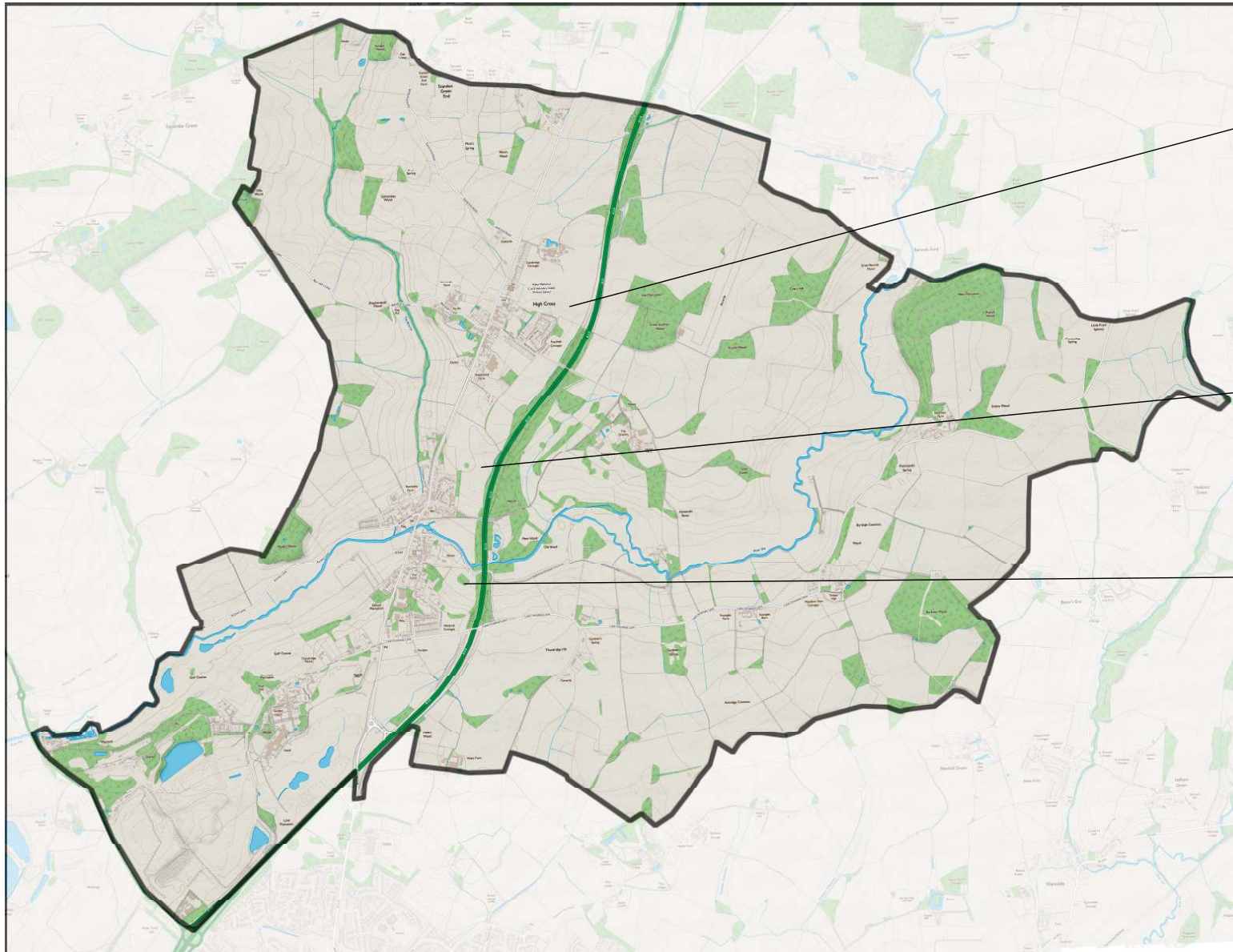


# The Parish of Thundridge



## Village boundaries



High Cross



Wadesmill

Thundridge

Note: when development is referred to as **outside the village boundary**, this includes any plots adjacent to a current village boundary as well as isolated locations situated away from current settlements.

# A selection of Neighbourhood Plan survey data

## What do you value most about living in the Parish? Tick any of the following that apply

1	Open and green spaces		86.05%	185
2	The rural character of the Parish		85.58%	184
3	Local wildlife and habitats		73.02%	157
4	Sense of community		59.53%	128
5	Access to London and other major towns and cities		37.67%	81
6	Friendly and safe environment		79.07%	170
7	The schools		21.40%	46
8	The churches and graveyards		31.63%	68
9	Access to the countryside		87.91%	189
10	Transport links		20.93%	45

## If the Parish is to grow and develop what do you think that further development should include?

			Response Percent	Response Total
1	Building inside the village boundaries		46.95%	77
2	Building outside village boundaries		51.83%	85
3	Development in private gardens		22.56%	37

## Thinking about where you live, how would you like it to be described in 15 years time? Tick up to five options.

			Response Percent	Response Total
1	Accessible		16.36%	35
2	Affordable		18.69%	40
3	Rural		82.24%	176
4	Environmentally forward-thinking		25.70%	55
5	Friendly		73.36%	157
6	Prosperous		14.95%	32
7	Safe		74.77%	160
8	Traditional		40.19%	86
9	Tranquil		56.07%	120
10	Vibrant		2.80%	6
11	Historical		28.04%	60
12	Attractive		46.73%	100
13	Thriving		23.83%	51

Which of the following business locations would you like to see kept for commercial use? Tick all that apply.

