



HUNSDON AREA NEIGHBOURHOOD PLAN

2019 – 2033

Foreword

This is the Hunsdon Area Neighbourhood Plan – a very important statutory planning document, which will affect Hunsdon and planning decisions in Hunsdon for years to come. Neighbourhood Planning is a new concept introduced by the Localism Act 2011 to allow communities, such as Hunsdon, to shape development in their areas through the production of a Neighbourhood Plan. Under current planning policies this may prove to be the only effective way for local communities to have their voices heard on planning matters that affect them. In short, all planning applications within the Neighbourhood Area will have to comply with this Neighbourhood Plan.

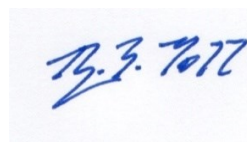
This is a community initiative sponsored by Hunsdon Parish Council with additional funding from central government. Members of the local community formed a Neighbourhood Plan Group and under the Chairmanship of Frank O'Shea have worked to develop this plan with technical support from professional consultants.

The Hunsdon Area designated under this Plan covers the Parish less the parts (to the south which will be village 7 and the Airfield and woodlands to the east of the parish) which fall within the Gilston Area allocated for development under the District Plan 2018. They are covered by the parallel Neighbourhood Plan with the parishes of Eastwick and Gilston, called the Gilston Area Neighbourhood Plan.

The vision, objectives and policies developed in this Plan are derived from the aspirations of Hunsdon residents gleaned from the household surveys and an open community event and will provide the framework governing how we all want to see Hunsdon develop over the coming years, whilst sustaining and enhancing those aspects that we cherish, all in the light of the challenges that the community faces.

Our Neighbourhood Plan is a plan for our community made by our community.

I wish to add my thanks on behalf of the Parish Council to Frank O'Shea and all the team in the Neighbourhood Plan Group for their hard work driving forward this initiative for the community.



Bob Toll
Chairman, Hunsdon Parish Council

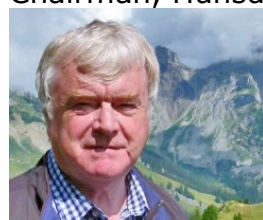


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Section 1 Introduction to Hunsdon Area Neighbourhood Plan

1 Introduction

The purpose of Hunsdon Area Neighbourhood Plan

- 1.1 The Hunsdon Area Neighbourhood Plan ('the Neighbourhood Plan') has been prepared under the provisions of the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012, and the Neighbourhood Planning Act 2017 (as amended). Under the legislation, Hunsdon Parish Council is the "qualifying body" to produce the Neighbourhood Plan, which is a community-led framework for the future development and growth of the parish. It has been compiled on behalf of the Parish Council by the Hunsdon Area Neighbourhood Plan Group, which was set up on 18 April 2018 for the purpose of managing the process and drafting the document.
- 1.2 The area covered by the Neighbourhood Plan is shown in Figure 1 and on the Policies Map in Figure 11. This was formally designated by East Herts Council on 29th November 2017.
- 1.3 The Neighbourhood Plan has been prepared having regard to the policies of the East Herts District Plan, adopted in October 2018. It consists of a written statement and a policies map, which is depicted on an Ordnance Survey base. Once adopted, the Neighbourhood Plan will sit alongside the National Planning Policy Framework (NPPF) and East Herts District Plan as the three principles of planning policy used to determine any planning application in the area.
- 1.4 Chapter 11 of the District Plan shows proposals to construct seven distinct "Villages" in the Gilston Area, to the north of Harlow. In total at least 3,000 dwellings will be completed by 2033 and another 7,000 dwellings beyond that date. Within Hunsdon Parish, the development will cover an area to the north of the A414 trunk road, on both sides of Church Lane, which is known as Village 7. This area will also include the former Hunsdon airfield and woodland to the north. These assets are to be dedicated to the community and protected in perpetuity. The Gilston Area is covered by a joint Neighbourhood Group representing Hunsdon, Eastwick, and Gilston; this is separate to this Neighbourhood Plan Area, which covers the rest of Hunsdon parish. The two Neighbourhood Plan Areas are shown for reference in Figure 1).
- 1.5 The Plan has also been checked against government planning policies in the National Planning Policy Framework February 2021 (NPPF) and the on-line planning practice guidance (PPG). Within both the national and local frameworks, the Neighbourhood Plan is concerned with the development and use of land in the designated area in the period to 2033 and beyond. In accordance with national policy, the Plan seeks to promote sustainable development and embraces a range of social, economic, and environmental

issues. It sets out a vision for the designated area, coupled to a range of planning objectives, policies, and proposals.

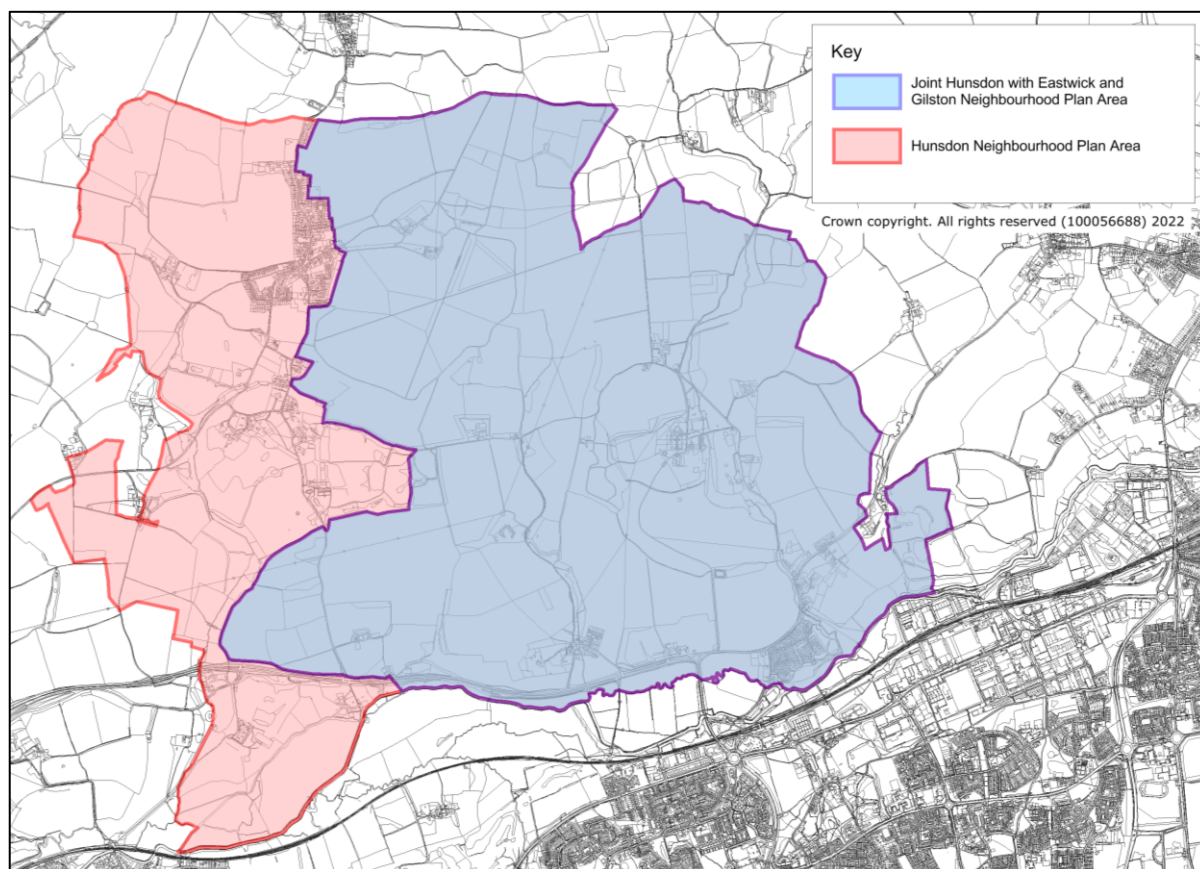


Figure 1: Interrelationship of both Designated Neighbourhood Plan Areas in Hunsdon Parish

- 1.6 A wide range of topics are covered in the Neighbourhood Plan, including the environment, heritage, housing, employment and business, infrastructure, transport, and community health and well-being. The selection of topics was very much influenced by the community in consultation and reflects concerns which are important for the area and its residents. Specific topic-based policies and proposals are set out below in Chapters 5 to 12. These indicate the designation of land for various forms of development, as well as highlighting those sites and areas which should be protected and enhanced. Where appropriate, policies and proposals are shown on the Policies Map, which is cross-referenced to this document. It is important to note, however, that this document is concerned primarily with the development and use of land within the designated area. Wider community aspirations have been raised in the various rounds of public consultation, but not all of these can be accommodated within land use policies. For this reason, non-land use matters are not included in the policies covered in Chapters 5 to 12.

- 1.7 These non-land use matters are captured in **Appendix B: Task List**. The Action Plan sets out a list of projects and proposals that can be carried out by the community, the Parish Council, and other bodies during the life of the Neighbourhood Plan.
- 1.8 The process of preparing the Plan is set out in Chapter 3, showing that it is based on proactive involvement with the local community at all stages of its formulation. As a result of this process of active engagement, it is believed that the document captures the essence of life in the community. Despite the pressures associated with the development of the Harlow & Gilston Garden Town, the Plan aspires to ensure that the vitality of the community continues, whilst not inhibiting local enterprise and innovation.

The Basic Conditions

- 1.9 The Neighbourhood Plan must comply with other local, national and European (or UK equivalent) policies, as required in the Localism Act. Specifically, it is required to meet four criteria called 'Basic Conditions' as set out in paragraph 8(s) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), as referred to by Section 38A of the Planning and Compulsory Purchase Act 2004 (as amended):

- (i) The Plan must have appropriate regard to national policies and advice contained in the NPPF;
- (ii) The Plan must contribute to the achievement of sustainable development;
- (iii) The Plan must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case, the East Herts District Plan; and
- (iv) The Plan must abide by the relevant EU regulations (or UK equivalent).

A separate document has been prepared to demonstrate how the Hunsdon Neighbourhood Area Plan meets these Basic Conditions.

2 About the Neighbourhood Plan Area

Hunsdon Parish

- 2.1 The parish of Hunsdon lies within the District of East Herts. It is a typical rural parish having primarily agricultural economic activities with the bulk being arable farming. The parish enjoys a rich heritage. To the south it borders the River Stort, marking the Herts/Essex boundary and extends to the limits of Widford in the north. The western boundary broadly follows the watershed overlooking the Ash and Lea valleys and in the east the parish takes in much of the old RAF Hunsdon Base bordering Eastwick. However, part of the parish comprising the old airfield and Brickhouse Farm lies within the allocated Gilston Area and consequently are not within the designated boundary of this Plan (see Figure 1).

Hunsdon Village & Surroundings

- 2.2 Hunsdon village centre is a conservation area with the High Street lined with 16th and 17th century cottages. To the south, Hunsdon House was once a palace owned by Henry VIII used for hunting and surrounded by deer park. It also became a country residence for both the King and his offspring. The remains of four fishponds associated with the House at Lords Wood are a Scheduled Monument.
- 2.3 The A414 dual carriageway Primary Route cuts east/west across the parish linking the village at its junction with Church Lane to nearby town centres, Harlow, Hertford, Ware and the M11 and A10. Church Lane northwards from the A414 joins with Acorn Street at Hunsdonbury and goes on to meet the B180 (High Street) in the village centre. The B180 connects Stanstead Abbots, through Hunsdon, north to Widford where it joins the B1004 north to the Hadham's and on to the A120 west of Bishops Stortford. The north south route from the A414 through Hunsdon and via the B1004 provides a convenient rat-run for drivers wishing to avoid congestion in the Harlow/Bishops Stortford corridor. Statistics available from ACRE (Action with Communities for Rural England) relating to the Community profile for Hunsdon 2013 show the population of the parish is approaching 1100 in some 450 dwellings. All bar one of the residential properties in the parish are within the defined Neighbourhood Plan Area. The populated area is centred in the village together with a cluster around Hunsdonbury and the Church and ribbon development northwards on Widford Road (B180).
- 2.4 The ONS 2011 Census shows 194 residents in the Parish of Hunsdon to have been under 16 years of age and 188 were over 65 or over. The average ages of the working age population and the residents 65 and over were marginally higher than the average for the District and England. There were no significant ethnic minority groups. Those stating to be in good or very good health made up over 80% of the population, which was lower than in East Herts but higher than the national average. Households in owner/occupied properties were close to the National average at 68%. The percentage of households in rented social housing is significantly higher than the District

and National average at 23%. Households with 2 or more cars is double the National average but typical of many rural areas with limited public transport.

- 2.5 Whilst there are still some local employers, the traditional source of local employment, agriculture, is not labour intensive and consequently most residents commute to places of work.
- 2.6 Hunsdon is a vibrant community with a JMI School of some 100 pupils, a village stores/Post Office, garage for car repairs, servicing, and fuel and two public houses. The Ash Meadow Much Hadham medical practice provides morning surgeries and a prescription service at the Village Hall. The parish Church of St Dunstan is situated adjacent to Hunsdon House, remote from the village centre, providing for regular worship and wedding and funeral services.
- 2.7 The school is the driver of many of the social activities for families in the area through fund raising events etc. Also, community activities are centred on the Village Hall; these include amateur dramatics, scouts, cubs, beavers, toddlers, badminton, yoga, Pilates and other fitness classes, annual fete, gardening club, history society, and carpet bowls. Hunsdon achieved Village of the Year in 2004/05 and 2011 and has twice been awarded Business Village of the year.
- 2.8 The community is served by only 1 bus route connecting the village to Hertford, Ware, and Bishops Stortford. Rail connections are conveniently situated at Harlow and Stansted Abbots. There is no public transport link to the nearest major town, Harlow.

Settlement Pattern and the History of Hunsdon Village

- 2.9 There is widespread archaeological and topological evidence of settlement in the Hunsdon Area spanning the Stone Age, Bronze Age, Roman occupation, and Anglo-Saxon period, although there are no building remnants from any of these periods. The earliest surviving buildings in Hunsdon date from the C15 and include several houses and cottages in, what is now, the High Street, as well as the original parts of Hunsdon House.
- 2.10 The village of Hunsdon has expanded in size over the centuries mainly through "ribbon development" following the line of the main road from Widford to Stanstead Abbots. Some isolated building developed in the 'gap' (of 1½ km) south of the village to the church / Hunsdon House. These developments progressively agglomerated, and in time adopted the name of Hunsdonbury from one of the largest houses in that area. Other settlement developed in the far south of the parish where it adjoins the River Stort (Hunsdon Pound).

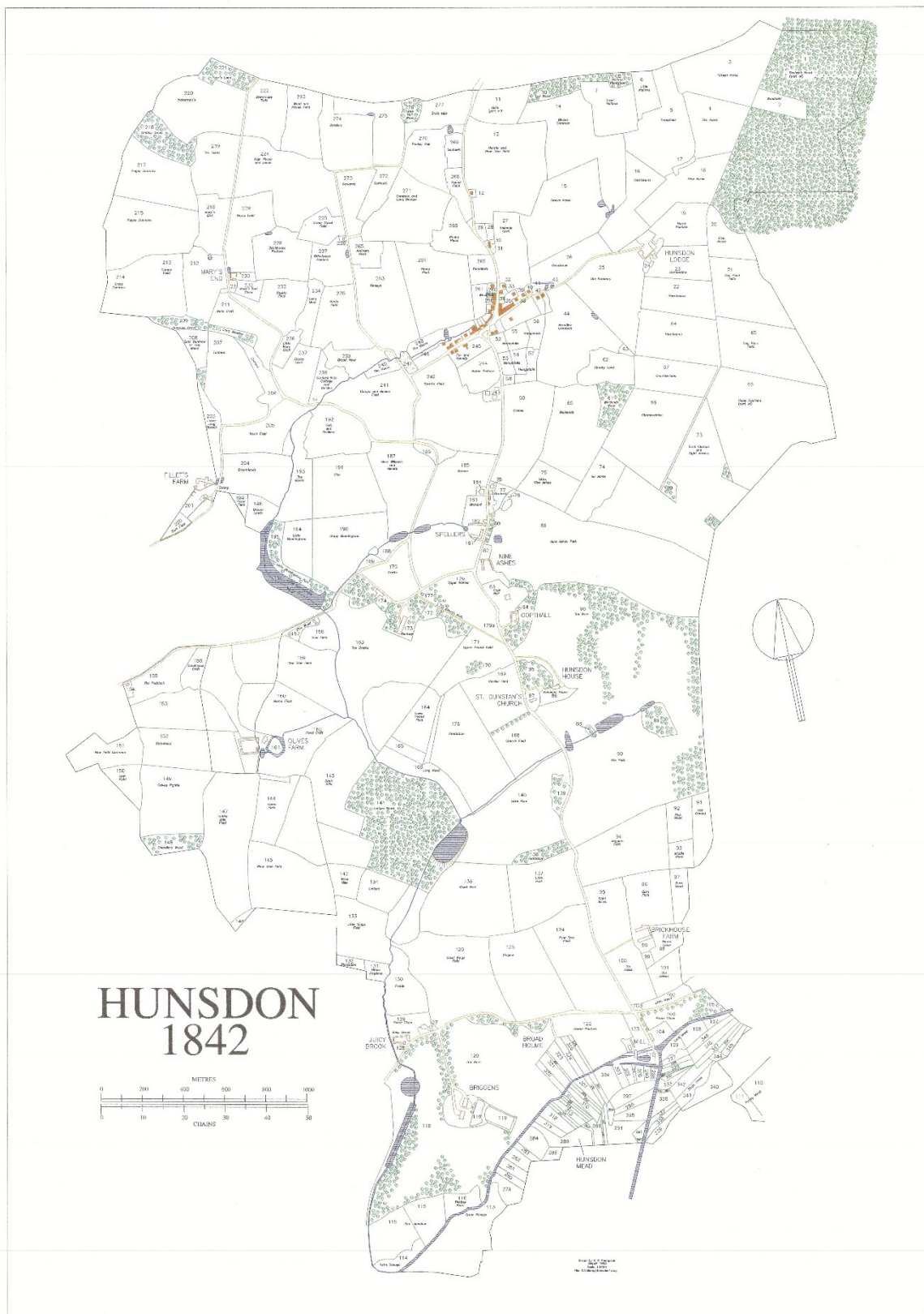


Figure 2: Map of 1842 based on the tithe map then

- 2.11 The oldest and original part of the village is the main village centre which contains many old houses, some known to date back to at least the 15th century, and Hunsdon was registered in the Domesday Book (1086). The village centre is dominated by what is today the Village Hall. This had previously been the village school before the more modern one was built further up Widford Road. This building was originally believed to be a house called Harlowes, owned by John Harlowe in the 15th century, which overlooked Harlowes Green, one of the 5 Greens in the parish, and which is now the Village Hall car park and a small green on which stands the War Memorial.



Figure 3: Village Hall (c.mid 1920s)

- 2.12 To the right of the Village Hall is a 15th century house called White Horses. Beyond this are several timber-framed cottages dating from the 17th and 18th centuries, known as Garlands Terrace until the beginning of this century.



