Appendix P – Action Plan

Id	Team	Objective	Action	Priority	Timescale	Resp	Resources/ cost
W1	Wellbeing	Encourage participation in sporting and intellectual activities	W1.1 Set up extra activities which are appropriate to the age groups of the local population, e.g. pickle ball, pottery making, yoga	Medium	Ongoing 0-16years	Wellbeing team	TBD
			W1.2 Increase awareness of local groups and contact details via Wellbeing Hub <ul style="list-style-type: none"> Determine method of accessing/ maintaining hub (0-3mth) Set up initial hub: (3-6mths) Update hub (regular) 6mth-16years 	Medium	0-16years	Wellbeing team & Clive Marshall	N/A
W2	Wellbeing	Make Braughing a dementia-friendly village	W2.1 Arrange training via dementia angels	Medium	0-3mths	Wellbeing team	N/A
			W2.2 Apply for dementia-friendly status	Medium		Wellbeing team	N/A
			W2.3 Arrange dementia experience session(s)	Low	6-12mths	Wellbeing team	??
			W2.4 Include dementia information on wellbeing hub	Medium	3-6mths	Wellbeing team & Clive Marshall	N/A
W3	Wellbeing	Provide support for residents who are elderly or disabled	W3.1 Provide information on where to get health-related assistance, including from charities, via the Wellbeing Hub	Medium	3mth-16years	Wellbeing team & Clive Marshall	N/A
			W3.2 Provide a low-cost gardening service using local people, particularly teenagers	Medium	3mth-16years	Wellbeing team	N/A
			W3.3 Increase volunteering capability/awareness within Braughing via the Wellbeing Hub	Medium	3mth-16years	Wellbeing team & Clive Marshall	N/A
W3+	Wellbeing	Provide support for residents who are elderly or disabled	W3.4 Introduce more events for elderly people - coffee mornings, nostalgia events etc.	Medium	3mth-16years	Wellbeing team & Clive Marshall	Try to get grants for this as much as possible
			W3.5 Purchase and install defibrillators in public buildings, including the Church Hall	Medium	3-6mths	Parish Council	
			W3.6 Encourage residents to volunteer as a First Response team under Puckeridge (see query earlier)	Medium	6mth-2years	Parish Council	
			W3.7 Encourage local volunteering via Team Herts	Medium	3mth-16years	Wellbeing team	Might need to get DBS checks (~£40 each)
W3.8 Help residents in the parish who are living with loneliness by joining the Campaign to End Loneliness	Medium	6mth-16years	Parish Council				
W4	Wellbeing	Provide a structure to encourage local volunteering	W4.1 Provide information about volunteering and Team Herts via Wellbeing Hub	Medium	3mth-16years	Wellbeing team & Clive Marshall	N/A
W5	Wellbeing	Continue to provide regular events for local residents to attend or participate in	W5.1 Publicise local events via Wellbeing Hub	Medium	3mth-16years	Wellbeing team & Clive Marshall	N/A
			W5.2 Encourage volunteering for local events (Sunday teas, Wheelbarrow race etc.) via Wellbeing Hub	Medium	3mth-16years	Wellbeing team & Clive Marshall	N/A
W6	Wellbeing	Work with local authorities to ensure that local health provision is sufficient to support an increasing population, also taking into account population increases in nearby parishes	W6.1 Actively monitor issues with local health provision via local GP service and seek feedback from local residents Set up online forum (via Wellbeing Hub) for residents to raise concerns & suggestions	Medium	1-16years	Wellbeing team & Clive Marshall	N/A