			Response Percent	Response Total
1	Home Farm		68.25%	144
2	Barwick Manor Farm		62.56%	132
3	Marshall's Farm		66.82%	141
4	Rennesley Farm		63.03%	133
5	Sawtrees Farm		62.09%	131
6	Sutes Farm		68.72%	145
7	Oakley Coachbuilders		60.19%	127
8	Rennesley Works		38.86%	82
9	Max Wright		48.34%	102
10	Biffa Landfill		14.22%	30
11	Hanbury Manor		90.52%	191
12	The Anchor		88.15%	186
13	The Feathers		93.84%	198
14	The Sow and Pigs		86.73%	183
15	The White Horse		72.99%	154
16	Thundridge Village Stores		91.00%	192
17	Jet Petrol Station		90.05%	190
18	Thundridge Business Park		51.66%	109
19	Ermine Point Business Park		30.81%	65
20	The Yard (Builders Yard, Cambridge Rd, High Cross)		31.75%	67

If money was available to invest in infrastructure where should it be spent? Tick any of the following.

			Response Percent	Response Total
1	Sewerage systems		24.29%	51
2	Surface water drainage		44.76%	94
3	Water supply		8.10%	17
4	Electricity		7.14%	15
5	Gas		2.86%	6
6	Mobile phone reception		38.10%	80
7	Broadband		49.52%	104
8	Pavements		38.57%	81
9	Roads		63.81%	134
10	Cycle routes		22.86%	48
11	Improvement to village halls		31.43%	66
12	Community energy projects		15.24%	32
13	Sports facilities		21.43%	45
14	Recreational areas		45.71%	96
15	Allotments		17.14%	36

# A selection of Neighbourhood Plan survey data

Do you regularly experience parking or access issues in these locations in the Parish? Please also indicate if you feel that parking restrictions and/or a car park is required in that location

	Do not use	Yes	No	Parking restrictions required?	Car park required?	Response Total
Thundridge: Ermine Street	16.5% (26)	31.6% (50)	31.0% (49)	13.3% (21)	7.6% (12)	158
Thundridge: Village Hall	15.8% (23)	26.0% (38)	33.6% (49)	5.5% (8)	19.2% (28)	146
Thundridge: Business Park	18.1% (34)	23.4% (44)	17.6% (33)	20.2% (38)	20.7% (39)	188
Thundridge: St Mary's Church	27.2% (28)	15.5% (16)	46.6% (48)	1.0% (1)	9.7% (10)	103
Thundridge: The School	25.8% (32)	21.0% (26)	32.3% (40)	10.5% (13)	10.5% (13)	124
High Cross: North Drive	17.1% (24)	25.0% (35)	34.3% (48)	11.4% (16)	12.1% (17)	140
High Cross: Village Hall	17.9% (21)	19.7% (23)	46.2% (54)	3.4% (4)	12.8% (15)	117
High Cross: St John's Church	27.8% (27)	11.3% (11)	52.6% (51)	1.0% (1)	7.2% (7)	97
High Cross: The School	29.0% (29)	9.0% (9)	48.0% (48)	5.0% (5)	9.0% (9)	100

Rate your concern about the following road safety issues from 1-5 (1 very concerning, 5 not concerned).

	N/A	1 (most)	2	3	4	5 (least)	Response Total
<b>Pedestrian/wheelchair</b>							
Speed of cars	1.7% (3)	54.1% (98)	20.4% (37)	16.6% (30)	3.3% (6)	3.9% (7)	181
Lack of pavement	2.8% (4)	25.0% (36)	18.1% (26)	20.1% (29)	12.5% (18)	21.5% (31)	144
Poor lighting	3.8% (5)	21.2% (28)	11.4% (15)	16.7% (22)	16.7% (22)	30.3% (40)	132
Potholes	0.6% (1)	49.7% (87)	22.3% (39)	14.9% (26)	7.4% (13)	5.1% (9)	175
Inconsiderate parking	1.2% (2)	50.3% (82)	21.5% (35)	12.3% (20)	7.4% (12)	7.4% (12)	163
<b>Cycle</b>							
Speed of cars	5.4% (5)	47.3% (44)	19.4% (18)	15.1% (14)	5.4% (5)	7.5% (7)	93
Lack of pavement	9.8% (8)	8.5% (7)	1.2% (1)	18.3% (15)	15.9% (13)	46.3% (38)	82
Poor lighting	8.9% (7)	10.1% (8)	7.6% (6)	26.6% (21)	12.7% (10)	34.2% (27)	79
Potholes	3.3% (3)	51.1% (47)	17.4% (16)	13.0% (12)	8.7% (8)	6.5% (6)	92
Inconsiderate parking	6.7% (6)	24.7% (22)	23.6% (21)	13.5% (12)	11.2% (10)	20.2% (18)	89

The following relate to the type of parking provision developers should make within developments. East Herts District Council stipulates the number of spaces that should be included which is dependent on the size of the property.