Figure 4: White Horses and Garlands Terrace

- 2.13 The row of boarded houses before the Hunsdon Garage was a single old house owned and occupied in 1494 by John Smythe and known as Smythes House. It stood roughly opposite what is believed to have been Smythes Green, where the village pump now stands and is now several private dwellings. Facing the village pump stands The Pump House which in the early 16th century was called Hooks. The house at that time stood in 7½ acres of

land and was one of the most important yeoman houses in the village. During the 1939 - 1945 period it was used variously as billets for men of The Essex Regiment and RAF personnel.

- 2.14 The Old House further up the Widford Road beyond the school on the east side is one of the oldest houses in Hunsdon, having started life as a medieval hall house with a chimney inserted later. Called Tippings in the 17th century, it was inherited by a nephew of the owner of The Pump House who converted it to a public house and called it The Wheatsheaf. The cartouche on the wall is the original pub sign of the Wheatsheaf.
- 2.15 Pipers in Drury Lane, now called Orchards, was at one time the village poorhouse. The red brick house opposite The Pump House, The Old Post Office, is a timber-framed building of 17th century origin which had a brick face built on in the 19th Century. It became the village Post Office in 1930. A few years later the Post Office was moved further south in the High Street.

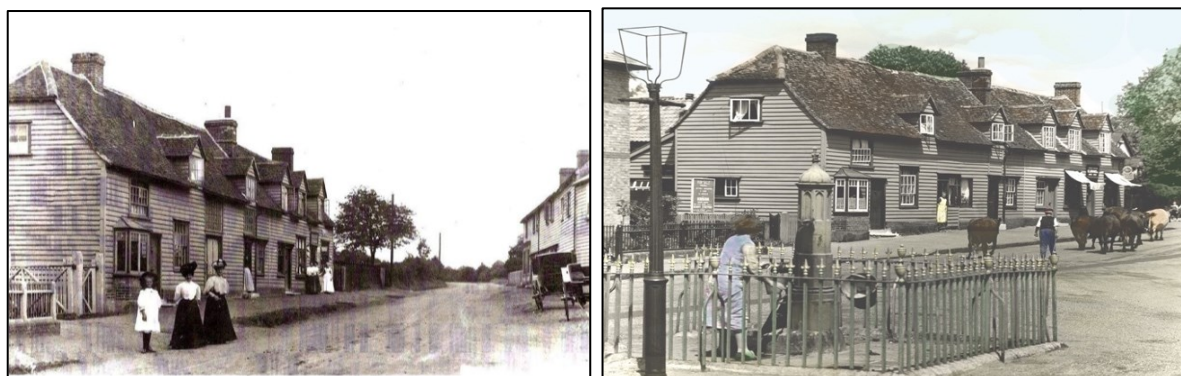


Figure 5: Terrace of houses now part of High Street formerly Widford Road (Left: from c. 1900, right: village pump and High Street in the late 1940's)



Figure 6: Hooks (later the Pump House)

(Photograph courtesy of Hertfordshire Archives and Local Studies)

- 2.16 The Fox and Hounds public house in the High St was originally built as a yeoman's house in 1670, then called Hickmans. It was bought by Edmund Calvert of Hunsdon House in 1819 and made into a public house called The Horse and Groom to replace one he had demolished in Hunsdonbury, known as The Three Rabbits. The name was later changed to The Fox and Hounds.



Figure 7: On the left Old House, Widford Rd; On the right Orchards, formerly the Workhouse, Drury Lane

- 2.17 Opposite the Fox and Hounds lies a small cottage set back from the road called Quaker Cottage. This was originally built in 1695 as a Quaker Meeting House by Daniel Wharley, who was a prominent Hunsdon Quaker.



Figure 8: The Old Post Office and The Fox & Hounds



Figure 9: Quaker Cottage on the High Street

- 2.18 The history, social and economic context, and geographical features of Hunsdon contribute to its very special character. The Neighbourhood Plan seeks to retain this character, accommodate sustainable development, and promote the wellbeing of its community.

3 Summary of Plan Preparation Process and Consultation

3.1 The process can be summarised in the chart below:

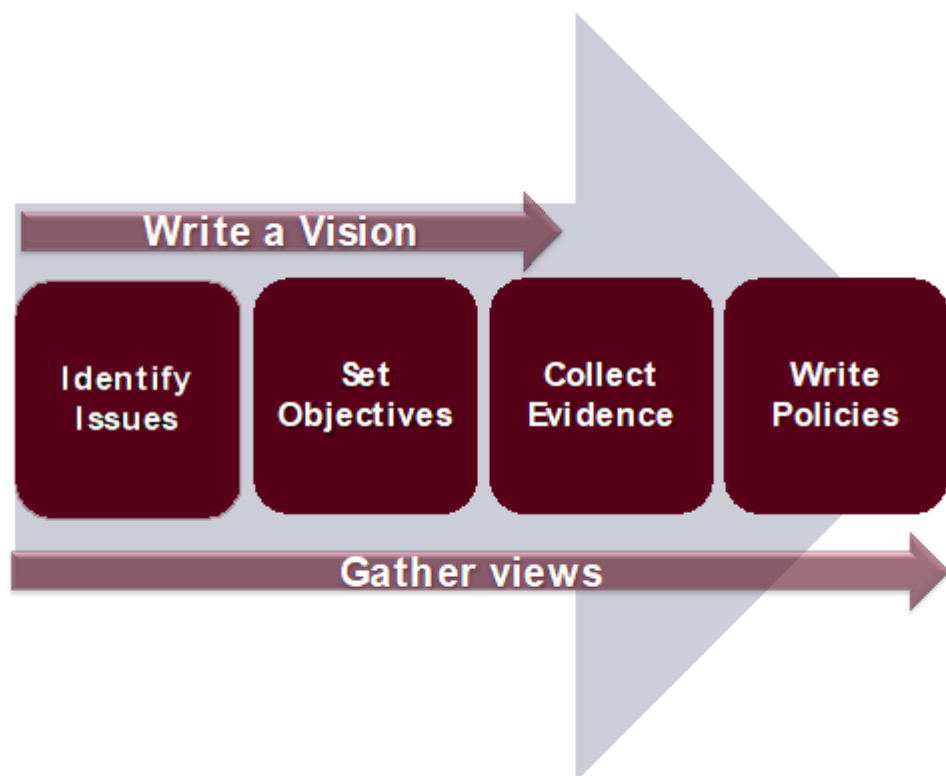


Figure 10: Plan Preparation Process Chart

Community Engagement

- 3.2 An experienced neighbourhood planning consultant was appointed to guide the preparation of the Neighbourhood Plan in June 2018. Initial work was undertaken within the Group with guidance from their consultant to gather views about the Parish: the important characteristics of Hunsdon Parish; housing; transport; environment; heritage and conservation; business and employment; community health and wellbeing.
- 3.3 In the absence of a Parish plan or design statement, the Hunsdon Area Neighbourhood Plan Group (HANPG) initiated work and research which formed the basis of the key policy areas for the Neighbourhood Plan. The key policy areas in the Neighbourhood Plan examined were:
- Housing (covering protection of the green belt, housing requirement)
 - Transport (traffic impact, sustainable transport)
 - Environment (green spaces, wildlife, cherished views, areas of Special Scientific Interest, renewable energy)
 - Heritage and conservation (non-designated heritage assets, proposals to align preserve and enhance the character of the Hunsdon conservation area)

- Business and employment (local employment opportunities)
 - Community health and wellbeing (recreation space, multifunction open space, access to health facilities).
- 3.4 Details of the community engagement undertaken throughout the process of preparing the Neighbourhood Plan can be found in the final version of Hunsdon Area Neighbourhood Plan's Consultation Statement. This includes the launch community event over two days, other community events and open days, the Household Survey (hand delivered to each house in the Parish), and access to a Housing Needs Survey. It also contains lists of consultees and the results of the Regulation 14 Consultation.
- 3.5 The Group held an interactive community consultation event in February 2019 at which draft key proposals and draft Vision and Objectives for the Neighbourhood Plan were shared with residents. That was closely followed by the Household Survey which was delivered to every household in the Parish of Hunsdon. Responses to that, both on paper and online were collated and analysed together with the feedback from the February consultation event. These responses and their analysis shaped the drafts of the Neighbourhood Plan.
- 3.6 Many ideas and suggestions on how to improve the lives of people living and working in the Parish were collected during the plan preparation process. Those issues and suggestions that could not be achieved through the Neighbourhood Planning process have been captured in **Appendix B: Task List**.
- 3.7 The Parish Council received regular reports on the progress achieved by the HANPG. The HANPG has kept residents informed of every stage of the neighbourhood planning process through a mix of methods, for example, Hunsdon Parish News, social media (HANPG Facebook, Hunsdon Community Hub Facebook), [Hunsdon Neighbourhood Plan website](#), posters on noticeboards in the Parish, leaflet drops to every house, and monthly updates to the Parish Council placed on the [Hunsdon Parish Council website](#).
- 3.8 Following the regulation 14 consultation, HANP and its consultant considered the responses given by residents and other consultees both statutory and non-statutory.
- 3.9 The current number of residents in the parish of Hunsdon is estimated to be 1300, living in approximately 530 separate households. All bar one of these householders live within the Designated Neighbourhood Plan Area.
- 3.10 The Summary Booklet of the draft plan and its policies and the accompanying paper questionnaire were hand delivered to every household in the Parish in January 2021. As well as summarising the draft policies in the plan, it invited all residents to respond to the draft plan either by completing the paper questionnaire or through the website using the link provided. The full version of the Neighbourhood Plan was available on the website but residents without access to the internet could request a paper copy.

- 3.11 A total of 60 residents replied generating 1402 comments, all of which were logged into a spreadsheet referred to in the Consultation Statement and available as a download from the website at:
- <https://hunsdonneighbourhoodplan.org.uk/wp-content/uploads/2021/09/2021.04.01-hanp-reg-14-submissions-REDACTED.xlsx>
- 3.12 The vast majority of residents' responses (over 96%) expressed support for the draft policies and measures. Just over 3% disagreed and some added qualifications or suggestions. The housing policies were widely supported although some residents opposed even infill development. Most supported infill development comprising small affordable homes for local people. The impact of development on traffic in the Neighbourhood Plan Area was a concern of many. Adaptation for climate change and renewable energy generation had support too.
- 3.13 Notification of the consultation was sent to more than 85 other consultees either posted, hand delivered or by email. These addresses included statutory consultees, local landowners, charities, adjacent parishes, local businesses, and East Herts Council. The full List of Consultees is in the Consultation Statement and is available as a download from the website at:
- <https://hunsdonneighbourhoodplan.org.uk/?mdocs-file=500>
- 3.14 The statutory and other consultees who replied comprised:
- 3 Charities with local interests (Herts & Middlesex Wildlife Trust, CPRE Hertfordshire, Herts Gardens Trust)
 - 5 landowners
 - Hertfordshire Country Council and East Herts District Council
 - Natural England, Historic England, Environment Agency, Thames Water, National Grid, Canal & River Trust.
- 3.15 A second spreadsheet was extrapolated from the full list of responses. This included entries with more than simply "agree" or "disagree" and the action requested or recommended noted in full or summary. The record of the HANPG response shows action taken or the reason for declining to act, along with the changes made to the draft plan, if applicable. This Comments Log is referred to in the Consultation Statement and is available as a download from the website at:
- <https://hunsdonneighbourhoodplan.org.uk/wp-content/uploads/2021/09/2021.08.31-hanp-reg-14-final-comments-log.xls>
- 3.16 Many of the changes required or suggested referred to precision of the language and clarity, the need for cross-referencing or integration with other policies, or guidance provided by the relevant authority or national policy. Landowners' objections tended to relate to policies affecting their properties. Many of the comments from Statutory Consultees were reflected in the Submission version of the Neighbourhood Plan, fully revised by HANPG working with their consultant.

Evidence Base Overview

- 3.17 Evidence to support the preparation of the draft Neighbourhood Plan has been gathered continuously throughout the preparation process. The analysis, objectives and policies in the Neighbourhood Plan have drawn on a wide variety of other sources. These include:
- The evidence bases for East Herts District Plan
 - Hertfordshire County Council
 - The Office for National Statistics: 2011 Census
 - Hunsdon History Society
 - Hunsdon Scout Group
 - Places for People Housing Needs Survey
 - Herts Environmental Records Centre (HERC)
 - The Environment Agency
 - Historic England records and
 - Local Service providers (the shop and pubs, the school)
- 3.18 More detailed information on the evidence base will be found in the Consultation Statement and in the Appendices and supporting documents which accompanies this draft of the Neighbourhood Plan.

4 Vision and Objectives

Vision

- 4.1 The Vision for the Neighbourhood Plan was put together through an initial exercise with the HANPG and then refined as a result of consultation. The vision statement is as follows:

Through our Neighbourhood Plan we aim to safeguard Hunsdon as a welcoming and inclusive place to live, work, learn and play. Our aim is to preserve and protect the character and tranquillity of our rural environment and community assets, whilst ensuring that development is sustainable and that infrastructure, services, business and transport support and promote wellbeing for the benefit of our community.

Our Neighbourhood Plan will be a plan for our community made by our community.

Objectives

- A. To protect, sustain and enhance all aspects of the rural environment, to conserve the character and appearance of the area, balancing the needs of business, residents and wildlife
- B. To identify and protect the historic environment, including locally listed buildings, and enhance their settings
- C. To ensure that new development is accessible to and meets the needs of our community
- D. To improve transport links (car, bus, rail, bike and walking), reduce the effect of excessive heavy goods traffic, street parking, speeding and rat-runs in the light of the increasing demands from developments outside the area, and to provide sustainable modes of transport including active travel
- E. To promote healthy lifestyles through maintenance and improvement of recreational and community facilities to enhance the health and wellbeing of residents
- F. To encourage employment opportunities within the parish across all ages, skills and market sectors in order to support residents and other village assets (shop, pubs)
- G. To protect and enhance features important to the visual appearance and rural character of the parish; cherished views; green spaces; woodland; and natural habitats and watercourses

Section 2

Neighbourhood Plan Policies

5 Policies and the Policies Map

- 5.1 The Objectives listed above focus on specific parts of the vision statement and provide the context for the formulation of the planning policies. Table 1 below shows how each of those objectives will be achieved through the policies in the Neighbourhood Plan.

Table 1 Mapping of Policies to Objectives

Ref	Key Objective	Policies that achieve the Key Objectives
A	To protect, sustain and enhance all aspects of the rural environment, to conserve the character and appearance of the area, balancing the needs of business, residents and wildlife	All Policies
B	To identify and protect built heritage, including listed and locally listed buildings, and enhance their settings	HHD6 HHC1 HHC2
C	To ensure that new development is accessible to and meets the needs of our community	HHD2 – HHD6 HT1 HWB3
D	To improve transport links (car, bus, rail, bike and walking), and reduce the effect of excessive heavy goods traffic, street parking, speeding and rat-runs in the light of the increasing demands from developments outside the area	HT1 HE6
E	To promote healthy lifestyles through maintenance and improvement of recreational and community facilities to enhance the health and wellbeing of residents	HWB1 – HWB3 HIM1
F	To encourage employment opportunities within the parish across all ages, skills and market sectors in order to support residents and other village assets (shop, pubs)	HB1
G	To protect and enhance features important to the visual appearance and rural character of the parish; cherished views; green spaces; woodland; and natural habitats and watercourses	HHD1 HHD6 HE1 – HE6

- 5.2 The Policies Map is an essential part of the Neighbourhood Plan which illustrates each of the designations, site allocations and protected views.