Id	Team	Objective	Action	Priority	Timescale	Resp	Resources/ cost
T1	Transport, infrastructure & comms	Introduce traffic calming measures	T1.1 Set up new high-visibility speed limit signs on the approaches to Braughing village on the B1368	High	3-6mths	Infrastructure team & Parish Council	??
			T1.2 Set up new high-visibility speed limit signs on the approaches to Hay Street hamlet on the B1368	Medium	6-12mths	PC	
T2	Transport, infrastructure & comms	Improve parking in Braughing village	T2.1 Identify off-street parking for other congested parts of the village, possibly making use of pub car parks	Medium	1-16years	PC	
			T2.2 Introduce no parking areas in specific parts of the village, e.g. with poor road visibility or attractive areas	Low	1-16years	PC	
T3	Transport, infrastructure & comms	Review and enhance the local public transport provision	T3.1 Investigate introduction of earlier/late buses and improvements to weekend bus service	Low	1-16years	PC	
T4	Transport, infrastructure & comms	Enhance and maintain the pavements and roads throughout the parish	T4.1 Introduce a mechanism to facilitate reporting of issues with local road surfaces and pavements to the Highways Agency	Medium	1-16years	PC	
T5	Transport, infrastructure & comms	Enhance communication facilities (broadband and mobile) to ensure they are adequate to support home working	T5.1 Introduce super-fast broadband to most of the parish	High	1-2years	PC	
T6	Transport, infrastructure & comms	Ensure that sewage facilities are adequate	T6.1 Check current capacity & work with authorities to plan upgrades to deal with increasing population	Medium	1-16years	PC	
T7	Transport, infrastructure & comms	Work with local authorities to ensure that local schools have sufficient capacity to support an increasing population, also taking into account the expansion in nearby parishes	T7.1 Regular (annual?) checkpoints with local head teachers to obtain advance notice of any potential issues	Medium	0-16years	PC	
T8	Transport, infrastructure & comms	Install additional litter and dog bins	T8.1 Agree location of bins and regular collections	Medium	0-2years	PC	
E1	Employment & facilities	Ensure that the village shop is retained	E1.1 Potentially arrange a community shop if a new owner cannot be found for the existing shop	High	0-16years	PC	
C1	Conservation & environment	Ensure that local footpaths and bridleways are maintained & enhanced	C1.1 Work with the footpaths committee to identify any issues. Potentially request funding from the PC for improvements	Medium	0-16years	Footpaths committee	TBD
C2	Conservation & environment	River Quin restoration	C2.1 Identify problems with current river course through Braughing	Medium	6-9mths	PC and C&E team	N/A
			C2.2 Work with Environment Agency to determine what needs to be done & apply for grants if applicable	Medium	9-18mths	PC and C&E team	TBD
			C2.3 Engage local community to help with river restoration	Medium	9-18mths	PC and C&E team	TBD
			C2.4 Regular (annual?) river inspections to identify issues	Medium	2-16years	PC and C&E team	N/A

Id	Team	Objective	Action	Priority	Timescale	Resp	Resources/ cost
C3	Conservation & environment	Ensure that new builds abide by conservation & environment policies	C3.1 Inspect plans for new builds to determine adherence to C&E policies	High	0-16years	PC and C&E team	N/A
			C3.2 Actively work with developers to introduce improvements to C&E aspects of the site	High	0-16years	PC and C&E team	TBD
			C3.3 Monitor progress of new builds with a view to reporting quickly any breaches of C&E policies before they become irrevocable	High	0-16years	PC and C&E team	N/A
C4	Conservation & environment	Encourage local recording of species and works that might reduce biodiversity	C4.1 Include mechanism for recording species on Braughing website/social media,	Medium	0-16years	PC and C&E team	
			C4.2 Include wildlife checks on each new development	Medium	0-16years	PC and C&E team	
H1	Housing	Ensure that new builds abide by housing policies	H1.1 Inspect plans for new builds to determine adherence to housing policies	High	0-16years	PC	
			H1.2 Actively work with developers to make changes to design to ensure adherence to housing policies	High	0-16years	PC	
			H1.3 Monitor progress of new builds with a view to reporting quickly any breaches of housing policies before they become irrevocable	High	0-16years	PC	

New ideas were suggested at the Pre-submission consultation stage of the plan including 1. Investigate Group Purchasing benefits, 2. Encourage youth participation in decision-making, 3. Update Village Directory, 4. Fundraise for projects and 5. Organise responses to planning applications. These will be addressed when resources become available.



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