	Yes	No	Don't know	Response Total
Should garages be included within parking space allocations?	42.2% (79)	40.6% (76)	17.1% (32)	187
Is communal parking preferable to private off-street parking?	27.2% (50)	54.3% (100)	18.5% (34)	184
Should allocated parking be designed so cars can be parked one behind the other within the plot boundary?	37.4% (68)	39.0% (71)	23.6% (43)	182
Should allocated parking be designed so cars can be parked next to each other within the plot boundary?	71.4% (132)	10.8% (20)	17.8% (33)	185
Post development, should garages be retained and prevented from conversion	57.3% (106)	19.5% (36)	23.2% (43)	185
Is on-street parking acceptable within new developments?	18.2% (35)	70.3% (135)	11.5% (22)	192
Should communal visitor parking be included within new developments?	88.4% (168)	3.2% (6)	8.4% (16)	190

Which of the following types of housing development do you feel would be acceptable in the Parish?

	Within Village Boundaries	On Edge of Village Boundaries	Outside Village Boundaries	Not Acceptable	Response Total
Infill on brownfield sites	36.6% (90)	23.6% (58)	23.6% (58)	16.3% (40)	246
Infill on greenfield sites	10.6% (20)	9.0% (17)	11.6% (22)	68.8% (130)	189
Infill in gardens of existing properties	30.1% (68)	15.0% (34)	14.2% (32)	40.7% (92)	226
Demolition of existing housing for development	25.7% (55)	15.0% (32)	14.5% (31)	44.9% (96)	214
Small - up to 6 plots on undeveloped land	27.4% (63)	27.0% (62)	21.7% (50)	23.9% (55)	230
Medium - 7- 20 plots on undeveloped land	8.7% (16)	12.0% (22)	13.7% (25)	65.6% (120)	183
Large - over 20 plots on undeveloped land	4.0% (7)	2.3% (4)	7.5% (13)	86.1% (149)	173
Development within the greenbelt	4.3% (8)	3.8% (7)	4.3% (8)	87.6% (163)	186
Demolition of existing business premises for housing	30.9% (73)	19.9% (47)	20.3% (48)	28.8% (68)	236

Which types and sizes of property do you think are needed in the Parish, or you would like to move to, if they were built? Please tick all that apply.











	1 bed	2 bed	3 bed	4 bed	5 bed	Not needed	Response Total
Flat	21.4% (18)	31.0% (26)	3.6% (3)	0.0% (0)	0.0% (0)	44.0% (37)	84
Maisonette	11.1% (8)	33.3% (24)	4.2% (3)	0.0% (0)	1.4% (1)	50.0% (36)	72
Terraced Housing	1.8% (2)	34.2% (38)	33.3% (37)	3.6% (4)	0.9% (1)	26.1% (29)	111
Semi Detached Housing	0.7% (1)	21.1% (30)	47.9% (68)	9.2% (13)	1.4% (2)	19.7% (28)	142
Detached Housing	0.0% (0)	8.5% (13)	26.8% (41)	31.4% (48)	13.1% (20)	20.3% (31)	153
Mews Style Housing	1.9% (2)	25.9% (28)	32.4% (35)	8.3% (9)	2.8% (3)	28.7% (31)	108
Bungalows	10.9% (16)	45.6% (67)	19.7% (29)	4.1% (6)	0.7% (1)	19.0% (28)	147
Other	3.6% (1)	3.6% (1)	7.1% (2)	3.6% (1)	0.0% (0)	82.1% (23)	28

# A selection of Neighbourhood Plan survey data

If suitable properties were available in the Parish would you be interested in moving into a property that provided any of the following options? If so, please indicate approximate timescales.

	Next 5 years	5 - 10 years	10 - 15 years	No	Response Total
Upsizing	6.7% (11)	4.3% (7)	0.6% (1)	88.4% (145)	164
Downsizing	8.4% (15)	12.3% (22)	12.3% (22)	67.0% (120)	179
Same size but different style	5.6% (9)	4.3% (7)	3.7% (6)	86.4% (140)	162
Accommodating care/support needs (bungalow/annexe etc)	4.3% (7)	8.5% (14)	15.9% (26)	71.3% (117)	164
Closer to public transport	2.5% (4)	6.9% (11)	9.4% (15)	81.1% (129)	159
Need to change tenure (e.g. from renter to owner)	5.4% (8)	3.4% (5)	0.0% (0)	91.3% (136)	149
Current property meets existing and future needs and are therefore happy to remain here	23.3% (38)	16.0% (26)	35.6% (58)	25.2% (41)	163

Please indicate your top 5 of the following features which are the most important for new housing developments to include. Tick 5 options.

		Response Percent	Response Total
1	Low running costs e.g. maintenance, bills etc		46.97% 93
2	Garage suitable for a modern size car		32.32% 64
3	Maintaining existing views and sight lines for existing residents		78.28% 155
4	Incorporation of features to add character (e.g. cladding, brick details etc)		22.73% 45
5	Use of more sustainable building materials and construction techniques		21.21% 42
6	Provides some form of renewable energy (e.g. solar power/heating etc)		31.31% 62
7	Sufficient off road parking spaces		85.86% 170
8	How the properties look externally		52.02% 103
9	Size of reception rooms		6.06% 12
10	Size of bedrooms		9.09% 18
11	Number of bedrooms		9.60% 19
12	Number of storeys		10.61% 21
13	Size of garden		30.81% 61
14	Visitor parking		40.40% 80