Policies Map

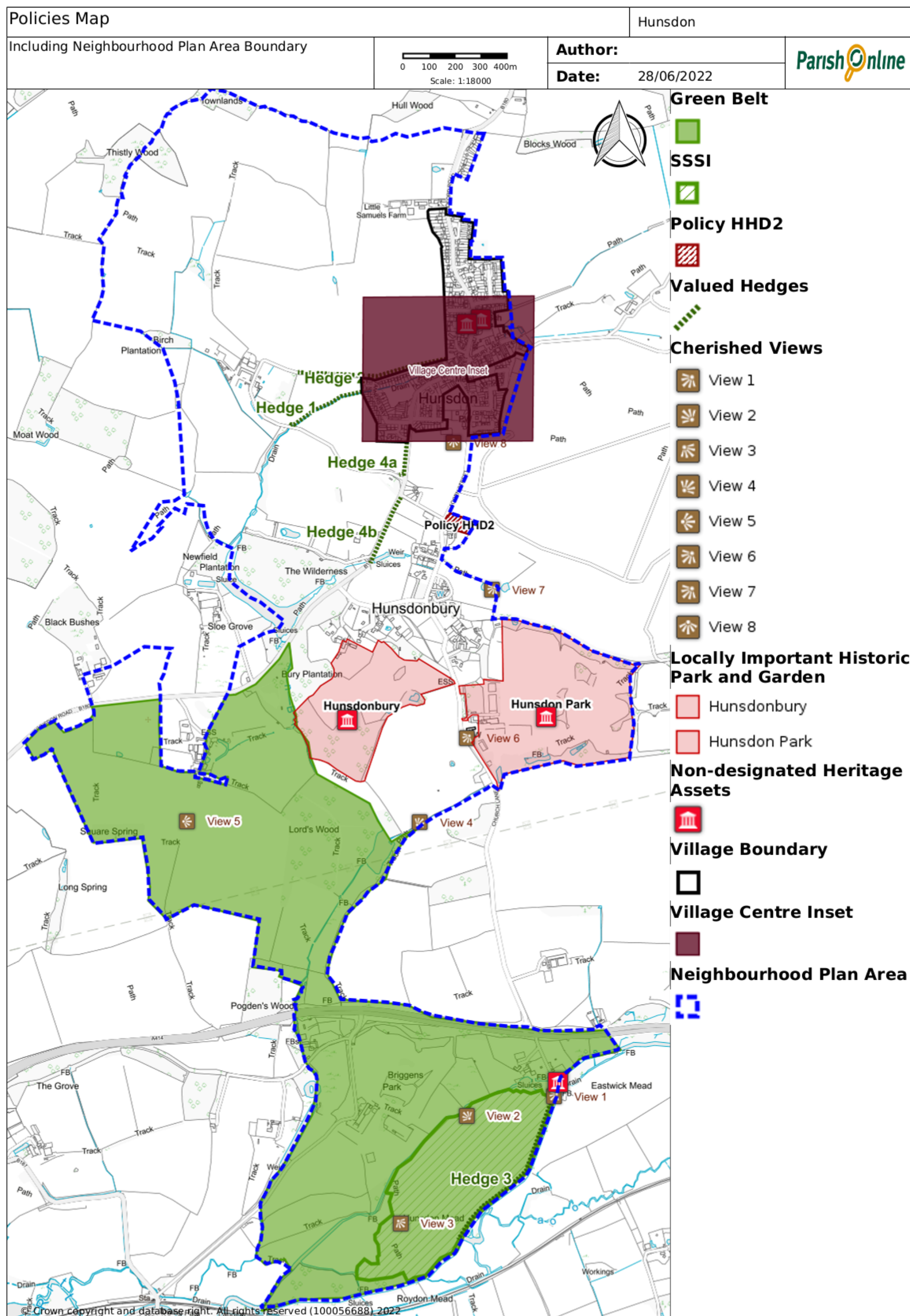


Figure 11: Policies Map - Neighbourhood Plan Area

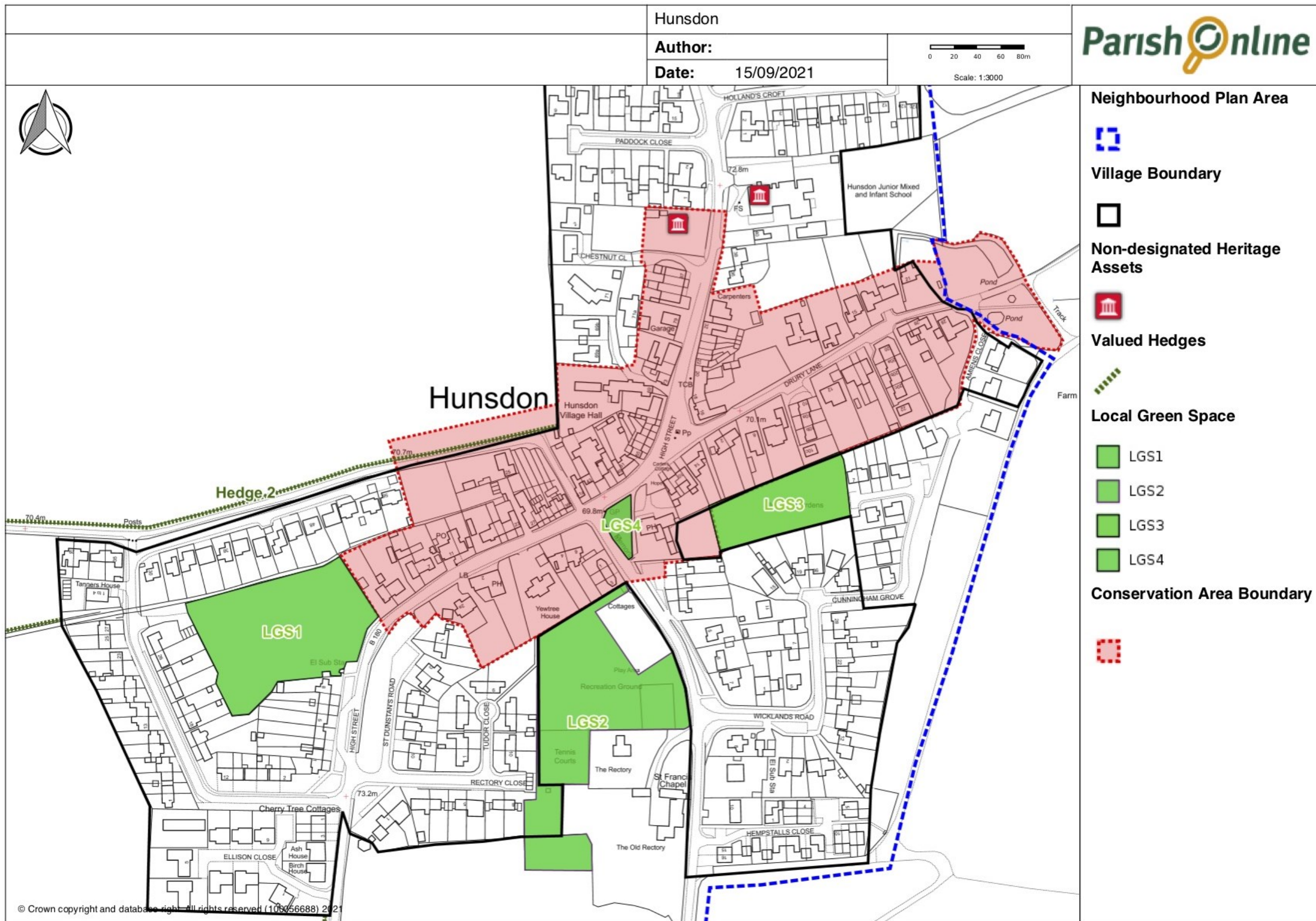


Figure 12: Policies Map - Village Inset

6 Housing Development

Protection of the Green Belt

- 6.1 The southern part of the Neighbourhood Plan Area, including the valley of the River Stort and the Briggens House Estate, is covered by the Green Belt, the extent of which is shown on the Policies Map. The context for Green Belt policy is set out in the National Planning Policy Framework (NPPF) and in Policy GBR1 of the adopted East Herts District Plan. The aims and purposes of the Green Belt are clearly set out in the NPPF.
- 6.2 Paragraph 140 of the NPPF states that, once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. The extent of the Green Belt in the Stort Valley was established in the Hertfordshire County Structure Plan, approved in 1979. Detailed boundaries were shown in the East Hertfordshire District Plan, adopted in 1982 and in subsequent reviews. In the preparation of the current District Plan 2018, East Herts Council successfully made the case for the establishment of the Gilston Area to the north of Harlow. Consequently, there have been major local changes to the Green Belt boundary, thus reducing its coverage. Full details are set in Chapter 11 and Policy GA1 of the District Plan. The Gilston Area forms part of the Harlow & Gilston Garden Town.
- 6.3 As a result of these most recent changes to accommodate the Gilston Area Development, the District Council does not expect that any further alterations will be made to the Green Belt boundary in the area, (see paragraph 11.1.2 of the District Plan). A significant part of Hunsdon's Green Belt lies in the designated Gilston Area and has been removed from the Green Belt on adoption of the District Plan in 2018, after the designation of the Neighbourhood Plan Area in 2017.
- 6.4 Both the NPPF and planning practice guidance (PPG) have been updated since the adoption of the District Plan. Consequently, the strategic plan does not include policies for compensatory improvements to the environmental quality and accessibility of Hunsdon's remaining Green Belt land. NPPF and PPG encourage such compensatory improvements. Proposals for new or enhanced green infrastructure, woodland planting, landscape enhancement, biodiversity improvements including connecting existing habitat, and improved access will be supported where they meet the requirements of the policies in this Neighbourhood Plan.
- 6.5 To the north of Harlow, the Gilston Area Development will consist of seven distinct "villages". One of these, named Village 7, subject to planning consent will be located within the adjacent Gilston Area Neighbourhood Plan. It is expected to accommodate up to 1,500 dwellings. Retention of the visual and spatial openness of the Green Belt in the Neighbourhood Plan Area will be a paramount consideration in any development proposal, including proposals for enabling development to secure the future conservation of a heritage asset.

- 6.6 Residents feel strongly about the retention of the Green Belt to the south of the village. This was demonstrated by 92% of visitors to the consultation event in February 2019 confirming that the Green Belt is very important to them and 91% responding to the Household Survey thought said that protection of the Green Belt was important or very important (Figure 13: Extract from results of the Household Survey - How important is it to minimise the impact of development on the Green Belt).

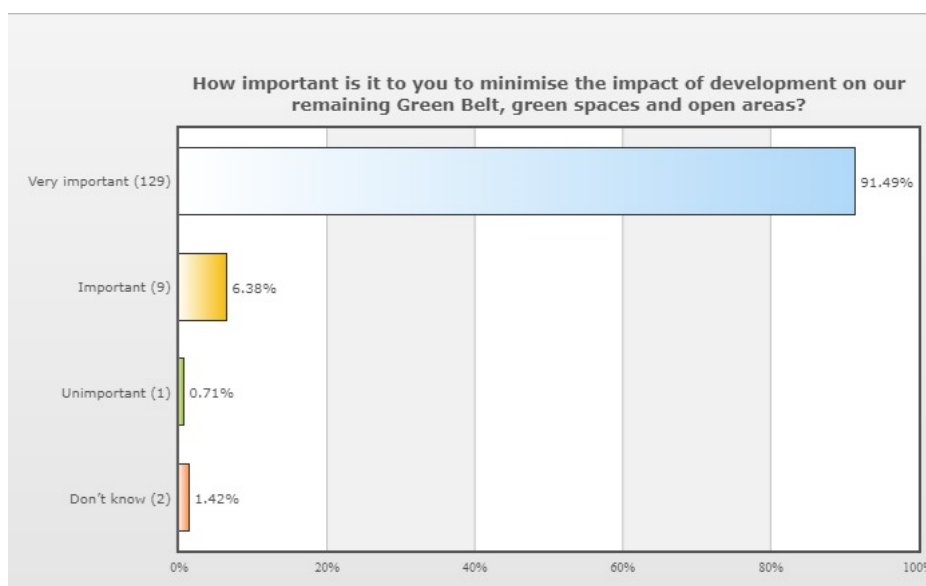


Figure 13: Extract from results of the Household Survey - How important is it to minimise the impact of development on the Green Belt

POLICY HHD1 Green Belt

Green Belt land in the Neighbourhood Plan Area will be protected in accordance with the National Planning Policy Framework, current planning practice guidance and Policy GBR1 of the East Herts District Plan.

Housing Land Supply

- 6.7 The northern part of the Neighbourhood Plan Area, including Hunsdon village and the hamlet of Hunsdonbury, is designated in the East Herts District Plan as Rural Area Beyond the Green Belt. Details are set out in Policy GBR2 of the District Plan. Village settlement policies are contained in Chapter 10 of the District Plan, including a hierarchy of settlements. In Policy VILL1, Hunsdon is classified as a Group 1 village, and will need to accommodate at least a 10% increase in housing stock (based on the 2011 Census) over the 16-year period between 1st April 2017 and 31st March 2033. In its village policy the District Council gives positive support to parish councils to provide for this housing growth in Neighbourhood Plans.

- 6.8 According to Table 10.1 of the District Plan there were 367 households in Hunsdon village at the time of the 2011 Census. Over the period of the District Plan therefore, the 10% increase would amount to 37 dwellings. Calculations by the Parish Council show that this figure had already been exceeded by the spring of 2019, with a net total of at least 37 dwellings having been permitted since 1st April 2017.
- 6.9 Not all these dwellings, however, are located within the Hunsdon village boundary, as depicted on the District Plan Policies Map. One site is in the hamlet of Hunsdonbury, which is classified in Policy VILL3 of the District Plan as a Group 3 village. In terms of Policy VILL3, only limited infill will be permitted in these smaller settlements, if this is supported by a Neighbourhood Plan.
- 6.10 In consultation with the District Council planning policy team, the Parish Council has considered the implications of the District Plan policies. It has been agreed that the requirements of Policy VILL1 have been fulfilled. **Appendix F: Housing Calculation**, sets out how this has been achieved. Although some of the 37 dwellings have been permitted in Hunsdonbury, the hamlet is closely related to the main village of Hunsdon, both geographically and functionally. At the time of preparing the final draft of the Neighbourhood Plan, housing on the Hunsdonbury site was under construction. To ensure that the full number of permitted homes are counted in the housing requirement for Hunsdon, the site is the subject of a housing allocation in the Neighbourhood Plan, **Policy HHD2** below.

POLICY HHD2 Housing Allocation

In accordance with Policy VILL1 of the East Herts District Plan, the site of Well House, Acorn Street is allocated for housing 12 dwellings. The site is shown on the Policies Map.

Settlement Pattern

- 6.11 The East Herts District Plan, in its settlement hierarchy, makes a clear distinction between the main village of Hunsdon (Group 1) and the hamlet of Hunsdonbury (Group 3). The farmland separating the two is in the Rural Area Beyond the Green Belt in the East Herts District Plan. This green gap is an important part of the character of the area, showing a change in scale between the main settlement and the subsidiary but closely related hamlet. This area is highlighted in the Landscape Character **Policy HE3**.

Providing for Local Housing Needs

- 6.12 The views of the Parish Council were borne out by the public response to the consultation event, held in March 2019 and the Household Survey. Comments from residents at both events showed that 80% of respondents felt that no further housing should be built in the village in the Neighbourhood Plan period. Nevertheless, there was some support for the provision of affordable

housing for local people, particularly for the young and the elderly age groups.

- 6.13 The policies below reflect the current housing circumstances. No additional sites for market housing have been allocated in this Neighbourhood Plan. In addition to the VILL1 policy having been satisfied, there are three other factors. First, there is clear evidence that local facilities are stretched to the limit, particularly at the village school and the Doctors' GP surgery. Second, there is the longer-term prospect of the construction of the Gilston Area Development, including Village 7, which would more than provide for the needs of Hunsdon. Thirdly, additional homes will be car dependant because of the lack of public transport.
- 6.14 A key objective of the adopted East Herts District Plan seeks to ensure that all new housing is accessible and meets the needs and aspirations of local communities. Hunsdon Parish Council endorses this policy aim and has considered the issues of housing needs expressed by residents in consultation and in survey results.
- 6.15 The District Plan (Chapter 14) sets out the aspirations of East Herts Council for the supply of housing of various types. There are policies relating to the type, mix, and density of new housing and the provision of affordable housing. Overall requirements were informed mainly by the West Essex and East Herts Strategic Housing Market Assessment (SHMA), the East Herts Housing and Health Strategy, as well as population and housing statistics and forecasts. The SHMA set out the criteria for housing tenure and size mix. These are elaborated in District Plan policy HOU1, which requires "an appropriate mix of housing tenures, types, and sizes" in proposed developments of five or more dwellings.
- 6.16 The Parish Council supports the general thrust of policy HOU1 with regards to housing mix. Figures from the District Plan show that the average age of the population in Hunsdon is increasing. Responses from the Household Survey show that there is considerable interest from the older age groups in down-sizing. When asked for whom new homes in Hunsdon should be built, 61 respondents said for 'the elderly'. Opportunities to down-size, however, are extremely limited in the current housing market. In addition, 61 respondents said homes should be built for 'young people'.
- 6.17 Residents were asked what sort housing was needed in Hunsdon at the consultation event in February 2019 and again in the Household Survey. In addition to the 80% that didn't want any housing, 15% felt housing for local needs could be acceptable. When asked in the survey, for whom new homes should be built, 112 answered for 'local people'. There were also over 40 comments from respondents reiterating this.
- 6.18 In response to the Regulation 14 consultation, residents reiterated their views. The housing policies were widely supported although some residents opposed even infill development, most supported it with a concentration on small affordable homes for local people and thought that when development was allowed, it should be in keeping with the existing character of the village.

The impact of development on traffic in the parish was a concern of many. Adaptation for climate change and renewable energy had support too.

- 6.19 The results of the surveys are reinforced by the conclusions of the Gilston Housing Needs Survey, which were published in the autumn of 2019. This showed that Hunsdon had a high proportion of retired households and those suffering from a life-limiting health problem. Current housing stock is typically larger than in the surrounding parishes. The report indicated a "latent demand" for down-sizing, with a particular need for two-bedroom accommodation.
- 6.20 At the same time, there are very limited opportunities for younger people, born and bred locally, to obtain accommodation, either to rent or to buy. The problems are exacerbated by a shrinking pool of housing on the open market. In community terms, a stable population profile is required to support local businesses, the public houses, and other facilities and services. In these circumstances, an appropriate mix of housing types and tenures is essential.
- 6.21 The extensive consultation that was carried out with residents also concluded that small scale developments of between 1 and 20 homes were preferred by most respondents and that 93% of respondents would prefer development to be on brownfield sites. In addition, 20% of respondents thought infill in gardens of existing homes would be acceptable. To provide for local housing needs, the Neighbourhood Plan supports small-scale housing developments on infill sites within the village boundary defined on the Policies Map. District Plan Policy VILL1 (VII.) provides criteria on which an application for development in Group 1 villages should be judged.
- 6.22 Outside the boundary, some limited developments for the provision of local needs may be permitted, in accordance with District Plan Policy HOU4. Other than the site allocation in this Neighbourhood Plan, there is no other development identified in Hunsdonbury and in accordance with District Plan Policy VILL3, development will not normally be permitted. There is a presumption against housing development in the Green Belt, unless very special circumstances can be demonstrated, in accordance with the NPPF.

POLICY HHD3 Infill Development

Applications for small scale housing units on infill sites within the Village Boundary will be considered favourably if they make a positive contribution to the street scene and to settlement character and meet policy HHD4 on housing mix

POLICY HHD4 Housing Mix

There will be a mix of housing tenures, types, and sizes in accordance with current and future local housing need and market assessments. Priority will be given to the following types of housing:

- **Starter homes and smaller dwellings, including First Homes**
- **Affordable housing for rent or shared ownership**
- **Smaller units, including bungalows, for older residents to down-size.**

POLICY HHD5 Affordable Housing

All affordable housing will be prioritised for applicants with a strong local connection. The eligibility criteria are as follows:

- a) In the first instance, affordable housing units shall be allocated to an applicant(s) who:**
- **have been ordinarily resident for the 12 months immediately preceding the date of application for the affordable housing unit or who have at any time previously resided in the Parish for at least five years, or;**
 - **have a strong local connection with the Parish through (a) a close family connection or (b) being employed within the Parish.**
- b) In the second instance, if no applicant qualifies under the first set of criteria, those who are resident in, or have a strong local connection with, neighbouring parishes.**

Design of Development

- 6.23 Chapter 12 of the NPPF seeks to achieve high-quality places through good design. The East Herts District Plan also recognizes the importance of design quality, which helps to protect and enhance local character. Detailed criteria are set out in Chapter 17 and Policy DES1 (Design and Landscape) and Policy DES4 (Design of Development) of the District Plan. From the response to the surveys and public consultation, it is clear that residents feel strongly that any new housing should be constructed in sympathy with the historic environment of Hunsdon.
- 6.24 Whilst some of the recent housing development in Hunsdon is visually attractive, some is architecturally disappointing and not in keeping with the locality. This is evident in the detailed designs and choices of materials which are more akin to a modern urban setting. New developments should reflect

the local character distinctiveness of traditional properties in rural East Hertfordshire.

- 6.25 There are many examples of typical construction techniques in the village, mainly timber framed with weatherboard or timber framed with brick infill and lime or cement render. Over the years other dwellings have been built using similar techniques but with more modern materials. Some of these are conversions of other structures such as barns and larger outbuildings.
- 6.26 Roofs tend to be steep pitches and covered with clay tiles with only one or two slate roofed buildings which tend to have been built or converted in the late 40s. There are also numerous examples of gables both full size and smaller dormer style gables in roofs. These are finished with decorated or sculpted barge boards. Property boundaries, particularly in the High Street within the Hunsdon Conservation area are predominantly traditional. Good examples can be seen in Figure 4 above and Figure 14 and Figure 15 below.



Figure 14: Historic cottages in the Conservation Area-High Street



Figure 15: New Houses built in 2020 off Drury Lane show sympathetic design and reflection of character of local boundary treatment



Figure 16: Homes under construction at Well Court in Hunsdonbury reflect roof lines and dormer features

- 6.27 The District Plan also supports the principles of sustainable design, setting out the Council's approach to the determination of planning applications. This includes the use of Design Codes in paragraph 17.5 and Design Reviews in paragraph 17.6 along with reference to use of the Hertfordshire Design Review Panel in Policy DES4. This positive attitude to good design is supported by Hunsdon Parish Council. Accordingly, when proposed new housing potentially conflicts with policies in this Neighbourhood Plan, such as impacting on public views or the setting of historic buildings, developers must show that the design of the scheme seeks to minimise its impact. The following policy HHD6 will be applied.
- 6.28 Hertfordshire County Council's Local Transport Plan (LTP4) seeks to encourage a switch from the private car to sustainable transport modes wherever possible. However, in rural villages this will take longer to achieve than in urban centres. Objectives in the LTP include preserving the character and quality of the environment and reducing carbon emissions. Policy 12(e) in the LTP however, recognises the need to control on-street parking to prevent congestion. The centre of Hunsdon village experiences congestion at busy times due to residential parking on the road. Where possible, additional residential parking on the roads in the centre of the village should be avoided by providing space to park off-road.