***"New houses in the area are so expensive and unaffordable to most people. Why can't developers build affordable housing?"***

***"Development should be restricted to smaller plots in order to ensure the village or parts of it are not totally swamped."***

***"Housing. I would like to see on any vacant plot, small semi detached houses suitable for young families."***

***"Develop 2 areas along Old Church Lane, Thundridge."***

***"Concern about the development creep from Ware North at the southern end of the parish. Green space should be maintained between our parish and Ware."***

***"I do not believe there is any need for further homes."***

***"If the Parish is to expand we need some more school and doctors surgeries, especially with the close proximity of Ware town housing developments."***

***"The increased parking along the road outside Thundridge Business Park is becoming hazardous – and it is always on the pavement."***

***"Really bad parking issues in North Drive."***

***"My greatest concern is the speed of traffic passing through Wadesmill in particular from High Cross to Village Hall Thundridge."***

***"Pot holes between The Sow & Pigs and A10 roundabout are dangerous."***

***"The roads are awful."***

***"Lack of dog bins or notices requesting dog owners to be responsible and clear up after their dogs. "***

***"Public transport – lack of it late evenings and weekends."***

***"I am happy with the parish of Thundridge as it is and would not like to see any changes or development at all. "***

***"Landfill odour & sewerage smells by Hanbury Manor"***

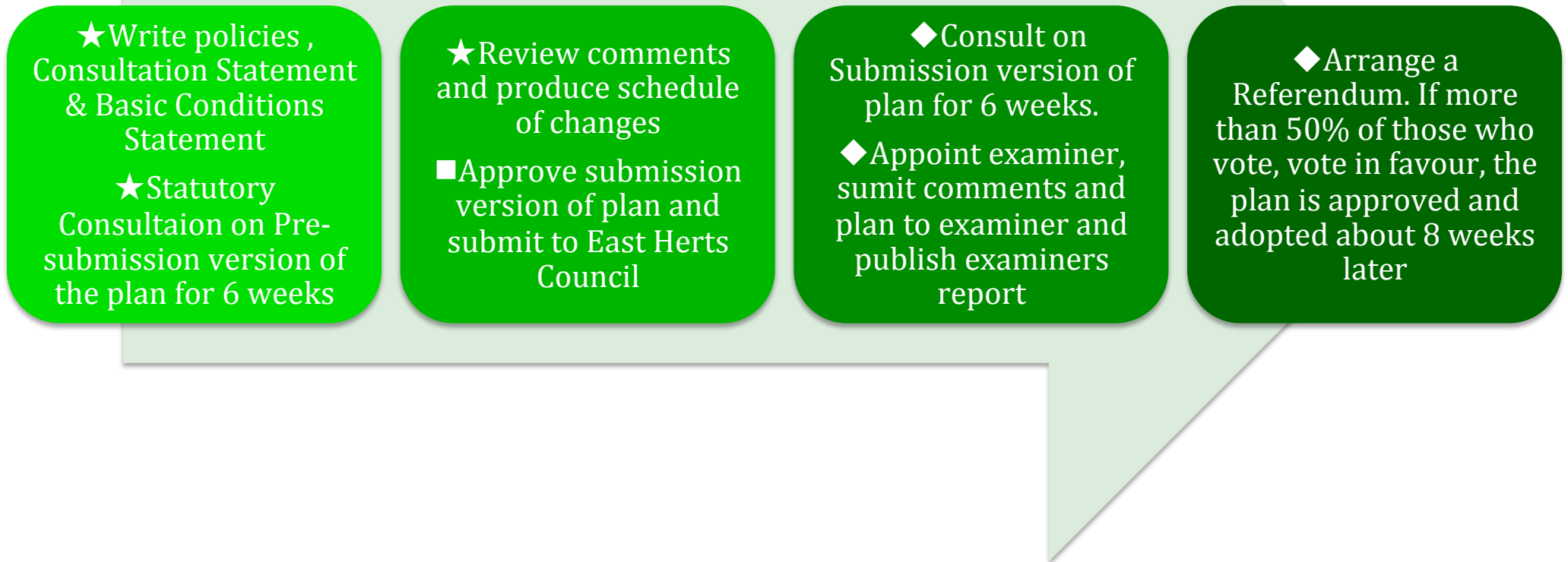
***"Declining community participation"***

***"Broadband speed and mobile phone reception are the two biggest issues."***

*"The Thundridge Neighbourhood Plan will guide the future development and evolution of the villages and hamlets of our rural Parish over the next 15 years and retain its separation from the town of Ware.*

*It will conserve the traditional and tranquil character of the Parish, and be inspirational in planning its future and so ensuring an attractive, safe, sociable and sustainable community in which to live and work."*