POLICY HHD6 Design Criteria

The scale and design of new development will reflect the traditional character of the built environment in the parish of Hunsdon. The following guidelines will be applied:

- a) All new development must respect the historic design vernacular of the parish and its local setting.**
- b) Building materials should be in harmony with existing properties, with particular attention to detail in Hunsdon Conservation Area.**
- c) The boundaries of properties on the High Street, within the Hunsdon Conservation Area should be traditional, i.e. iron railings, picket fences or formal hedges.**
- d) New buildings should respect neighbouring roof heights (normally no more than two storeys except where adjacent buildings are higher), profiles, and pitches, the characteristic spaces between buildings, historic building lines, and the overall density of development in the surrounding area.**
- e) Applications for the extension or alteration of dwellings in the village of Hunsdon, to provide more bedrooms and which are likely to create additional parking demands, should include additional off-street parking space in recognition of the lack of off-street parking spaces in the village centre, the lack of public transport available and the need to reduce overspill onto the road.**
- f) Where planning permission is required, the loss of gardens areas to create more off-street parking should be constructed of porous materials to reduce run-off.**
- g) Infilling in the settlements should not obscure public views of the surrounding countryside or the settings of historic buildings, nor should it significantly reduce the garden areas which are essential to the setting of existing residential properties.**
- h) Replacement, alterations, or extensions to historic farmsteads and agricultural buildings should be sensitive to their distinctive character, materials, and form.**
- i) Integrated bird and bat boxes will be required in housing or commercial developments bordering open spaces or wildlife habitat.**
- j) The enclosure of the gardens of new homes should be designed to include access for hedgehogs.**
- k) New Homes should meet a minimum energy efficiency of EPC C or above or Passivhaus Standard.**

7 Environment

- 7.1 The community greatly values the green spaces in and around the village. In rating the attributes of the village's natural and heritage environment, the most valued are green spaces and the rural character of the area. The village of Hunsdon and the settlement of Hunsdonbury to the south sit in open countryside comprising farmland (mostly arable) with scattered woodlands. South of the A414, Hunsdon Mead lies in the valley of the River Stort. The area is rich in wildlife with farmland birds, skylarks, red kites, buzzards, deer, badger, hare, otters, bats and newts. Support for the protection of green spaces and wildlife habitats, was reflected in 40 of the recorded consultation responses.
- 7.2 The village lies on the Hunsdon Plateau, identified as Character Area 83 in East Herts Landscape Character Assessment. It is also mentioned in the Gilston Area Landscape and Visual Appraisal 2016. From the plateau, the land gradually falls southwards towards the River Stort. South of Hunsdon House and the Church the terrain becomes more undulating and attractive with views over the Stort valley.
- 7.3 The valley of the River Stort defines the southern extent of the parish and early in the period of 'canalmania' an Act was passed to make the river navigable from its junction with the River Lea at Feildes Weir, east of Hoddesdon, to Bishops's Stortford. Work began in 1766 and took three years to make the gently winding 14 miles of river navigable. At the southern end of Hunsdon Mill Lock (now known as Hunsdon Lock), the towpath swaps from the south/east bank to the north/west bank and continues on that bank through Hunsdon Parish westwards, to beyond the Parish boundary. For information on the heritage value of Hunsdon Lock see Chapter 8 Heritage and Conservation.
- 7.4 This green corridor provides a well-used recreational footpath which is tranquil with attractive views along it. The towpath also provides the best place to view Hunsdon Mead SSSI glimpsed through the hedge and to access the Mead. The towpath itself is a statutory right of way, Footpath 016. Any hard surfacing of the towpath, that is impermeable or has the appearance of a road surface or widening or lighting the towpath will be considered on the merits having regard to **Policy HE5** II. Hunsdon Mead and the towpath are vulnerable to increased use for commuters using Roydon station as Gilston Area Development is built and occupied.

Rural Footpaths and Bridleways

- 7.5 An extensive network of footpaths and bridleways affords easy access to the countryside. The network is well maintained and enjoyed by many ramblers and dogwalkers (see [Hertfordshire Country Council Rights of Way Map](#)) and "[Walking Around Hunsdon](#)" produced by Hunsdon Parish Council Parish Paths Partnership. Hunsdon Parish Council is a member of the HCC Parish Paths Partnership.

Wildlife Sites, Habitats and Corridors

- 7.6 Hertfordshire's State of Nature (2020) report builds on work done nationally and uses the latest local knowledge to understand where conservation efforts should be focused in the county. It includes ideas on how landowners and local communities can help to create a wilder future.
- 7.7 Sites within the Neighbourhood Plan area are designated for their conservation value and information on their value is kept by the Herts Environmental Records Centre see Table 2 below. Local Wildlife Sites (LWS) are local sites designated by the Hertfordshire Local Wildlife Sites Partnership (which includes Herts and Middlesex Wildlife Trust (HMWT)). Public access is often not compatible with the management of these sites for conservation. Of the LWS in the list below, only the Hunsdon Churchyard (around the church) is publicly accessible.

Description	Ref No.	Designation	Access
Hunsdon Mead		SSSI part of HMWT Nature Reserve	Footpath and adjacent towpath
Thistly Wood	61/005	Ancient Woodland	Adjacent footpath
Lords Wood	61/004	Ancient Woodland & LWS	Adjacent footpath
Hunsdon Churchyard	61/007	LWS	Public access
Tanners Way Area	61/030	LWS	Public highway
Bury Plantation	61/034	LWS	Private property no public access
Bonningtons (part of the lake only)	61/002	LWS	Private property no public access
Hunsdon Mill House Meadow	61/024	LWS	Private property no public access

Table 2 Sites of Conservation Value

- 7.8 In addition, Veteran and Mature Trees of significance are recorded at St Dunstan's Church, Lords Wood, Copthall, Hunsdonbury and Olives Farm.
- 7.9 Although the Local Wildlife Sites (LWS) have no statutory protection, they must be considered in the planning process and are recognised in the NPPF as sites of importance for biodiversity. To minimise the impacts on biodiversity and geodiversity, these sites are identified in the Neighbourhood Plan to promote their conservation, restoration, and enhancement.
- 7.10 Development proposals that may irreversibly damage important species or habitats should be resisted and the enhancement of biodiversity through incorporating mitigation and the long-term favourable management of biodiversity rich sites are encouraged.
- 7.11 Herts and Middlesex Wildlife Trust have identified areas where priority species and habitats listed under Section 41 of the Natural Environment and Rural

Communities Act (2006) (NERC) are present in Hunsdon Parish (coloured green (habitat category 1). Also identified on the Hertfordshire Environmental Record Centre (HERC) Ecological Network Mapping are areas with habitat not currently qualifying under NERC but with high potential to do so and where enhancements and restoration would be appropriate (coloured purple (habitat category 2)). Development should be avoided in both these areas as it is quicker and more cost effective to protect and restore existing habitats than replace them elsewhere. Other areas (habitat category 3a, b, and c) are where new habitats should be created to link areas of existing NERC habitat as part of development proposals.

- 7.12 District Plan Policies NE1, 2 and 3 provide the background for nature conservation and enhancement in the Neighbourhood Plan Area. However, **Policy HE1** seeks to recognise this important work carried out by Herts and Middlesex Wildlife Trust, providing more specific information for Hunsdon and highlight its use in making development management decisions to benefit biodiversity and compensate for unavoidable loss of species or habitat.
- 7.13 Wildlife corridors, whether comprised of green or blue (streams, rivers, ponds etc.) infrastructure provide the means for wildlife to move between habitats. These habitats should be protected and wherever possible enhanced. The opportunity can also be taken to create new corridors as part of development proposals. Existing corridors in Hunsdon, identified in this plan include the River Stort, the River Stort Navigation and Hunsdon Brook and mature hedgerows. Hedgerows are dealt with specifically in **Policy HE4**.

POLICY HE1 Conservation and Enhancement of Biodiversity

I. Development proposals must conserve and enhance biodiversity and deliver net biodiversity gains of at least 10% (in accordance with the current best practice DEFRA Biodiversity Metric).

II. Development proposals that would impact on designated sites identified in Table 2 must show how these sites will be protected, managed and where possible enhanced.

III. Developments located in the top two categories in the Hertfordshire Environmental Record Centre (HERC) Ecological Network Mapping dataset for the Neighbourhood Plan Area should be avoided.

IV. Where development proposals would impact priority habitats, a buffer of 10 m of complementary habitat would be required.

V. If habitats must be relocated or replaced, then biodiversity offsets are required which should be of at least the same ecological standard and they should preferentially be located within the Neighbourhood Plan area and contribute towards enhancing ecological connectivity.

VII. Existing wildlife corridors should be retained in all development proposals and the opportunity to improve existing wildlife corridors or create new ones should be taken wherever possible.

VIII. Any development proposal adjacent to Hunsdon Brook, the River Stort Navigation, and the River Stort should be designed with a naturalised buffer zone of at least 10m from the top of the banks to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.

Local Green Space (LGS)

- 7.14 Local Green Spaces can be designated in Neighbourhood Plans under Paragraph 101 of the National Planning Policy Framework 2021. Potential LGS's in and around the village have been assessed in accordance with the criteria contained in paragraph 102 of the NPPF and other recommended criteria. Sixteen sites were assessed. This detailed appraisal can be seen in **Appendix C: Local Green Space Assessment**. The designated LGS are shown on the Policies Map and the results are summarised below. Table 3 Local Green Space (LGS) Areas Designated shows which spaces were assessed and designated. Table 4 LGS Areas Assessed but not Designated shows those sites which did not meet the criteria together with an

explanation of why they were not designated and notes on alternative methods of protecting those spaces.

- 7.15 The management responsibilities for LGS lie with the landowner and no specific restrictions or obligations are placed on the landowner. In addition, the designation of an LGS does not infer public access. Some LGS are designated primarily for other ecological reasons where increased human activity may not be beneficial. For example, The Dell is designated as a tranquil area and not for active recreation.

No	Description	Justification for Designation
1	The Dell	Central to village, tranquil leisure and wildlife area
2	Recreation Ground (playing field/land around former tennis courts)	Central to village, general recreation and play area
5	Allotments	Central to village, community allotments
7	War Memorial Green with car park	Community facility at heart of village

Table 3 Local Green Space (LGS) Areas Designated

No	Description	Why the spaces did not meet the criteria
3	Spratt's Field (glebe land)	Although important to the community is pastureland providing buffer between village centre and Hunsdonbury.
4	Land East of Widford Road	Site outside the NP designated area
6	School Playing Field	LGS designation would jeopardise potential expansion of the school
8	Meadow and Pond, Drury Lane	Site outside the NP designated area.
9	St Dunstan's Churchyard	Has adequate statutory protection
10	Hunsdon Graveyard	Has adequate statutory protection
11	Field North of Nine Ashes	Field providing buffer to prevent coalescence and ribbon development in Hunsdonbury. See Cherished View 7.
12	Lords Wood	Ancient Woodland, Listed Monument, and wildlife habitat. Adequate protection.
13	Hunsdon Mead	Has adequate statutory protection as SSSI
14	Land South of Whitehall Cottages	Pastureland providing buffer between village centre and Hunsdonbury.
15	Green Belt at Olives Farm	Land providing setting and conservation of Lords Wood See Cherished View 5.
16	Land to the east of Lords Wood	Protection required to safeguard the setting and conservation of Lords Wood. See cherished View 6.

Table 4 LGS Areas Assessed but not Designated

POLICY HE2 Designated Local Green Spaces

I. The areas listed below and in Table 3 are locally significant and are designated as Local Green Space (LGS). They are shown on the policies map and described in further detail, including photographs below.

- LGS1 The Dell
- LGS2 Recreation Ground comprising playing field, playground and former tennis courts
- LGS3 Allotments
- LGS4 War Memorial Green and car park

II. New development will only be allowed within a designated Local Green Space which does not conflict with the purpose of its LGS designation, is necessary for maintenance or preservation of the space or contributes to its enhancement or appreciation.



Figure 17: Extract from Policies Maps showing detail of Local Green Space Designation



Figure 18: LGS1 The Dell

- 7.16 The Dell is a small green space with a public right of way crossing it. It is on a long lease to the Parish Council from East Herts Council. The central village location provides a tranquil leisure and wildlife area, the vision for which is to enhance the wildlife habitat and make it a more accessible natural area (see also the Community Health and Wellbeing chapter where proposals for the improvement of the space are laid out).



Figure 19: LGS2 The Recreational Ground/Playing Fields and children's playground

- 7.17 The Recreation Ground comprises a playing field, playground and land around the former tennis courts, central to the village general recreation and play area and leased to the Parish Council from the Diocese of St Albans. New equipment has been installed for children and there are plans to provide outside gym equipment for older children and adults. Two very poor quality and underused tennis courts adjoin the recreation ground. There are plans to convert the tennis courts into a Multi-Use Games Area.



Figure 20: LGS3 The Allotments

- 7.18 The Allotments are located in the centre of the village and well used by local people. They are owned and managed by the Parish Council. They are an essential part of village life.



Figure 21: LGS4 War Memorial green with car park

- 7.19 The War Memorial Green is a triangle of land to the south of a small car parking area and bounded to the east by the Crown PH. The whole area is an important focal point within which there are several signs, decorative, directional, and informational. The grass treatment around the War Memorial, recently listed Grade II, and the tarmac surface of the car park are simple and effective. The Green was known as Harlowes Green. According to "Hunsdon Heritage, People and Places" by Gladys Palmer (published by The Hunsdon Local History and Preservation Society (copyright 1998 the late Gladys Palmer of Olives Farm, Hunsdon):

"Harlowes Green was sited opposite what is believed to have been the home of John Harlow, a yeoman living in the village in the 15th century. That house is thought to have been developed over the years to become the present Village Hall. The green would have largely occupied the area on which the War Memorial now stands".

Landscape Character and Cherished Views

- 7.20 Protecting locally valued views and vistas from inappropriate development, particularly in rural areas, helps to preserve landscape character. The NPPF says that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- 7.21 In landscape terms Hunsdon falls into two Landscape Character Areas. The main village and northern part of the parish is in the Hunsdon Plateau (Character Area 83 in East Herts Landscape Character Assessment (LCA)). The area is focused on Hunsdon village and Hunsdonbury and the south of the parish is in Stanstead to Pishiobury Parklands (Character Area 81). The Landscape Character Assessment describes Hunsdon House as being on the outskirts of the village of Hunsdon confirming the concept of one village.
- 7.22 The green gap between Hunsdon village and its hamlet, Hunsdonbury fulfils the function of both unifying the two parts of the settlement and showing the distinction in character between them. This green field between the village and hamlet is glebe land; in ecclesiastical law the land devoted to the maintenance of the incumbent of the church. In this case St Dunstan's church located to the south next to Hunsdon House. Its existence is most likely the reason why the hamlet and village have not entirely joined.



Figure 22 Spratt's Field - separating Hunsdon and Hunsdonbury

- 7.23 The glebe land, known as Spratt's Field, is paramount in maintaining that distinction between the primary and secondary parts of the settlement. The 1842 Tithe Map of Hunsdon (See Figure 2) shows the glebe land to have been a larger field which was later divided by the B180 road. The LCA tells us that whereas the landscape is largely open and tranquil, fields are mainly large with much of the original field pattern lost. Spratt's Field still feels enclosed and tranquil. The view from Hunsdon towards Hunsdonbury is Cherished View 8.

- 7.24 To the south, the LCA describes Landscape Character Area 81, on the north side of the Stort valley, as characterised by parkland. These parklands include Hunsdonbury, Hunsdon House and Briggens, described in Chapter 8.
- 7.25 The open character of the landscape comprising the setting of the settlement in the Neighbourhood Plan area, the spaces within the settlement and the views into and out from Hunsdon, should be protected and enhanced.
- 7.26 Views on and from the Hunsdon Plateau and elsewhere have been identified as cherished by the community. Views are over open countryside contributing to the appreciation of the landscape and to the setting of significant landmarks and heritage assets. Each view is identified on the Policies Map and listed in **Policy HE3**.
- 7.27 Mitigation of cherished views could take the form of natural screening such as mitigation planting/boundary treatment (Landscape Issues in your Neighbourhood Plan (CPRE)). Site specific design of buildings and structures could include a careful colour choice, lowering heights, or using appropriate materials. Proposals where a harmful impact is identified will only be permitted where effective mitigation measures can be delivered.
- 7.28 To assess the landscape and visual impact on cherished views an appropriate methodology should be used. The use of Verified Views such as annotated photographs or photomontages are two such methods (see Historic England Research Report Series 17-2019).
- 7.29 Photographs of all views can be found in the following paragraphs, along with a description of why the view is cherished. Further information is also available in **Appendix D: Cherished Views Evidence**.

POLICY HE3 Landscape Character and Cherished Views

I. Development proposals will only be supported where it can be demonstrated that measures have been taken to contain and mitigate the visual impacts of development on the open character of the landscape setting of Hunsdon.

II. 8 cherished views have been identified on the Policies Map and are detailed below, including photographs and specific features of each view identified are provided in the associated paragraphs:

View 1: Along the River Stort Towpath south westwards from Hunsdon Lock and the entrance to Hunsdon Mead

View 2: From Hunsdon Mead SSSI north towards Briggens House Estate

View 3: Hunsdon Mead SSSI across the Stort Valley to Harlow Eastend

View 4: From Footpath H1 towards Hunsdon House and the Church

View 5: From footpath H2 just south of Olives Farm east towards Lords Wood and the Bury Plantation

View 6: From Hunsdon church carpark looking southwest towards Lords Wood

View 7: From Nine Ashes Lake and Field south to southwest

View 8: Across Spratt's Field from Hunsdon to Hunsdonbury

III. Any development proposals within the identified views should include a landscape and visual impact assessment, using an appropriate methodology, of harm to cherished views. Proposals where a harmful impact is identified will only be permitted where effective mitigation measures can be delivered.



Figure 23: View 1 Along the River Stort Towpath south westwards from Hunsdon Lock and the entrance to Hunsdon Mead

- 7.30 View 1 is taken from Hunsdon Lock south-westerly over River Stort towards Roydon with the towpath and hedgerows between the towpath and Hunsdon Mead SSSI, the entrance to which is at the gate with signage. Nicholson's (Collins Nicholson Waterways Guides Grand Union, Oxford & the Southeast No. 1 ISBN 978-0-00-814652-8) describes this area as "East of Roydon the river flows through quiet water meadows to Hunsdon Mill Lock, with Hunsdon Mead Nature Reserve to the north, an enchanting area."



Figure 24: View 2 From Hunsdon Mead SSSI north towards Briggens House Estate

- 7.31 View 2 is from Hunsdon Mead SSSI across the original River Stort northwards to Briggens House Estate (grade II listed parkland) with its timber water tower in the mid distance. The setting of both the SSSI and the Historic Park should be retained and enhanced.



Figure 25: View 3 from Hunsdon Mead SSSI south towards Harlow Eastend

- 7.32 View 3 is from the northern side of Hunsdon Mead SSSI showing the line of hedgerow in the mid distance as it runs along the towpath of R Stort and then encompasses the view across the Stort Valley rising to the treeline of Harlow Eastend. Visual encroachment of buildings or towpath structures should be avoided to retain the character of the open landscape.