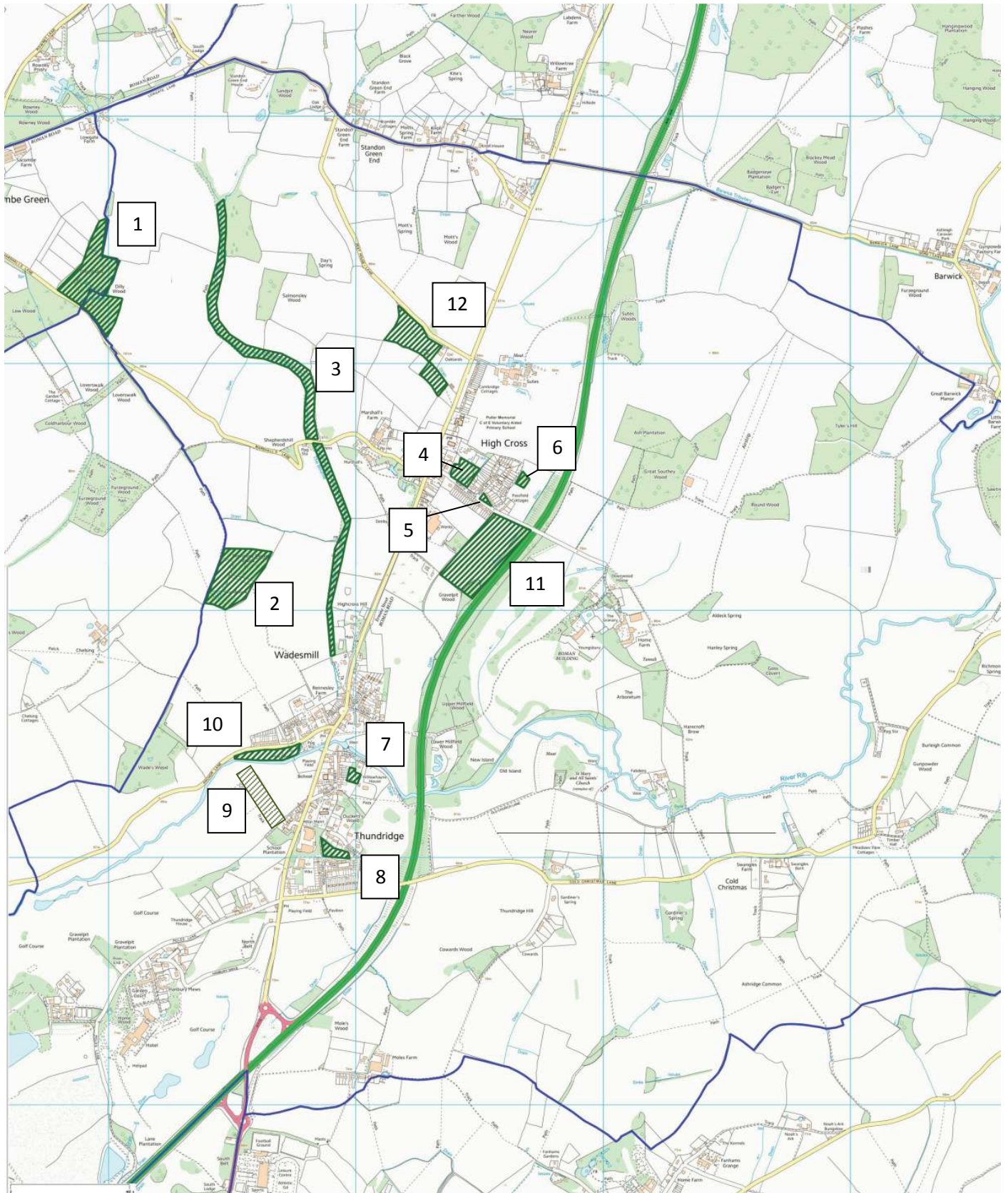




- Key:**
- ★ Thundridge Parish Neighbourhood Plan Advisory Committee
  - Thundridge Parish Council
  - ◆ East Herts District Council

## Thundridge Parish Neighbourhood Plan Process Chart

# Green Spaces



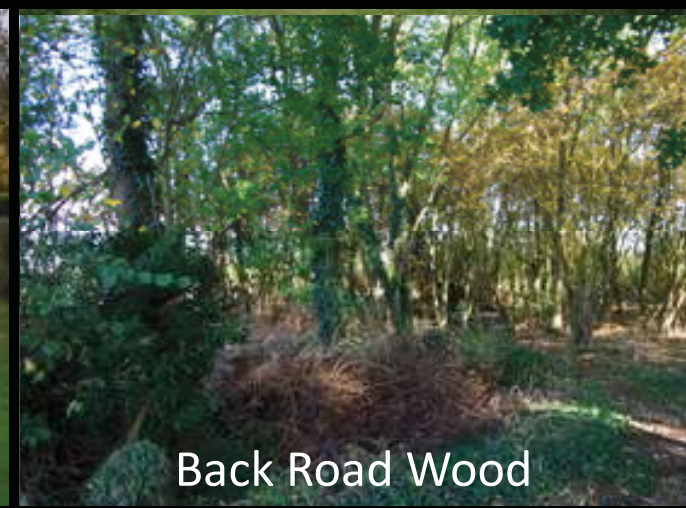
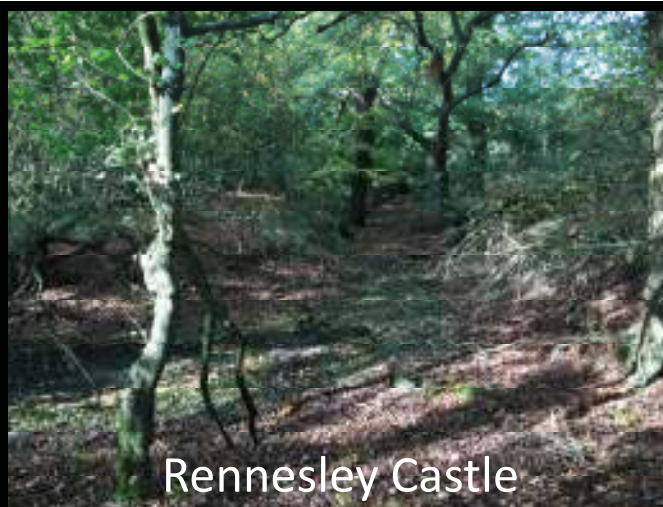
- |                                  |                                   |                           |                               |
|----------------------------------|-----------------------------------|---------------------------|-------------------------------|
| 1 - Dilly Wood                   | 4 - Glebe Field                   | 7 - Jean's Orchard        | 10 - Anchor Lane Meadow       |
| 2 - Rennesley Gardens and Castle | 5 - The Green North Drive         | 8 - The Pit               | 11 - Gravel Pit Park          |
| 3 - The Bourne                   | 6 - Back Road Wood off Noth Drive | 9 - Thundridge Allotments | 12 Football Fields and Meadow |

# Local Green Space Assessment

## Critical Criteria

#	Site description	Site Information						Critical Criteria				
		Potential development site	National designation or right of way	Common land or village green	Private garden	Owner known	Insufficient evidence or criteria	Extant planning permission	Local in character	Extensive tract	Demonstratively special	Reasonably close
1	Dilly Wood	N	N	N	N	Y	N	N	Y	N	Y	Y
2	Rennesley Gardens and Castle	N	Y	N	N	Y	N	N	Y	N	Y	Y
3	The Bourne	N	Y	N	N	Y	N	N	Y	Y	Y	Y
4	Glebe Field	Y	N	Y	N	Y	N	N	Y	N	Y	Y
5	The Green North Drive	N	N	Y	N	Y	N	N	Y	N	N	Y
6	Back Road Wood off North Drive	N	N	Y	N	Y	N	N	Y	N	N	Y
7	Jean's Orchard	N	N	N	Y	Y	N	N	Y	N	Y	Y
8	The Pit	N	N	N	N	Y	N	N	Y	N	N	Y
9	Thundridge Allotments	N	N	N	N	Y	N	N	Y	N	N	Y
10	Anchor Lane Meadow	N	N	N	N	Y	N	N	Y	N	Y	Y
11	Gravel Pit Park	N	Y	N	N	Y	N	N	Y	Y	Y	Y
12	Football Field and Sutes Meadow	N	Y	N	N	Y	N	N	Y	N	Y	Y

# Local Green Spaces (1)



# Local Green Spaces (2)



Jean's Orchard



The Pit



Thundridge Allotments



Anchor Lane Meadow



Gravel Pit Park



Sutes Meadow

# Local Green Spaces & Priority Views

## Introduction

### **Local Green Spaces**

Green spaces, which are considered special to the local community, can be designated through the Neighbourhood Plan. They will then have a level of protection similar to Green Belt Land.

They must be close to a village or hamlet, have special local significance for their beauty, tranquility, wildlife etc. and not be larger than 10 ha.

We have assessed 12 green spaces which are shown on the following boards.

### **Priority Views**

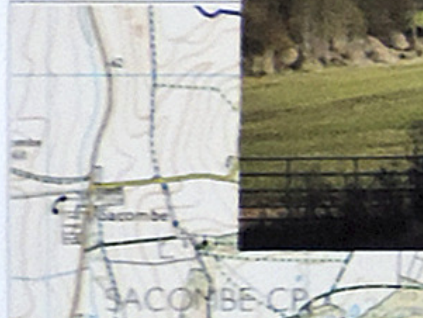
There are many lovely views in and around Thundridge, Wadesmill and High Cross. Our selection of the best can be seen in the photographs on the map of the Parish.

# Local Green Space Assessment Evidence

#	Site description	Evidence					
		Beauty	Intrinsic local character	Historical significance	Recreational	Natural wildlife	Other information
1	Dilly Wood	Ancient Hornbeam Coppice. Wild Daffodiles	Boundary bank the parishes of Thundridge and Sacolme	N/A	Popular beauty spot	Deer, Foxes, Badgers, Bats and other small birds and animals. Wild Bluebells and Daffodiles. Hornbeam and Sweet Chestnut trees.	Potential for ecology protection.
2	Rennesley Gardens and Castle	Views across the Parish	Mott and Bailey	N/A	N/A	Deer, Munjac, Rabbits	Potential for ecology protection.
3	The Bourne	Ancient trees and wild flowers	Formed by glacial runoff	Iron Age earthworks present	Public right of way	This is a steep-sided, wooded valley which is a habitat for badgers, woodpeckers, buzzards and kites as well as smaller birds and animals. It is prone to occasional severe flooding with a stream running the length of the valley.	Potential for ecology protection.
4	Glebe Field	Views of St. John's Church and the listed rectory	Central green space to High Cross	Glebe land for the use of the rectory.	N/A	Wild flower meadow which has not been cultivated.	
5	The Green North Drive	N/A	Play area for children	N/A	Play area	N/A	
6	Back Road Wood off North Drive	N/A	Wooded childrens' play area.	N/A	Play area	N/A	
7	Jean's Orchard	Old fruit trees in a grassed open space	Ancient orchard	N/A	N/A	The area is undisturbed so a range of wild life passes through. Also many wild flowers as it is not cultivated.	
8	The Pit	N/A	Play area for children	Within this area is a feature which is the remaining mound of Thundridge Post Windmill. The windmill was demolished in the 1870's	Play area	Wild flowers.	
9	Thundridge Allotments	N/A	Providing areas of cultivation	N/A	Growing produce for consumption.	N/A	
10	Anchor Lane Meadow	Riverside meadow	N/A	N/A	N/A	Herons Kingfishers, ducks and other waterside wild life.	Flood Pain
11	Gravel Pit Park	Parkland with ancient trees	Ancient Meadow	Capability Brown Landscape	Public right of way	Wild flower meadow. Small rodents and owels.	Potential for ecology protection.
12	Football Field and Sutes Meadow	N/A	Ancient Meadow	N/A	Public right of way	Ancient pollarded Oaks and wild flowers.	