Figure 26: View 4 From Footpath H1 towards Hunsdon House and Church

- 7.33 View 4 is of St Dunstan's Church and Hunsdon House (both Grade I listed) as approached from the south. The former deer park was a view depicted in William Scrots famous 1546/7 painting of Edward VI which is inset in Figure 26. A deer park can be seen through the window on the left of the painting, with Hunsdon House, in the distance. The setting of these important heritage assets should be preserved or enhanced.



Figure 27: View 5 From footpath H2 just south of Olives Farm and looking east towards Lords Wood and the Bury Plantation

- 7.34 View 5 is taken from footpath H2 just south of Olives Farm looking east towards Lords Wood and the Bury Plantation. A stunning view of Ancient Woodland, an irreplaceable natural asset and wildlife habitat, and Local Wildlife sites seen from across open fields make this view a historic and environmentally significant landscape. Visual encroachment of buildings or structures should be avoided.



Figure 28: View 6 From the church carpark looking southwest towards Lords Wood

- 7.35 Ancient woodland forms the backdrop of View 6, across the undulating slopes of the north of the Stort Valley. This is an exceptional landscape, despite the electricity pylons above the skyline.



Figure 29: View 7 Nine Ashes Field above and with Nine Ashes Lake in the foreground below.

- 7.36 View 7 looks over the lake and field north of Nine Ashes back to the hamlet. The lake is a tranquil site within the former confines of Hunsdon House's deer park; there is a distinctive view from the lake over the field across to a tight knit cluster of nine Grade II listed structures comprising a farmhouse and associated buildings at Nine Ashes and the lake and fields are an important part of their setting. The setting of these heritage assets should be preserved or enhanced.



Figure 30 View 8: Spratt's Field

- 7.37 View 8 across Spratt's Field can be seen in Figure 22 above. The view is taken from within the Recreation Ground at its most southerly point, directly south. The new homes at Well House on Acorn Street can be seen to the left in the distance and to the right are Whitehall Cottages. This view is dual-purpose in that it shows both the gap within the overall settlement of Hunsdon and the connection between the main part of the village and Hunsdonbury. The landscape is described in more detail in paragraph 7.23.

Hedgerows

- 7.38 In the East Herts District Plan, policy NE3 states that development which would result in the loss or significant change to trees, hedgerows or ancient woodlands will not be permitted. Public consultation on the Neighbourhood Plan has revealed a widespread concern about the loss of hedgerows in the parish of Hunsdon. In what is still a predominantly rural area, the patchwork of hedges forms an important part of its landscape character as well as providing habitats for a wide range of flora and fauna and act as wildlife corridors.
- 7.39 The Hedgerow Regulations aim to protect important hedgerows in the countryside by controlling their removal through a system of modification, where there is a presumption in favour of protecting and retaining important examples. Whilst the Neighbourhood Plan does not seek to specify important hedgerows under the Hedgerow Regulations, it does identify several hedgerows of local significance which should be protected for the benefit of future generations. These are set out below in **Policy HE4**.

POLICY HE4 Valued Hedgerows

I. The following hedgerows, as shown on the Policies Map are important as boundaries and wildlife habitats, although not registered on the Herts Ecological Survey, shall be retained wherever possible to minimise disruption to wildlife and retain local landscape character:

Hedge 1: Bordering Hunsdon Brook between Tanners Way and Fillets Farm access road

Hedge 2: Hedge along north side of Back Lane, between the Village Hall and Fillets Farm

Hedge 3: Hedges between Hunsdon Mead and the river towpath

Hedge 4: Hedgerows on both sides of the Stanstead Road (B180) within the designated area

II. Where hedgerows are enhanced or new hedgerows planted, species should be climate resilient.



Figure 31: Hedge 1 Bordering Hunsdon Brook between Tanners Way and Fillets Farm access road

- 7.40 The hedge bordering Hunsdon Brook is of mixed native species: hawthorn, hazel, ash, oak, field maple, blackthorn, dogwood and wild rose with 2 bird sown walnut trees.



Figure 32: Hedge 2 Hedge along north side of Back Lane, between the Village Hall and Fillets Farm

- 7.41 According to the Hunsdon Conservation Appraisal and Plan 2013 this hedge to the north of the well-used footpath from Tanners Way to the High Street is visually important and clearly defines the open countryside to its north whilst enclosing the linear stretch extensively used by walkers. It comprises mixed native species: oak, ash, sycamore, hawthorn, dogwood and wild rose.



Figure 33: Hedge 3 Hedges between Hunsdon Mead and the river towpath

- 7.42 The hedges that run between Hunsdon Mead and the river towpath within the Neighbourhood Plan Area are on the right-hand side here and comprise a stretch of mature hedgerows between the towpath of the River Stort up to Hunsdon Lock and the SSSI of Hunsdon Mead. They were probably first planted after the Navigation was constructed in the 18th century. They consist of very mature hawthorn, blackthorn, dogrose and more recent ash.



Figure 34: Hedge 4 Hedgerows on the B180 road

- 7.43 Hedge 4 comprises mixed native hedgerows with hawthorn, blackthorn, field maple, wild rose, sessile oak.

Hunsdon Mead SSSI

- 7.44 There is one Site of Special Scientific Interest (SSSI) in the designated area, at Hunsdon Mead. The area was originally notified in 1980 but was extended to include part of the adjacent Roydon Mead in 1993. It is jointly owned and managed by the Essex Wildlife Trust and the Hertfordshire and Middlesex Wildlife Trust.
- 7.45 Hunsdon Mead lies on the flood plain between the Stort Navigation and the old River Stort, covering an area of 27 hectares (65 acres). It is registered Common Land and is of critical importance as one of the last remaining sites in Hertfordshire to be managed under the Lammas system of summer hay making followed by winter grazing. As result of this system of traditional management, the site supports a considerable variety of flora, many of which are extremely rare. Evidence of otters on this stretch of the Stort is supported by Herts & Middlesex Wildlife Trust and residents. In winter, the Meads support large feeding flocks of migratory birds. Insect varieties are also prolific.
- 7.46 Survival of the SSSI and its species will depend on the continuance of the system of management which has prevailed for centuries. In particular it is essential that the pattern of winter flooding continues, ensuring that alluvial deposits provide nutrients for the survival of the protected habitats and species. It will be important to ensure that the quality of flood water and nutrients are maintained, and that surface water run-off from the proposed Gilston Area Development or any other development within the catchment area as defined by the Impact Risk Zone for this SSSI does not lead to contamination of the water regime.
- 7.47 Alongside the SSSI and the Stort Navigation runs the towpath between Hunsdon Lock and Roydon. It was constructed originally to support the use of boats on the water and remains important for water-based leisure activities. The Canal & River Trust have a [National Towpath Policy and Code](#) which is available as a download. At its heart, on page 7, is the Trust's 'SHARE YOUR SPACE, DROP YOUR PACE' slogan, emphasising the importance of towpaths

as places to be enjoyed by everyone and suggesting that if you are in a hurry, you should consider an alternative route.

- 7.48 In most places, this section of the towpath is delineated from the surrounding land by ancient hedgerows on the landside of the bank (see **Figure 33** Hedge 3 and **Policy HE4**). The path width is barely a metre wide. A significant increase in the width of the towpath would result in environmental damage to flora and fauna on both the landside and the waterside edges and would change the historic character of this stretch of the Stort Navigation. Lighting the towpath could also have a detrimental impact on the wildlife that inhabits the natural boundaries and uses the towpath as a wildlife corridor.

POLICY HE5 Hunsdon Mead

I. In accordance with the Hertfordshire Biodiversity Action Plan, the part of the Hunsdon Mead SSSI within the Neighbourhood Plan Area should not be impacted by development and should be managed to ensure the enhancement of biodiversity and continued protection of its habitats and wildlife species.

II. Proposals on the borders of the SSSI, including increasing the capacity for recreational use of the towpath should respect the views along the River Stort, including Cherished view 3, and the sensitivity of the site to additional visitors or greater footfall. Any proposal for the alteration of the towpath must pay careful regard to the historic importance and ecological value of the towpath and its surroundings. Proposals for its use or alteration for purposes other than recreational purposes will not be supported.

III. Development proposals within the catchment area of the site with the potential to negatively impact the SSSI will be assessed in by Natural England or its successor bodies. The Parish Council will strongly oppose any development which affects the quality of winter flood water and alluvial deposits.

- 7.49 Management principles should also be applied to the landscape setting and the environs of the SSSI to protect hedgerows and small woodlands. The adjacent towpath should be maintained in a semi-natural state and visitor movements should be sensitively managed (See also paragraph 7.4 above).

Environmental Sustainability

- 7.50 The East Herts District Plan sets out a commitment to addressing the climate change emergency, with reference to Building Futures, the Hertfordshire on-line guide to promoting sustainable development. In the guide, there are modules on Climate Change Adaptation and Energy and Climate Change. The District Plan contains specific policies on adaptation (Policy CC1) and mitigation (Policy CC2). Both policies show ways in which the design of new buildings and developments can assist in reducing the impacts of climate change.

- 7.51 The Parish Council fully supports these approaches to adaptation and mitigation through design. The Parish Council will work with the Flood Authority and Environment Agency to ensure that watercourses draining through the area are managed to maintain capacity and so minimise risk of flooding and with owners and developers of Gilston Area Development to secure appropriate SUDS. Proposal for reforestation and extension of parkland will also be negotiated by the Parish Council for the benefit of Hunsdon residents (see **Appendix B: Task List**, for more details).
- 7.52 The Neighbourhood Plan Area Plan includes areas located in Flood Zones 2 and 3. For development proposals within areas of high flood risk the Sequential Test should be undertaken. The application of the Sequential Test should be informed by EHDC Strategic Flood Risk Assessment.
- 7.53 The District Plan also acknowledges the role of renewable energy in tackling climate change, and the opportunities for generating clean energy. At the same time, the District Council is also mindful of the balance which needs to be achieved between the benefits of renewable energy and other planning constraints and policy considerations. This balance is expressed in District Plan Policy CC3, which gives support to development of sources of renewable energy generation, subject to a list of general criteria.
- 7.54 Judging from the public response to the Neighbourhood Plan consultation, there is clear community support for renewable and low-carbon energy. The District Plan policy is appropriately applied for larger-scale schemes. At the more local level, the following policy expresses the support of the Parish Council for renewable energy. It also provides a set of specific criteria by which domestic and small-scale proposals can be evaluated.

POLICY HE6 Renewable Energy

I. Proposals for individual and community-scale energy from solar photovoltaic panels, local biomass facilities, anaerobic digestions, and wood fuel products will be supported subject to the following criteria:

- a) The siting and scale of the proposed development is appropriate to its setting and location in the wider landscape; and**
- b) The proposed development does not create an unacceptable impact on the amenities of residents; and**
- c) The proposed development does not have an unacceptable impact on a feature of nature or biodiversity significance.**

II. Other non-domestic renewable energy schemes, if acceptable in accordance with other policies in this plan, should be located outside areas already liable to flooding or future flooding.

8 Heritage and Conservation

- 8.1 This section of the Neighbourhood Plan addresses the built environment and historic designed landscapes.
- 8.2 There is widespread archaeological and topological evidence of settlement in the Hunsdon Area spanning the Stone Age, Bronze Age, Roman occupation and Anglo-Saxon Period, although there are no building remnants from any of these periods. Hertfordshire Historic Environment Record has provided key information on the abundance of heritage assets within the Neighbourhood Plan Area.
- 8.3 Hunsdon is recorded in Domesday Book as having 19 households, comprising "4 villagers, 8 smallholders, 2 cottagers, 3 slaves, 1 priest and 1 Frenchmen". Its cultivated land and assets comprised "5 ploughlands, 1 lord's plough teams, 1 lord's plough teams possible, 2 men's plough teams, 2 lord's lands, meadow, 5 ploughs, woodland, 40 pigs and 1 mill, with a value 10 shillings". The presence of a priest in the village at this time would suggest that a church of some description already existed.
- 8.4 Otherwise, the earliest surviving buildings in Hunsdon date from the C15 and include several houses and cottages in - what is now - the High Street, as well as the original structure of Hunsdon House. From that period onwards, the concentration of settlement became the High Street area, with various houses and cottages remaining from the C16 to the present day.
- 8.5 Over the same period from the C15, some isolated building developed in the 'gap' (of 1½ km) south of the village near the church / Hunsdon House as stated in paragraph **2.10**.
- 8.6 The valley of the River Stort defines the southern extent of the parish and this was the location of the mill referred to in Domesday Book. A timber-built mill is recorded on a map of 1676. In late C18 or C19 the mill was extensively rebuilt and, later, a steam driven mill added on the south side of the original mill. The mill buildings were eventually demolished in either 1901 or 1902.
- 8.7 In the latter half of the C18, consideration was given to make the river navigable from its junction with the River Lea to Bishop's Stortford (and perhaps beyond to Cambridge and the River Great Ouse) to provide a means of moving agricultural produce into London. In 1766 work started under the direction of the engineer Thomas Yeoman and it took three years to canalise the river from the Causeway in Bishop's Stortford to the junction with the Lee Navigation at Feildes Weir near Hoddesdon. Apart from being dredged, widened and, in places, re-routed and straightened out, 13 wooden turf-sided and 2 brick-built locks had to be constructed. Unfortunately, the Stort Navigation never achieved the level of commercial return that had been hoped and it passed through many ownerships until being nationalised under the 1947 Transport Act and incorporated into the British Transport Commission, later the British Waterways Board and - in 2012 - the Canal and River Trust.

- 8.8 The working tradition of the Stort Navigation is recalled in the various extant functional features associated with the waterway, such as the towpath, locks, bridges, mills and weirs, as well as smaller items such as bollards and markers. The Navigation is enjoyed by increasing numbers of leisure boaters as well as a diversity of towpath users, including many people engaging in healthy travel. The historic environment associated with that section of the Stort Navigation defining the southern edge of the Neighbourhood Plan area forms a key component of the heritage of the parish. It is important to preserve the integrity of the Navigation as a linear landscape and the special interest of heritage features along it, as well as promoting access to, and an awareness of the historic waterway for the benefit of local communities.



Figure 35: Hunsdon Mill

- 8.9 Perhaps the greatest structural change in the community occurred during World War II, when a large tract of agricultural land to the east of the parish was commandeered by the Ministry of War to build an airfield. Between 1941 and 1945, RAF Hunsdon formed a key component of the defence of the Southeast and subsequent preparation for invasion of Europe.
- 8.10 Hunsdon retains a pride in its heritage and desire to conserve those parts of the built environment which provide a clear sense of identity. It is rich in structures which are nationally recognised as having historic significance, including 80 Listed Buildings, 2 Scheduled Ancient Monuments and 1 Historic Park and Garden. These are listed for reference in **Appendix A: Designated Heritage Assets**. There are also three locally listed Parks and Gardens detailed in **Policy HHC2**.
- 8.11 The centre of the village including, in particular, the High Street within which are many of the Listed Buildings is designated as a Conservation Area in the East Herts District Plan 2018. Hunsdon Parish Council facilitated the undertaking of the Hunsdon Conservation Area Appraisal and Management Plan in 2013 and endorses the observations and suggestions made within that plan. As you enter Hunsdon from the south, you will see the Grade II Listed War Memorial on your right.



Figure 36: The War Memorial

Hunsdon Church

- 8.12 Hunsdon church is a Grade I listed building and the churchyard contains several Grade II* and Grade II listed monuments. The earliest parts of Hunsdon Church, in particular the north wall of the Nave, are thought to be 11th- 12th century. The rest of the building varies in dates through the 14th, 15th, 16th and 17th centuries. The bell tower and north porch are early 15th century, probably built by John Tyrell who held the Manor from 1423 to 1428. The south Chapel was built by John Carey, 3rd Lord Hunsdon and in about 1610 (in his own lifetime) he commissioned a tomb for him and his wife. He died in 1617 and his monument in alabaster is of the highest sculptural quality then available in England. The screen and pulpit were supposedly erected at the same time. The altar rails are also 17th century with recent additions at the ends. The font is circa 1500 but was recut in 1851 to the original design, and the old alms box is thought to be 17th century. The current pews were installed in 1872 and are the work of Philip Webb-an associate of and architect for the William Morris Company. From about the time of the Reformation, the building was known only as Hunsdon Church. In about 1880 the Rector at the time had it dedicated to St Dunstan.

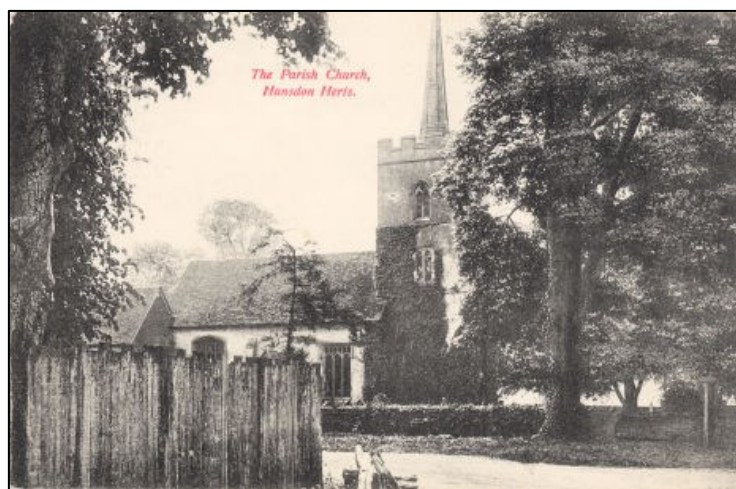


Figure 37: Hunsdon Church

Hunsdon House

- 8.13 Hunsdon House, a Grade I listed building, was built in the 15th century by Sir William Oldhall, but by the 16th century the house and extensive parks were in the hands of the Crown. Henry VIII rebuilt the house making it into a splendid palace. He spent much of his leisure time at Hunsdon hunting in the well-stocked deer park. His children, Mary, Elizabeth and Edward spent their formative years in the house and are recorded as worshipping in the nearby church. In 1558 Queen Elizabeth gave Hunsdon House to her cousin Sir Henry Carey, creating him Lord Hunsdon. After several changes of ownership through Lord Willoughby in 1653, Matthew Bluck in 1671 and Josiah Nicholson in 1743 it was inherited by Nicholson Calvert in 1759. The Calvert family who made several major changes to the structure of Hunsdon village and the area about during their ownership, finally left Hunsdon when the house and Manor was sold in 1858.



Figure 38: Hunsdon House in the past above and an aerial view of the house and church today

- 8.14 Remnants of the Tudor building and uninterrupted views across the historic Hunsdon Park from the roof of Hunsdon House remain. Further information

about heritage importance and history of Hunsdon House and the Church is usefully contained in the April 2018 Heritage Report of Whirledge and Associates prepared in relation to the proposed Gilston Area Development (see **Appendix E: Sources and References**)

Briggens House Estate

- 8.15 To the south of the parish is the Briggens House Estate. While the earliest references are to Sir Thomas Foster (died 1612 and buried in Hunsdon Church) the configuration of his house are not certain, but a substantial dwelling is indicated on John Seller's map of Hertfordshire in 1676. The extent and form of the pre-C18 designed landscape is equally unknown, but it is said that two pollarded sweet chestnuts immediately to the southwest of the house may be part of an earlier park. Fosters son sold the land to the Crowley family and thence the estate passed to Robert Chester (1675-1732) in 1706. It is likely that Chester, a director of the South Sea Company, either substantially reworked, or entirely rebuilt any earlier building on the site. Chester commissioned Charles Bridgeman in c.1720 to design the pleasure gardens and wider landscape.
- 8.16 By 1723 the estate is described as having a walled kitchen garden of 2.5 acres and a large walled pleasure garden with a park beyond of some 60 acres. In 1728 Nathaniel Salmon noted that the 'avenue to it hath at the entrance a large basin, through which a small stream runs', and its features included 'graceful plantations of trees with a variety of slopes adorned with statues', (History of Hertfordshire). The 'slopes' probably refer to turfed ramps and terraces which were familiar elements in Bridgeman's designs and the statues were probably the works of Andrew Carpenter who is documented as being paid over £70 for 'vauzes'.
- 8.17 Water features were also important elements of the scheme, the Juicy Brook being infilled to form a canal, engineered by Richard and William Cole, who installed a pumping house at the terminal of the canal containing the water engine which harnessed the waterpower from the stream and probably pumped water to other features.
- 8.18 Over the 19th Century the house passed through several owners. The Arts and Crafts Gardens were added at the time of the then Lord Aldenham, laid out to the southeast of the house with a formal sunken garden, shrub beds and terracing. In 1907, it was acquired by the Hon Herbert Gibbs who took the title of Lord Hunsdon in 1923. His son, Walter, inherited the further title of Lord Aldenham and the second Lord Aldenham eventually sold the estate in 1979 when it became a hotel. The hotel is currently disused.



Figure 39: Briggens House

- 8.19 Briggens House itself is a Grade II listed building and several other structures on the estate are similarly listed. The surrounding parkland is included on the Register of Historic Parks and Gardens by Historic England for its special historic interest.

Olives Farm

- 8.20 Olives Farm House is a Grade II* listed building; the stables and The Old Bungalow are Grade II listed. Olives Farm House is possibly the oldest house standing in Hunsdon at the present time, the oldest part of the house being of early 15th century or late 14th century construction. In the 17th century the house was greatly enlarged, with a new kitchen and other rooms added, running parallel with the hall to make a double block. The third alteration occurred in the early 19th century, with the addition of a single storey wing and cellar to the south of the building. The adjoining brick outbuildings, stables, granary and walled farmyards (some of which are in Stanstead Abbots parish) date from the same period and represent a significant development of the whole farm site.
- 8.21 The area around Olives Farm House seems to have had occasional – possibly continuous – occupation from very early, pre-Roman times. Some rough, coarse, hand-made pottery, which could be dated to the end of the Bronze Age, has been found, as well as later Iron Age pottery with finger-nail decoration. An aerial survey (c. 1970) disclosed a possible ditched enclosure of an Iron Age farmstead, to the south of the Farm House. Subsequent field draining turned up some Iron Age pottery in the same area. The fields around the farmstead show evidence of later, widespread Roman occupation. Close to the Farm House is a moat, which surrounds about an acre of garden but not the house itself. Very little is known about the history of the moat although some pieces of medieval pottery have been found in this area. On other parts of the farm there are remains of four small medieval crofts. There are a number of springs at the farm which led to Henry VIII's purchase of the land to protect the water supply to the ponds in the valley below.

Individual Buildings and Clusters

8.22 Both individual heritage buildings and clusters of buildings are important.

Policy HHC1 seeks to protect the character and appearance of the important buildings or clusters of buildings or hamlets outside the village and its Conservation Area. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them.

POLICY HHC1 Heritage and Conservation

I. Development proposals should preserve and enhance the character and appearance of the Hunsdon Conservation Area as set out and noted in the Hunsdon Conservation Area Appraisal and Management Plan 2013. The architectural quality of listed buildings in Hunsdon conservation area is in part due to the sensitive decoration of white weatherboarding and render, in the High Street. This uniformity should not be eroded.

II. Throughout the conservation area, important views and spaces contribute to the areas of heritage value. Views along the High Street in both directions, and along Drury Lane in both directions are important and should be protected

III. Development proposals which affect all designated heritage assets should preserve and enhance the significance of the assets and their settings (Listed Buildings, Scheduled Monuments and Registered Historic Parks and Gardens) in the Area. Enabling development to retain heritage assets at risk will only be supported where the heritage benefits of the proposed development would outweigh the disbenefits in accordance with District Plan Policy HA9.

IV. Development proposals which affect outlying clusters of Listed Buildings and Scheduled Monuments should preserve and enhance the overall character and appearance of that cluster, specifically:

- **Hunsdonbury to Hunsdon House Gatehouse**
- **Hunsdon Pound, including Hunsdon Lock and other artificial watercourses associated with the River Stort Navigation**
- **Briggens House Estate**
- **Olives Farm**
- **Hunsdon Brook Fishponds.**

- 8.23 There are other buildings or structures that make an important architectural or historic contribution within the Neighbourhood Plan Area, including below ground archaeological remains. Information for Hunsdon, received from Hertfordshire Country Council's HER, was analysed in detail. Fillets Farm was considered as a non-designated heritage asset, but the farm buildings referred to have since been extensively converted to residential units, with only passing reference to what is now regarded as Fillets farmhouse, so it has not been included in the **Policy HHC2**.
- 8.24 Five non-designated heritage assets have been identified. The importance of historic designed landscapes including Deer Parks in Hunsdon are a particular feature of the area and in recognition of their contribution to the character of the central part of the Neighbourhood Plan Area, two locally listed parks and gardens have been added as Non-designated Heritage Assets.

POLICY HHC2 Non-designated Heritage Assets

I. The following non-designated heritage assets have been identified:

- **Wynchlows, No. 91 High Street**
- **Hunsdon School**
- **Hunsdon Lock**
- **Hunsdon House Historic Park**
- **Hunsdonbury Historic Park**

II. Development proposals, which affect the above-named assets or other non-designated heritage assets, will take into account the significance of the heritage asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.



Figure 40: Wynchlows, 91 High Street

- 8.25 This is the only such building that has been identified in the Hunsdon Conservation Area Appraisal and Management Plan 2013, namely No. 91 High Street, a tall distinctive early 20th century house, with painted brickwork, a slate roof and 2 no. tall chimneys with pots. The central door is recessed and there are two bay windows on the ground floor with vertical sliding sash windows. It is identified as an unlisted building that makes an important architectural or historic contribution to the street scene with selected features that are worthy of protection.



Figure 41 Hunsdon School

- 8.26 Hunsdon School is a landmark building at the northern end of High Street which should be considered as a non-designated heritage asset, both by virtue of its visual contribution to the street scene and to its cultural

contribution to village life. The main building was opened in 1926 to replace the school in, what is now, the Village Hall. Several extensions have been built onto the original, but the frontage – and in particular its iconic cupola bell-tower – remain unaltered.



Figure 42 Hunsdon Lock near Hunsdon Mill

- 8.27 Whilst both Hunsdon Mill House and the bridge, abutments and base of the former water mill are Grade II listed, Hunsdon Lock is not listed. The original turf-sided lock at Hunsdon Mill was constructed early in the 18th Century. It was rebuilt in brick and concrete in 1914, however other, older structural elements around the lock and watercourses associated with the mill and the Mill House remain (see [Lee and Stort 'Hunsdon Mill Lock'](#)).
- 8.28 Hunsdon House and Hunsdonbury Historic Parks are identified in East Herts District Council Supplementary Planning Document, September 2007, Appendix C Locally Important Historic Parks and Gardens. Further detailed information exists on both parks.
- 8.29 Hunsdon House Park was subject of a Heritage Assessment by Donal Insall Associates as part of a planning application in 2019 (3/19/2124/OUT) and additionally in a Heritage Impact Report by Worlledge Associates in April 2018 in relation to the proposed Gilston Area Development. Originally part of a vast deer park, the identified Non-designated Heritage Asset in this Neighbourhood Plan is the visibly distinct parkland remaining within the Neighbourhood Plan Area.

- 8.30 Hunsdonbury has been the subject of a recent report by Hertfordshire Gardens Trust called the History of the Park and Gardens at Hunsdonbury, Hunsdon, by Elizabeth Waugh, 2018. Of the original 59-acre estate, the largest part, 40 acres remains as the grounds of Hunsdonbury House itself. The identified Non-designated Heritage Asset in this Neighbourhood Plan relates to the 40-acre grounds of Hunsdonbury. It consists of a large attractive garden laid out as a continuous space, beyond which lies extensive woodland managed by the owner as a conservation area.



Figure 43: Hunsdonbury from Footpath No. 4 near Church Lane

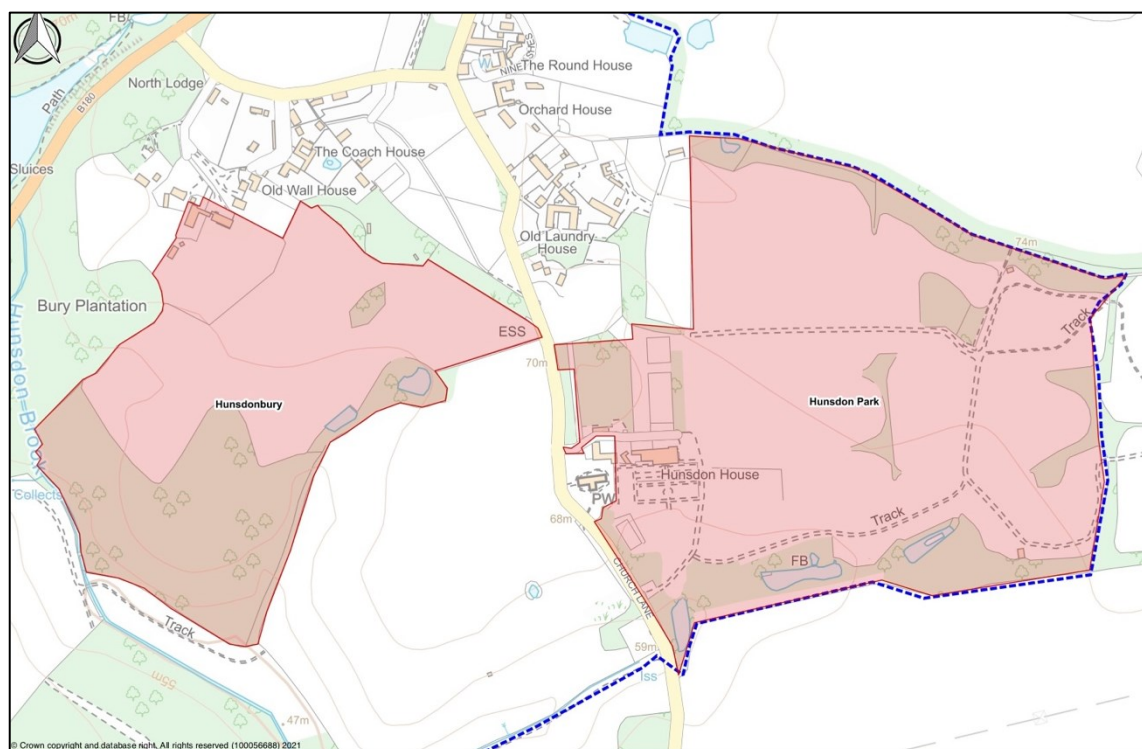


Figure 44: Non-designated Heritage Assets, Hunsdon and Hunsdonbury Historic Parks

9 Infrastructure, Roads and Transport

- 9.1 Hunsdon is on the main road (B180) running from Stanstead Abbots in the southwest to Widford to the northwest. In the village it forms the High Street which is joined in the centre by Acorn Street. That becomes Church Lane as it runs south through Hunsdonbury to the junction with the A414. In between the village and the A414, on Church Lane is the parish church, St Dunstons which is directly adjacent to Hunsdon House.
- 9.2 There are several interconnecting roads which service areas of the village. Figure 45 Map of Hunsdon in 1875 shows a Map of the Village in 1875 and a comparison of this with present day routes shows that there has been little significant change in the roads which serve Hunsdon nowadays.
- 9.3 The ancient nature of the roads was not designed for heavy goods or modern faster vehicles which create, in places, significant issues around the village which has been amplified in recent years. There are several pinch points in the village around the school; Rosella bend; Hunsdonbury Lane, and the Hunsdon Church bends.
- 9.4 As a rural parish 3 miles northwest of Harlow, the road system carries commuting, HGV traffic associated with local farming, and more recently the significant traffic associated with a waste recycling operation, sited just south of the village centre.
- 9.5 The capacity of wastewater infrastructure is a potential issue for new development in the Neighbourhood Plan Area. To ensure that development proposals comply with Policy WAT6 of the East Herts District Plan developers are advised to contact Thames Water at an early stage to discuss the drainage requirements for their development. Information about the [Thames Water pre-application service](#) can be found on their website.

Traffic Impact

- 9.6 The community consultation and the household survey revealed several significant issues that, if resolved, would benefit life in the village. As is evident in the analysis of the survey, traffic problems are foremost; three of the top four bugbears about living in Hunsdon were centred around traffic problems, particularly heavy goods vehicles and road safety. The Neighbourhood Plan seeks to address these issues and those that may be associated with any expansion of the village in the future.
- 9.7 The survey revealed a significant shortfall in public transport provision. Those without access to a car are isolated in the village for much of the day and evening. From the survey 77% plus of the respondents rated the transport links as 'Poor'.



Figure 45 Map of Hunsdon in 1875

- 9.8 The area adjacent to the school is seen as requiring attention in order to address safety issues generated by the speed of traffic in the High Street (70% of survey responders consider this to be a very important issue) and the congestion created by the regular pickup and delivery of children to the school where 84% of survey responders favoured improvements.
- 9.9 A significant majority in both the survey and the consultation indicated that it was important to address the issues arising from heavy goods vehicles travelling to and through the village. Children also mentioned HGVs. When asked what would improve the area, 24% replied improved road safety and fewer HGVs.
- 9.10 It is recognised that traffic generated by farming operations is unavoidable in a rural area like Hunsdon. However, other businesses in the parish have exacerbated the situation including a waste recycling site, an aggregate recycling site and industrial units and activities at Little Samuels Farm. Other heavy goods vehicles bound for Widford and Much Hadham also use Church Lane and the village centre. The country lanes are narrow and tortuous and totally unsuitable for these movements. They represent a danger to other road users as well as causing damage to verges, hedges and overhanging trees. The survey indicated that 93% of those responding favoured weight restrictions to help address this issue.
- 9.11 Because of the extreme traffic issues experienced by residents and the large increase in population proposed just to the east and south of the village as part of the Gilston Area Development, Section 106 funding from developments, a future Community Infrastructure Levy, or any other funding related to development proposals could, as a matter of priority, be used towards mitigating the impact of traffic. Some of these issues may be solved through initiating projects and proposals, or through negotiation with Hertfordshire County Council and private public transport providers.
- 9.12 Road proposals arising from Major Developments including Gilston Area Development and changes of land use in or outside the Designated Area could have a considerable traffic impact on the village, roads in the parish and the amenities of the area.
- 9.13 Hertfordshire Country Council's Local Transport Plan (LTP4) Objective 8 aims to make journeys and their impact safer and healthier. Traffic Impact Assessments (TIAs) can help to identify issues with development proposals. The detail in TIAs should be in proportion to the size of the proposal. They can also identify alternative solutions, mitigation and options to reduce congestion and make travel, by all modes, safer and more environmentally friendly.
- 9.14 The impact of additional traffic on a range of environmental matters – such as amenities, environmental sensitivities, heritage assets, watercourses – should also be carefully addressed in any proposals creating further traffic. The community gives High Priority to the mitigation of traffic impact in Tasks 10 and 11 in **Appendix B: Task List**.

Sustainable Travel

- 9.15 The residents' household Survey demonstrated residents overwhelming appreciation of, and desire to protect both the nationally and locally recognised assets of its built environment. A major concern identified by the Survey, however, is one of density and speed of motorised through traffic within the Area which has a negative impact on local non-motorised (i.e., pedestrians and cyclists) movement and therefore on cohesion of the main and outlying settlements. The promotion of sustainable modes of transport and the effective maintenance and enhancement of existing public footpaths and bridleways would make an essential contribution towards mitigating traffic impact and provide the opportunity for residents to access heritage and environmental assets.
- 9.16 Policy 1 of LTP4 (HCC Local Transport Plan 2018 – 2031) sets out the County Council's desire to see a significant shift towards more active travel alternatives for short journeys and supports **Policy HT1** of this Neighbourhood Plan.
- 9.17 Hunsdon has an extensive network of ancient public rights of way in and through the parish. The network is recorded, maintained, sign posted and protected from obstruction by the County Council - see Paragraph 7.5. From time to time, improvements and proposals for additional routes are suggested. Those surveyed indicated that 73% saw these paths as Very Important and strongly favoured the access to the countryside the parish benefits from currently.
- 9.18 Every opportunity will be taken to improve the condition of rights of way, subject to environmental constraints including drainage, bound or unbound permeable surfacing and improved slopes to encourage walking and cycling, in accordance with the strategic principles of the Hertfordshire County Council Rights of Way Improvement Plan. There are no cycle paths in the area, only two bridleways and the footpaths are mostly inaccessible to walkers with disabilities or of limited mobility.
- 9.19 The rural surroundings of the local villages are an important leisure asset and provide many opportunities for walking, cycling, equestrianism and other outdoor pursuits. The Parish is an active member of the Parish Paths Partnership, so footpaths are well monitored and maintained. The rural surroundings of the local villages are an important leisure asset and provide many opportunities for walking, cycling and other outdoor pursuits. There is an active cycling proficiency programme at the school, but as roads in Hunsdon are narrow and busy with frequent HGVs, the opportunities for safe routes, especially for children are less than ideal. Active and sustainable travel through safe, integrated walking and cycling routes is a priority for wellbeing as well as the promotion of sustainable travel.

POLICY HT1 Sustainable Modes of Travel

I. The promotion of safe and sustainable modes of transport will be pursued. Development proposals should provide details of how safe and sustainable modes of transport (walking and cycling) will be included in any proposal for development. New and enhanced sustainable travel networks should be accessible to residents of all ages and abilities for commuting, recreation, and other uses. New and enhanced networks may include:

- **a well-connected network of attractive, safe, convenient pedestrian and cycle routes within Hunsdon integrated with the wider area and network of paths, bridleways, and cycle routes**
- **safe cycle and pedestrian connections to the Gilston Area's planned network of sustainable travel alternatives to reach Harlow's station and the facilities amenities within the Harlow & Gilston Garden Town.**

II. Proposals for development must not adversely affect any Public Right of Way and, where possible, should incorporate measures to maintain and enhance the Rights of Way network. Climate resilient green infrastructure should be planted along new cycle routes and footpaths to increase the pathways resilience to future climate changes.