# Non-listed Heritage Assets

These special features will be mentioned in the Plan:

St Mary's church, Thundridge designed by Benjamin Ferry in 1853 with money from the Hanbury family.

The Cattle Creep, Thundridge, once used to move cattle under the A10, now used by the children of Thundridge primary school to reach their playing field in safety.

The Post Mill mound Thundridge, near the Pit and not far from the Windmill public house (now closed). The Post Mill was pulled down in 1870, just leaving the mound.

The Puller family vaults in St John's Church yard High Cross and the Hanbury family vaults in St Mary's Church yard Thundridge. These two families helped to shape much of the history of both villages and their legacy is still seen today.

The Grave of Arthur Martin-Leake Double VC and Bar is to be found in a quiet corner of St Johns church, High Cross. He won his first VC during the Boer War and his second one during the Balkan War, 1912-13 and finally to Flanders where he won the bar to his VC. His connection with High Cross was because he spent his childhood at the family home of Marshalls and died there in 1953 aged 79. A plaque commemorating his achievements is to be found by the lychgate of the church.

A Meridian post is to be found in Cold Christmas near to the house "Swangles". There was a Meridian post placed in the year 1984, wherever the Meridian line crossed a public highway.

Several large examples of Hertfordshire Conglomerate (pudding stone) are to be seen at Sutes Farm, High Cross.

## **OBJECTIVES – ENVIRONMENT**

- PROMOTE THE USE OF RENEWABLE ENERGY IN NEW DEVELOPMENT AND ENCOURAGE RETROFITTING OF EXISTING PROPERTIES TO REDUCE THE ENVIRONMENTAL IMPACT OF AN INCREASING NUMBER OF RESIDENTS IN THE PARISH
- PRESERVE AND ENHANCE THE CHARACTER OF THE BUILT ENVIRONMENT IN THE VILLAGES AND RECOGNISE THE IMPORTANCE OF HERITAGE ASSETS INCLUDING CONSERVATION AREAS, LISTED BUILDINGS AND OTHER HISTORIC FEATURES
- MAINTAIN IMPORTANT VIEWS AND PROVIDE EXTRA PROTECTION FOR THE MOST SPECIAL GREEN SPACES FOR FUTURE GENERATIONS TO ENJOY
- RAISE AWARENESS AND APPRECIATION OF THE FLORA AND FAUNA IN THE PARISH AND PROMOTE CONSERVATION AND IMPROVEMENT OF BIODIVERSITY, PARTICULARLY IN THE RIVER RIB CORRIDOR

# BUSINESS AND EMPLOYMENT IN THE PARISH

- There are approximately 40 businesses in the Parish.
- A survey was carried out with an approximate 25% response rate with the following results:
- The businesses offer a variety of services including:
  1. Construction
  2. Waste Management
  3. Automotive
  4. Small/light industry
  5. Manufacturing
- Consist of local, national and international businesses.
- Businesses benefit from:
  1. Proximity to London
  2. Country environment
  3. Local employment and customers
- Assistance to help expand and maintain current businesses:
  1. Parking
  2. Additional space for expansion
- 75% of the businesses which responded to the survey are intending to remain in the Parish for the next 5 – 10 years.
- Over 100 people are employed in the businesses that responded to the survey of which seven live in the parish and 49 live within five miles.
- Almost all of the employees travel to work by car. However, some employers encourage car share and cycle to work schemes.
- Of those residents who answered the Thundridge Parish Neighbourhood Plan Survey:
  1. 84% use both shops (Thundridge and Spar in High Cross)
  2. 88% use the petrol station in High Cross
  3. 90% use the pubs
  4. 24% use the Hotels and B & Bs

# TOURISM AND PLACES OF HISTORICAL INTEREST

**The Clarkson Monument** - on High Cross Hill. Erected 9 October 1879 for Arthur Giles-Puller of Youngsbury, and inscribed "On the spot where stands this monument, in the month of June 1785 Thomas Clarkson resolved to devote his life to bringing about the abolition of the slave trade".



**Arthur Martin-Leake's Grave** - High Cross church graveyard with a commemorative plaque in the wall at the Lynch gate. Arthur Martin-Leake was the first man to be awarded the Victoria Cross twice. His first as a result of his bravery in Vlakfontein on the 8<sup>th</sup> February 1902 where he attended a wounded man under gun fire from the Boers. His second in Ypres, Belgium in 1914 where he rescued a large number of wounded under constant enemy fire.