10 Business

- 10.1 Hunsdon is a rural parish with a small population which as at the 2011 census was 1080 total though that will have increased with house development since then. Of this total 856 were over 18 years of age and 572 were economically active i.e., working, across a range of employments but mostly “white collar”. Research and the results of the residents’ survey indicate that the majority of those employed commute to work by car and/or train, outside the Neighbourhood Plan area.
- 10.2 The present businesses in the Hunsdon Area are:
- A shop and Post Office
 - 2 Pubs
 - Farming businesses with rural diversifications
 - A Garage
 - A number of home-working businesses
 - Small business units on the Airfield/Little Samuels Farm/Fillets Farm
 - A timber and fencing business
 - A skip hire and waste business
- 10.3 The household survey produced a poor response from these businesses as only 2 replied. The survey responses showed that of those requests for new businesses in the Parish, the most popular were for more shops, a café and a taxi service. The majority thought that any new businesses requiring premises should use existing or brownfield sites. Children at Hunsdon School were asked what would improve the area; 16% replied ‘better shops.’
- 10.4 There is general support for home working in the village such that this policy is focussed on businesses that will not create an unacceptable burden on already congested rural roads. 80% of those surveyed indicated that the negative impact of heavy goods vehicles was Very Important to them.
- 10.5 District Plan Policy ED2 considers the rural economy in general and supports the diversity of farms subject to several criteria. Neighbourhood Plan Policy HB1 should be read in conjunction with Policy ED2.

POLICY HB1 New Businesses

There is demand for new business premises to reduce the need to travel to work. Proposals for new business development must demonstrate that they meet all the following criteria:

- a) Be of a scale and a use appropriate to the rural location**
- b) Provide local employment opportunities**
- c) Not generate significant further heavy goods vehicle traffic in the parish**
- d) Not negatively impact on existing residential areas or neighbouring uses through noise, traffic, light or environmental pollution.**
- e) Avoid harm to habitats, species, areas, buildings or features protected or important for wildlife, biodiversity, or natural, historic or scenic value.**
- f) Comply with other relevant policies of the Neighbourhood Plan.**

11 Community Health and Wellbeing

- 11.1 Facilities and spaces for growing food, leisure and recreation should be accessible to all users and support sport and physical activity and recreation across all ages and abilities within the community. The management, maintenance and viability of these facilities and spaces should ensure that they are attractive, safe and enjoyable to use.
- 11.2 Within the Dell and Recreation Ground, there is the opportunity to create community meeting areas particularly for families, isolated new mums and isolated older adults. As we come out of the Coronavirus pandemic, this is even more important. A plan for enhancement of wildlife habitat and creation of tranquil recreation areas is also in preparation.
- 11.3 Lots of good ideas were identified through Neighbourhood Plan consultation events and survey. These have been added to an Action Plan. They include improving and extending existing facilities to provide more exciting and challenging play, sporting experiences and opportunities for the whole community including older children, teenagers, adults and those with disabilities; refurbishment of the playground, including all ability accessible equipment and equipment for older children on the Recreation Ground; installation of a selection of adult fitness equipment; the tennis courts to be converted into a Multi-Use Games Area (MUGA). I. The 5-a-side grass football pitch could be re-laid.
- 11.4 The Action Plan also includes encouragement of activities such as nature walks, exploring opportunities to expand the GP surgeries and dispensary in the Village Hall, and the development of clubs and activities for all ages.
- 11.5 Negotiations are also underway with the Gilston Area developers to create cycleways and enhanced footpath networks for commuters, social recreation and sporting opportunities between residents of Hunsdon and the new Garden Villages.
- 11.6 The popular village primary school is currently oversubscribed. Since the 2011 census which showed 190 children under 16 none of the new housing developments have included green play space for children.

Recreation Areas

- 11.7 Within the village there are two recreation areas:
 - a) The Dell, a small, green open space with a public right of way crossing it. See **Appendix B: Task List** for further details. There are proposals to enhance its natural setting and to create a tranquil recreational area.
 - b) The Recreation Ground contains the only playground equipment in the Parish – New equipment has been installed for younger children and there are plans to provide outside gym equipment for older children and adults. Two poor quality and underused tennis courts adjoin the recreation ground, which also houses a 5-a-side football pitch. There are plans to convert the tennis

courts into a Multi-Use Games Area. The MUGA will provide enhanced sporting opportunities including football, netball, tennis, basketball, futsal, bootcamps, buggy fit, walking sports, over 50's activity sessions, mini-football and mini-netball.

- 11.8 The Parish Council owns and manages 13 allotments centrally located in the village. They are let as 26 half plots and are popular and well-used.
- 11.9 Responses from residents to the household survey and from children on the Hunsdon School visit revealed that 10 children (26%) said they would like more/better play equipment and sports facilities in the recreational ground, two specifically mentioning a zipwire.
- 11.10 A summary of the responses from a community consultation event in relation to community health and wellbeing are as follows (for more detailed results of the community consultation on play and recreation facilities see Hunsdon Playground Consultation Report in the Hunsdon Area Neighbourhood Plan Consultation Statement. These results are based on 100 responses:
- 22 want better play equipment, better cycle paths and footpaths
 - 7 Improve tennis courts - MUGAs
 - 18 Improve playground/equipment
 - 9 Football pitch/sports facilities
 - 18 want expanded, better maintained and more accessible footpaths
 - 12 want a network of cycle paths
 - 7 want more GP surgery hours in the village
 - 2 want to preserve the present allotment system
 - 2 want more activities for older residents
 - 22 stressed the importance of keeping and supporting the village shop
 - 6 want to keep the Village Hall as a resource and venue for the community.
- 11.11 East Herts District Plan Policy CFLR1 guards against the loss of open space, indoor and outdoor recreation facilities. In Hunsdon, the Recreation Ground, The Dell, the former tennis courts, and the allotments are all essential recreation facilities that will be retained under this policy. It is important that these examples of essential community green infrastructure remain useable and resilient to climate change as well as new green infrastructure that may result from future development proposals.

POLICY HWB1 Designing Green Spaces for Climate Change

When improving The Dell, other green spaces and creating new green spaces the following principles should be followed, where they are not contrary to the primary purpose of the land:

- a) Integrate adaption principles into nature improvement areas, such as planting climate resilient flora, to improve the resilience of green infrastructure to extreme weather events (drought, flooding etc.)**
- b) Include tree/shrub planting to provide nature-based solutions to climate change such as shading/cooling**
- c) Where new habitat is created in green spaces, this should link to existing habitat so that species can migrate to respond to climate changes.**

POLICY HWB2 Multifunctional Open Space

Proposals to develop a community multi-functional open space in the centre of the village which offers a range of activities including sport, recreation and play will be supported. These should:

- (a) On Local Green Space 2 (LGS2) in Policy HE2, improvements will be made to extend existing facilities including the playground, the former tennis courts area and Recreation Ground to provide more exciting and challenging play and sporting experiences and opportunities for the whole community, including older children, teenagers, adults and those with disabilities,**
- (b) Ensure a range of appropriate activities and social opportunities for older members of the community and,**
- (c) Develop the Dell as a tranquil, natural space to add to the diverse range of facilities for the parish.**

Health Facilities

- 11.12 Main hospital facilities and health clinics are in Stevenage, Harlow and Bishops Stortford, with the nearest major stroke clinic being in Stevenage. A GP surgery is provided in Hunsdon twice a week with a nurse practitioner consultation on alternate weeks. This is a much-valued asset, especially for elderly patients, families with young children, and those without personal transport. There is also an informal prescription delivery service offered in the Village Hall on a Wednesday morning. The surgery is held in the Village Hall, which is a community asset with the Parish Council acting as one of the trustees. The Covid Emergency curtailed many of these activities.
- 11.13 The Parish Council supports the continued provision of the surgery in Hunsdon. Any development proposals, which would have a negative impact

on health provision in the parish, should show how that impact could be addressed. If the premises at the Village Hall in the High Street were unavailable, alternative accommodation for the surgery should be provided locally in an equally accessible location. The existing Hunsdon GP surgery service and the dispensary held in the village hall should be retained or enhanced so that all residents of Hunsdon have easy and safe access to health facilities.

POLICY HWB3 Access to Health Facilities

The following criteria should be used to assess development proposals which might impact on health facilities:

- (a) Any proposals which would reduce the capacity or impact accessibility to the existing health facilities (Currently delivered from the village hall) will be rejected unless better facilities would consequentially be provided in an equally accessible location before the existing facilities cease.**
- (b) Any development proposals for health facilities in the Neighbourhood Plan Area will be supported if they meet the requirement of other policies in this plan.**
- (c) Where new health facilities are planned, these should be located where there is a choice of easy and sustainable travel options and should be accessible to all members of the community especially those who do not have access to private transport.**
- (d) Any development proposals which would have a negative impact on health provision in the parish, should show how that impact could be addressed.**

11.14 Community cohesion and engagement is an important aspect of life in a rural village. Proposals to reduce social isolation, improve community cohesion and engagement, and to widen access to sport and culture for all members of the community who are vulnerable or inactive, will be supported and actively encouraged. Ways of achieving this have been proposed through the process of preparing the Neighbourhood Plan. These include providing seating and tables in The Dell and the playground, which will create community meeting points, allowing families, older people and children to come together, interact and mix with other families from across the village, creating social networks, enabling them to build strong relationships and reduce social isolation.

11.15 Other identified activities are:

- a) Development of innovative programmes of play that encourage learning by exploration and stimulate physical activity and pro-social behaviour (collaboration, self-confidence, teamwork), as well as re-educating children about the joys and health benefits of playing in the fresh air with friends.
- b) Development of a range of clubs, activities and social opportunities for older adults to reduce social isolation and improve health and well-being.

12 Implementation and Monitoring

- 12.1 The Neighbourhood Plan will primarily be implemented through the determination of planning applications by EHDC. The Neighbourhood Plan policies will provide a local focus to ensure decisions benefit the local community and will protect those assets most appreciated by residents. Infrastructure improvements will be achieved principally through agreements between the local planning authority, developers and infrastructure providers.
- 12.2 The Neighbourhood Plan policies may be amended at intervals in order to remain in line with the District Plan and any such review will be carried out by Hunsdon Parish Council in accordance with the process and procedures in place at that time.

POLICY HIM1 Spending Priorities

Spending priorities will be delivered through S106 agreements, the Community Infrastructure Levy (if set by East Herts District Council) or other funding streams, in accordance with the priorities set out in this plan. Funding derived from development in Hunsdon should directly benefit Hunsdon's residents. The list of projects identified in Appendix B: Task List will be reviewed at least once a year by Hunsdon Parish Council.

- 12.3 A number of non-land use proposals have been put forward during the various community consultation events and surveys of residents. These have been worked up into potential projects in consultation with Hunsdon Parish Council and have been included in **Appendix B: Task List**. These projects/tasks will require prioritising by the Parish Council, and where necessary, funding sources assigned.
- 12.4 Funding mechanisms will vary for each project and may be from both public and private funding sources. The Action Plan should be considered by developers when submitting planning applications for development in Hunsdon and by the EHDC and HCC when negotiating Section 106 Agreements. Funding from development in Hunsdon should directly benefit Hunsdon's residents.

13 Appendices

- 13.1 The comprehensive set of Appendices to this document and the separate Consultation Statement provide an evidence base, additional information and complementary references. Documents that are not easily available online can be found in the [Hunsdon Neighbourhood Plan website documents library](#).

Appendix A: Designated Heritage Assets

Listed Buildings

No.	Grade	Description
1.	II	1 and 3, High Street
2.	II	2 and 4, Drury Lane
3.	II	20, High Street
4.	II	21, Drury Lane
5.	II	22 and 24, High Street
6.	II	24 and 26, Drury Lane
7.	II	29-39, High Street
8.	II	34, High Street
9.	II	41, High Street
10.	II	53, High Street
11.	II	Aisled cattleshed at Briggens Home Farm 50 metres NNW of house
12.	II	Barn and attached stable and cattleshed at Brickhouse Farm 25 metres northeast of house†
13.	II	Barn at Hunsdon Lodge Farm attached to south end of the Big Black Barn
14.	II	Bela Down House
15.	II	Brickhouse Farm House along drive 140 metres from road†
16.	II	Bridge and abutments, and base of former watermill, at Hunsdon Mill House 25 metres south of house
17.	II	Briggens Home Farm House and attached wall at east
18.	II	Briggens House Hotel and attached upper terrace and tank at west, along a Drive, 300 metres south of the road
19.	II	Brook Cottage Post Office
20.	II	Campbell Monument in Hunsdon churchyard in the angle of chancel and south chapel
21.	II	Coach House block at Mead Lodge 10 metres south of house
22.	II	Copthall Farmhouse
23.	II	Dovecote at Nine Ashes Farm 40 metres north northeast of house
24.	II	Down Cottage
25.	II	East Barn at Nine Ashes Farm 15 metres northwest of dovecote
26.	II	East Lodge
27.	II	Farm Cottage, the similar range extending to north and the stable and archway joined to the northwest
28.	II	Fox and Hounds Public House opposite the Post Office
29.	II	Gate piers, garden gate and frontage wall at Nine Ashes Farm 45 metres west of house
30.	II	Gates and gate piers at Briggens House Hotel 300 metres north of house
31.	II	Granary at Granary at Nine Ashes Farm 24 metres north of dovecote
32.	II	Hunsdon House Lodge 280 metres north of church
33.	I	Hunsdon House to east of Parish Church
34.	II	Hunsdon Mill House with attached stables, Coach House and retaining walls
35.	II	Hunsdon Pound House 60 metres west northwest of Hunsdon Mill House
36.	II	Hunsdon Stores
37.	II	Hunsdonbury
38.	II	Kitchen garden walls central sundial pillar and 2 Gates at Briggens House Hotel 100 metres east of house
39.	II	Mead Lodge
40.	II	Mead Monument in Hunsdon churchyard 12 metres north of north porch
41.	II	Mistletoe House the Coach House
42.	II	Mock ruin in garden of Longcroft
43.	II	Netherhall

No.	Grade	Description
44.	II	Nine Ashes Farm House opposite the lane to Hunsdonbury
45.	II	North Lodge
46.	II	Northwest Implement Shed at Nine Ashes Farm 70 metres north northwest of house
47.	II	Number 15, set back beside Number 17
48.	II*	Old House
49.	II*	Olives Farm House along track 220 metres from road
50.	II	Orchards
51.	I	Parish Church of St Dunstan (Church of England) $\frac{3}{4}$ mile south of village
52.	II	Public pump 12 metres north of Rosemary Cottage
53.	II	Rosemary Cottage, Rose Cottage and Rosella
54.	II	Shelter shed at Nine Ashes Farm 60 metres northwest of house
55.	II	Shuttles
56.	II	Spellers
57.	II	Spellers Cottages
58.	II	Stable block at Briggens House Hotel 15 metres north of house
59.	II	Stables and attached carhouse at Briggens Home Farm 30 metres north northeast of house
60.	II	Stables at Nine Ashes Farm 40 metres west northwest of house
61.	II	Stables at Olive Farm 20 metres northwest of house
62.	II*	Tanners
63.	II	Taylor Monument in Hunsdon churchyard 6 metres southeast of chancel
64.	II*	The Big Black Barn at Hunsdon Lodge Farm 500 metres along track
65.	II	The Cottage Tinkwood Cottage
66.	II	The Crown Public House on the corner of Acorn Street
67.	II	The Essex Barn at Hunsdon Lodge Farm 3 metres northeast of the Big Black Barn
68.	II	The Gate House
69.	II	The Lodge at Briggens House Hotel 300 metres north of house
70.	II	The Old Bungalow at Olives Farm 90 metres south southwest of house
71.	II	The Old Post Cottage
72.	II	The Old Rectory
73.	II*	The Pump House
74.	II	Village Hall
75.	II	Village pump and surrounding railing
76.	II	Walker Monument in Hunsdon churchyard next to stables north northeast of chancel
77.	II	Walls, gates and piers of an enclosure at Orchard House along roadside and surrounding the property
78.	II	West Barn at Nine Ashes Farm 65 metres northwest of house
79.	II	West terrace walls, steps and seat at Briggens House Hotel 20 metres south of house
80.	II	White Horses
81.	II	War Memorial

† - Note these are within Hunsdon parish but outside the Neighbourhood Plan Area

Scheduled Monuments

1	Hunsdon Brook Fishponds
2	Hunsdon World War II airfield defences

Historic Parks and Gardens

1	Briggens Park and Gardens
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Note: Non-designated heritage assets area specified in Policy HHC2.

Appendix B: Task List

Task List

Issues raised during the various Neighbourhood Plan consultation stages

Task Priority rating:

Low

High

Medium

Task No	Project/Task	Key Stakeholders	Proposed Action
1	Improvements to “The Dell”	- Parish Council and Neighbourhood Plan Groups - EHC - PfP - Interested parishioners - Gardening Club	Prepare a plan to: - Enhance wildlife habitat - Plant wildflowers - create tranquil recreational area - Improve access for disabled - Provide informal seating/tables - Open up view/access to brook - Consider community gardening involvement - Create an area for use by the scouts/cubs/beavers
2	Identification of important trees not protected by TPOs	- Parish Council - EHC - HANPG - Briggens Estate 1 Ltd	- Undertake village wide survey - Make proposals for new TPO's to EHDC - Replacement of mature trees removed as part of development - Additional tree planting around Village 7
3	Manage existing watercourses and run-off from Airfield	- Parish Council - HEGNPG - Environment Agency - LLSA - PfP	Work with key agencies to: - Maintain capacity of watercourses - Minimise risk of flooding - Plan for addition rainwater run-off due to development - Obtain drawings showing drainage system in the village - Review Hunsdon Brook's capacity as the main passage for surface water run-off from Village 7 how it will cope and it goes from there.
4	Secure SUDS (Sustainable Drainage System)	- HEGNPG - PfP - Briggens Estate 1 - Environment Agency - LLSA/HCC - EHC	To reduce risk of surface water flooding by: - Working with owners and developers of Gilston Area NP - Designing systems to attenuate surface water run-off - Planning drainage systems new watercourses and sacrificial flood areas - Ensuring any run-off does not adversely affect the Hunsdon Meads SSSI or Hunsdon Brook and adjoining properties or Hunsdon Pound south of A414

Task No	Project/Task	Key Stakeholders	Proposed Action
5	Village Centre Improvements	• HANPG • Parish Council • High Street residents • EHDC • HCC	Prepare an enhancement plan for the village centre by: • Preserving and enhancing the area around the pump • Consulting with village residents • Reviewing parking options around village centre • Reviewing street furniture and property frontages • Encourage residents to maintain property frontage tidy and to an agreed standard for safety, i.e. overhanging trees, bushes etc
6	Creation of a new Hunsdonbury Conservation area	• HANPG • Parish Council • EHC • Hunsdonbury Residents	Propose the creation of a new Conservation area around Nine Ashes, Spellars by: • Creating an area plan in consultation with residents • Undertaking an assessment of the proposed area with EHDC Planning Department • Submit an agreed plan area to EHDC for considered adoption
	Develop innovative programmes of play for children	• Parish Council • HANPG • HEGNPG • Village Residents • EHC • Sport England • Hunsdon School • Herts Sports Partnership	Work with Stakeholders to secure funding for a programme of projects to stimulate physical activity by: • Providing a MUGA and other playground equipment • Consulting village residents on ideas for new facilities • Introducing more children to the joys of playing outside • Regularly reviewing and updating play equipment • Encourage parents / carers to become more involved in the leisure areas, picnics, family fun days etc • Keeping play areas, a clean healthy and safe place to play • Working with developers to create new leisure and play spaces for older children such as ○ Trim Trails, ○ Cycle tracks, off-road trails ○ Horse riding on the new Airfield/Woodlands Park Community Asset

Task No	Project/Task	Key Stakeholders	Proposed Action
8	Raise the profile of St Dunstons Church as a centre of worship and community for existing and new residents of Gilston Area Development	• Diocesan Board of Finance, of St Albans • Rector • Parochial Church Council • Places for People • Briggens Estate 1 • HEGNPG	Work with all stakeholders to agree programme of action and funding • Raising the building profile to develop a sense of community • Working with developers to repair the building • Make the building more welcoming by upgrading the heating • Make the church more accessible by foot and sustainable travel from the new developments and the existing village. • A safe footpath from Hunsdon village centre is essential
9	Develop a range of clubs, activities and social opportunities	• Parish Council • HANPG • Church • Village Hall • Patient Participation Group	Reduce social isolation and improve health and well-being by: • Promoting and supporting the Village Hall • Encouraging new residents to run new clubs in the Hall • Helping existing clubs with ageing members to continue • Allocating Section 106 or Community Grant monies to improve and repair Village Hall building as a community asset • Link in with Much Hadham / Little Hadham Social Prescribing initiative • Supporting the Parish Council initiative for better community communications
10	Tackle speed of traffic and volume of HGVs travelling through village	• Parish Council • HCC • Police and Crime Commissioner • Herts Police • EHC • HEGNPG • Developers PfP and • Briggens Estate 1 Ltd	Reduce traffic speed and large vehicles through village-by: • Working with Gilston Area developers and HCC to secure traffic calming measures to mitigate impact of Gilston Area housing development and improve current conditions • Working with Herts CC and Police and Crime Commissioner to provide speed indication devices • Consulting on implementation of HGV restrictions or weight/width limits through village • Consulting on and mitigating traffic pinch points and accident blackspots e.g. Rosella and Church bends, Church Lane/A4141 junction • Improve signage and village gateways to make drivers aware of our village

Task No	Project/Task	Key Stakeholders	Proposed Action
11	Create new sustainable travel routes, linked with existing settlements	- Parish Council - HEGNPG - PfP - Briggens Estate 1 Ltd - HCC - EHC - CRT (Canal & River Trust)	Create new sustainable methods of travel which will benefit all communities by: - Working with Gilston Developers/HCC on new sustainable travel routes and the maintenance of existing routes - Creating new cycleways and an enhanced footpath network with good connectivity with the new developments in Gilston Area and Harlow Station and town centre - Develop a cycling map of rides and the level of experience required i.e. road, off road - Extending and linking the new network with existing hamlets and villages - Improving active communication with HCC/EHC to develop bus services. - Work with developers on regular Community shuttle bus services and connected public transport to Harlow and other town centres - Linking existing villages to Harlow and National Rail
12	Enhance the St Dunstons Lower Churchyard	- PCC - HEGNPG	Enhance and extend the St Dunstons lower churchyard to provide additional space for increase in population by: - Seeking donation of land from adjacent landowner - Seeking funding from developers to prepare donated land for end-use by enclosing land - Installation of a water standpipe for maintaining graves
13	Village Café	- Parish Council - HEGNPG - HANPG - EHC (Licences) - Local Businesses - Village Hall	Explore the possibility of a Village Café by: - Including the café as part of the Community Facilities on the Airfield and or; - Work with existing caterers and businesses to provide café facilities in their existing premises - Extend the Coffee Mornings in the village hall to more regular opening hours - Facilities to provide drinks and snacks to users of the new Dell improvements
14	Local Taxi service	- Parish Council - HANPG	Investigate the formation of a local taxi service by: - Advertising on Website, parish Magazine and social media for local drivers - Contacting adjacent companies to explore a Hunsdon based service - Investigating Volunteer driver scheme - Investigating Car Pooling Scheme

Task No	Project/Task	Key Stakeholders	Proposed Action
15	Improvements to Village allotments	- Parish Council - PfP - Briggens Estate 1 Ltd - HEGNPG	Improve allotments by: - Provision of additional water standpipes - Investigate collection of rainwater run-off or well to reduce water charges - Publicising Allotment charges and waiting lists on website. - Identifying spare land which could be used as Allotments if sufficient need identified - Encouraging developers to allocate land for allotments in new villages.
16	Reduce Fly Tipping	- Parish Council - Herts Police - EHC - HCC - Landowners - NFU	Work with key Stakeholders to reduce incidents of fly tipping by: - Encouraging Developers to provide a Community Waste Recycling Site within Gilston Area Development - Helping to create a <i>Fly Tipping Code of Prevention</i> - Encourage landowners to block off unused gateways and gaps in fields - Encourage landowners to install gates or barriers in regularly used gateways - HCC to infill unofficial roadside "laybys" to deter vehicles stopping - EHC to clear fly tipping quickly to deter further dumping - Installation of Cameras at hotspots - Use of OWL or similar notification to alert of fly tipping gangs. - Encourage villagers to report fly tipping on line
17	Increased GP and Health Services in Village	- Parish Council - Much Hadham GP Practice - Patient Participation Group - Village Hall Management - Future Gilston Area Development GP Practices - NHS	Investigate improved GP and health services in village by: - Liaising with Much Hadham GP Practice to run more face to face surgeries - Use of existing Village Hall Consultation room for video consultations for those without home facilities - Use of existing Consultation Room for other medical services e.g. - Podiatrists, - Physiotherapist - Mental Health Teams, - Dentist, - Travel Vaccinations - Facilities for undertaking Blood Tests

Appendix C: Local Green Space Assessment

LOCAL GREEN SPACE ASSESSMENT

#	Site description	Grid ref	Potential developments site	National designation or right of way	Common land or village green	Site Information				Critical Criteria				Evidence					Other information	Landowner
						Private garden	Owner known	Insufficient evidence or criteria	Extant planning permission	Local in character	Extensive tract	Demonstratively special	Reasonably close	Beauty	Intrinsic local character	Historical significance	Recreational	Natural wildlife		
1	The Dell	TL 41145301	N	N	N	N	EHC leased to HPC	N	N	Y	N	Y	Y	Wooded and grass area	Tranquil area	Noted in Conservation Area Appraisal	Yes - traversed by public footpath	Part Local Wildlife Site	HPC project to enhance wild life area	EHC leased to HPC
2	Recreation Ground	TL 4113 7597	N	N	N	N	DBOF/PCC leased to HPC	N	N	Y	N	Y	Y	Open grassed area	Only play area in Hunsdon	None	Play area and football pitch	Not significant		DBOF/PCC leased to HPC
3	Stable land	TL41681376	N	N	N	N	DBOF	N	N	Y	Y	Y	Y	Farmland buffer between village centre and Hunsdonbury settlement	None	None	No	No - farmland		DBFO
4	Land west of Wilford Road	TL4185 1457	Y	N	N	N	Places for People	Y	Y	N	N	N	Y						Outside designation NP area	Places for People
5	Allotments	TL4186 1409	N	N	N	N	HPC	N	N	Y	N	Y	Y	NA	Traditional element of community infrastructure	NA	NA	Flowers good for insects, butterflies, bees, birds, amphibians and mammal etc		HPC
6	School Playing Field	TL4194 1431	Y	N	?	N	Herts CC	?	N	Y	N	Y	Y	NA	NA	None	School playing field	Little		Herts CC
7	Harlowe's Green and War Memorial	TL4176 1407	N	N	N	N	HPC	N	N	Y	N	Y	Y	NA	NA	Noted in Conservation Area Appraisal	NA	NA		Aldenhurst Estate
8	Open area and pond (end of Dury Lane)	TL4200 1426	Y	N	N	N	Places for People	N	N	Y	N	Y	Y	Secluded pond and adjacent wooded area	NA	Noted in Conservation Area Appraisal	No	Pond life, ducks, moorhens, orchids	Beyond boundary of designated area	Places for People
9	St Dunston's Church yard (east of Church Lane)	TL4181 1270	N	Y	N	N	PCC	N	N	Y	N	Y	Y			Important monuments		Local Wildlife Site	Safeguarded	PCC
10	Lords Wood	TL4186 1252	N	Y	N	N	PCC	N	N	Y	N	Y	Y		Key element of community infrastructure				Safeguarded	PCC
11	Field north of New Abbey	TL4188 1326	N	N	N	N	?	Y	N	Y	N	Y	Y	Pasture field and fishing pond	Land once ancient deer park	Traversed by public footpath. Fishing lake provides recreation.	Pond in boundary but wood is not	Planning consent for housing refused on appeal	?	
12	Lords Wood	TL4130 1234	N	Y	N	N	?	N	N	Y	N	Y	N	Attractive woodland presenting cherished view from St Dunstan's Church		Scheduled Ancient Monument	Public footpath on southern boundary	Local Wildlife Site & Ancient Woodland	Olives Farm proposed as preferred area for gravel extraction in draft Herts Mineral Plan	?
13	Hunsdon Mead	TL4175 1097	N	Y	Y	N	HMWLT	N	N	Y	N	Y	N					Designated SSSI	Not suitable for LGS	HMWLT
14	Land South of Whitehall Cottages and East of 30th	TL4153 13459	N	N	N	N	Phillip Morris	Y	N	Y	N	Y	Y	Pasture	Buffer to separate village centre and Hunsdonbury settlement	None	Traversed by public footpath.	Little		Phillip Morris
	Hunsdon Mead	TL4078 212388	N	Y	N	N	City and Provincial Properties	N	N	Y	Y	Y	N	Undulating farmland in Green Belt affording cherished view from Church Lane, A14 and footpath network	Typical arable farmland in the area	Archaeological remains - Roman settlement	Traversed by public footpaths	Wildlife corridor east to west particularly for deer and barn owl	Area is important to retain setting of Lords Wood and conserve the wildlife habitat in and around the wood.	City and Provincial Properties.
	Hunsdon Mead	TL4161 712606	N	N	N	N	?	N	N	Y	Y	Y	N	Undulating farmland affording cherished view to the south west of Lords Wood and Green Belt	Typical arable farmland in the area		Bordered by public footpath	Wildlife corridor	Area is important to retain setting of Lords Wood and conserve the wildlife habitat in and around the wood.	?

Key



Already protected

Meets criteria for Local Green Space

Potentially meets criteria

Doesn't meet LGS criteria & doesn't have other form of protection

Appendix D: Cherished Views Evidence

Cherished View	Type	Justification	Design Considerations
1. Along the River Stort Towpath south westwards from Hunsdon Lock and the entrance to Hunsdon Mead	Mid distance view of towpath on River Stort and hedgerows.	Important riverside view and hedgerows.	Seek to retain river frontage, views and hedgerows to retain wildlife habitat.
2. From Hunsdon Mead SSSI north towards Briggens House Estate	Protection of Heritage setting	Countryside setting and appreciation of Grade II Listed countryside Manor houses and the Timber Water Tower.	Retain and enhance Heritage setting and Stort Valley as natural greenspace and habitat.
3. Hunsdon Mead SSSI across the Stort Valley to Harlow Eastend	Long distance Heritage setting	Showing the SSSI in its countryside setting.	Retain and enhance Heritage setting and Stort Valley as natural greenspace separation from Harlow. Avoid foreground encroachment.
4. From Footpath H1 towards Hunsdon House and the Church	Protection of Heritage setting.	Retaining the countryside setting adding to the appreciation of Grade 1 and II listed buildings.	Avoid visual encroachment and location of buildings in full view. Rooftops visible in the distance in between trees acceptable. No floodlights visible from these viewpoints.
5. From Footpath H2 just south of Olives Farm east towards Lords Wood and Bury Plantation.	Mid distance view over countryside	Retaining the view of countryside across open fields	Avoid visual encroachment and location of buildings in full view. No floodlighting visible from these viewpoints.
6. From Hunsdon church car park looking southwest towards Lords Wood.	Long distance view over undulating countryside	Retain view of countryside from a location of local significance. Retain setting of Grade 1 Church and House.	Avoid visual encroachment and location of buildings in full view. No floodlighting visible from these viewpoints.
7. From Nine Ashes Lake and field south to southwest.	Mid distance over countryside.	Retain view across countryside towards the Lake from the edge of the development and protect the integrity Heritage setting.	Retain and enhance Grade II listed Heritage setting as natural greenspace. Avoid foreground encroachment. Rooftops visible in the distance in between trees acceptable.
8. Across Spratt's Field from Hunsdon to Hunsdonbury	Mid distance view over countryside	A visual description of the important open space between the main village and Hunsdonbury	Retain the feeling of space within the settlement whilst still retaining the connection between homes in both parts of the settlement.

Appendix E: Sources and References

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Hunsdon Conservation Area Appraisal and Management Plan 2013; <https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Hunsdon.pdf>

Heritage Report, April 2018; Whirledge and Associates; prepared in relation to the proposed Gilston Area Development
<http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

Hunsdon Playground Consultation Report
<http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

"Walking Around Hunsdon" produced by Hunsdon Parish Council Parish Paths Partnership <https://hunsdon.org.uk/footpath/>

Places for People Housing Needs
With Hunsdon Addendum
<http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

HANP Household Survey <http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

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HANP Housing Survey Analysis by Insight.
<http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

Hertfordshire Environmental Record Centre (HERC) Ecological Network Attributes and Map re Hunsdon area <http://hunsdonneighbourhoodplan.org.uk/hunsdon-area-neighbourhood-plan#evidencebase>

Hertfordshire's State of Nature 2020
https://www.hertswildlifetrust.org.uk/sites/default/files/2020-03/Hertfordshire%27s%20State%20of%20Nature%20Report%202020_0.pdf

Landscape Issues in your Neighbourhood Plan (CPRE) <https://www.cpre.org.uk/wp-content/uploads/2019/11/CPREZLandscapeZZNeighbourhoodZPlanningZtextZonly.pdf>

Hertfordshire County Council's Local Transport Plan (LTP4):
<https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>

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Appendix F: Housing Calculation

Introduction

Policy HHD2 of the Neighbourhood Plan and the supporting paragraphs provide the context of the plans housing target specified in District Plan Policy VILL1. This appendix sets out how an increase of 10 % in housing stock since 1 April 2017 has been achieved.

Planning Permissions and Dwelling Completions

The table below details the planning permissions granted and the number of dwellings completed since 1 April 2017.

Planning Ref	Date of east Herts Decision Notice	Name of Development	No. of dwellings permitted	Number completed
3/17/2030/REM	06/02/2018	Land South of Tanners Way Now known as Ellison Park	13	13
3/18/0260FUL	17/04/2018	Land South of Tanners Way Now known as Ellison Park	1	1
3/18/1509/VAR 3/15/0206/OP (Appeal reference APP/J1915/W/15/3141268)	15 Jan 2019	Hunsdon Lodge Farm now Amiens Close and Cunningham Grove	14 less 1 demolition =13 net	13
3/15/0260/FUL	8 June 2017	Well House (Dixons Crane Yard) Acorn Street	12 less 1 demolition =11 net	6 Partially TBC
All	2017-2019	Totals:	38 net	27+ 6

Well House

The site known as Well House is outside the VILL1 village boundary in the hamlet of Hunsdonbury, which in terms of the functionality of Hunsdon is closely connected to the centre of the village. As an example of this functionality is that the village church is in Hunsdonbury. Well House is situated only 500 metres to the south of the village centre.

The Case officer's report to the Development Management Committee when considering the application for the Well House development, in December 2017 stated that:

- the 1920/24 historic map of the area showed the application site previously contained a pair of semi-detached houses, a terrace of 6 houses and a public house called the Turkey Cock
- that the site was within walking and cycling distance of the village centre with pedestrian access
- the application site represents the first main area of built form between the village and Hunsdonbury that although the application had a number of factors weighing against permission, it was within the policies of the then emerging District Plan and that the site was reasonably well located to the existing amenities of the village.

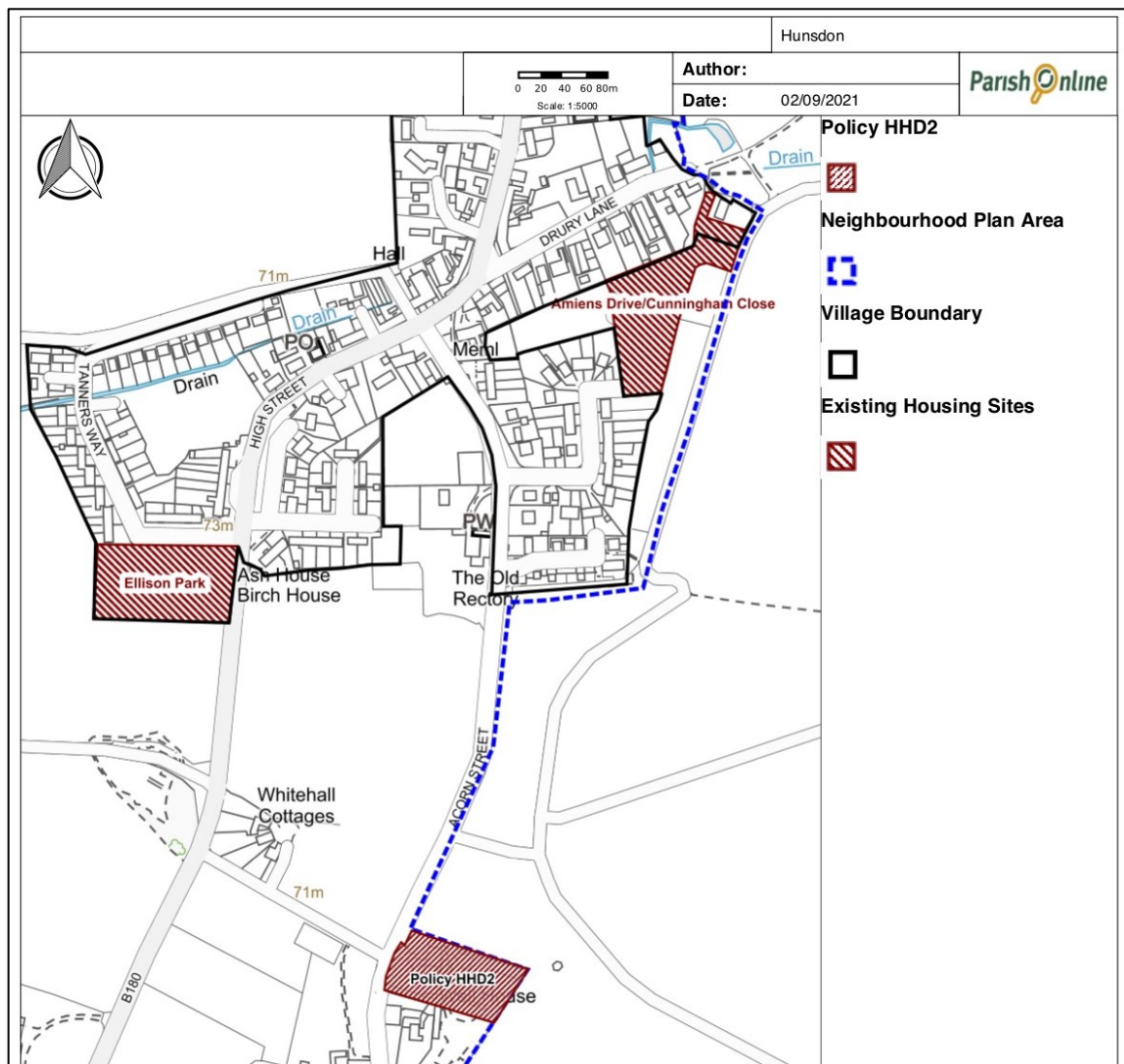


Figure 46: Housing Sites