**The Lunardi Balloon Stone** - can be found in a field near Colliers End and Standon Green End. Vincenzo Lunardi was the first man to make a free floating balloon flight in England in 1748. Starting from London he flew for approximately two and a half hours touching down briefly in Welham Green and finally landing in the field near Colliers End. A distance of 26 miles.



**Rennesley Castle** - overlooks the Rib Valley and was the site of a moated castle in the Iron Age and is one of the most interesting moated mounts in Hertfordshire.



**Wadesmill Turnpike** - this building was a Toll House in the 19<sup>th</sup> century for the Wadesmill Turnpike, the first such road in the country established by an Act of Parliament in 1663.



**Wadesmill Bridge** - the bridge over the River Rib at Wadesmill was built in 1825 at the time that the road bypassed Ermine Street. It is supported by 6 Doric columns and is one of only two bridges like it in the country



**The Meridian Post** – at Cold Christmas was erected in 1984 to commemorate the centenary of the international agreement of 1884 that the 0 degree longitude line should run through Greenwich and therefore be a continuation of the 180 degree International Date Line through the Pacific Ocean.



**The church of All Hallows and Little St Mary** - was built, or possibly rebuilt, in Norman times, next to the manor house. There were burials here until 1882 and some of the headstones are now at Ware Museum.



## WHAT IS AN ASSET OF COMMUNITY VALUE

In England, an Asset of Community (ACV) is land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011.

Voluntary and community organisations can nominate an asset to be included on their local authority's register of assets of community value.

## WHAT HAPPENS IF AN ASSET IS LISTED AS AN ASSEST OF COMMUNITY VALUE

A moratorium will be applied when a listed asset is put up for sale.

There is an initial six-week interim period, during which a community group must express interest in bidding. If one does, there is a six-month moratorium beginning from when the asset is put up for sale, i.e. including the six-week interim period, to allow a community interest group to put a bid together.

The right to bid, is not the same as the right of first refusal, the seller is free to ignore the bid at their discretion.

After a moratorium period has ended, another moratorium period cannot begin for a further 12 months.

**PLEASE USE YOUR COLOURED DOTS TO IDENTIFY WHICH FOUR YOU WOULD LIKE TO NOMINATE SHOULD THE NEED ARISE**

# ASSETS OF COMMUNITY VALUE

## THUNDRIDGE VILLAGE HALL

- Located at the southern end of Ermine Street, fronting Cambridge Road and with parking to the side.
- TVH was built in 1928, is a Registered Charity and managed by a committee of parishioners.
- The spacious hall with stage is newly refurbished having male and female toilets, disabled access, well equipped kitchen, separate bar, gas central heating and double glazed windows.
- The hall can cater for a maximum of 120 people. It plays host to Thundridge School for lunches.
- The hall is suitable for many uses including parties, weddings, meetings, lectures, theatre productions, cinema, quiz nights, Hospice jumble sales and a host of other events and functions.



# ASSETS OF COMMUNITY VALUE

## THE ALLOTMENTS, THUNDRIDGE

- Access is via an unmade track known as the Common, opposite the Village Hall.
- Located in the Rib Valley, surrounded by farmland, woodland, allotments and with views of the village and the church to the east.
- 48 individual allotments.
- 73% of the plot holders are from the parish and assist each other with ideas and watering whilst on holiday.
- Leave picked vegetables out for anyone to take/exchange.





# ASSETS OF COMMUNITY VALUE

## THE FEATHERS INN, WADESMILL

- The Feathers Inn, a listed building, is a public house and hotel in the heart of Hertfordshire, with a pleasant mix of conserved history and modern furnishings.
- Located in the small village of Wadesmill in the Rib Valley and surrounded by countryside.
- 31 bedrooms all decorated traditionally with original features but modern facilities.
- Traditional atmosphere and a perfect location to share any food occasion with family friends.
- Meeting facilities for up to twenty people.
- Promotes collections for MacMillan Cancer Support.
- Holds events such as hosting live bands on bank holidays and garden parties.



# ASSETS OF COMMUNITY VALUE

## THUNDRIDGE CRICKET PITCH

- Home to Thundridge Cricket Club/Thundridge United and Thundridge City Football Clubs.
- Purchased in 1935 from Braziers Gravel Company and extending to approximately 4.8 acres.
- Access is via an unmade track known as the Common, opposite the Village Hall.
- Pavilion with two changing rooms, showers, toilets, kitchen, dining area and score box.
- The Sports Field is available to hire for events and occasions.
- Located in the Rib Valley, surrounded by farmland, woodland, allotments and with views of the village and the church to the east.



# ASSETS OF COMMUNITY VALUE

## THUNDRIDGE VILLAGE STORES

- Thundridge Village Stores with a tea room on Ermine Street. A former post office.
- Built 1909 initially as a bakery by Hanbury and has been a shop for several decades.
- Centre of village with limited parking.
- Community focal point.
- Sells local produce and essentials of bread, milk, newspapers and sweets amongst other items.
- Tea room has indoor and outside seating available and is used by walkers and locals alike.
- The old phone box outside the shop is used to display general information and leaflets about circular walks in the parish and local sites of historical interest .



# ASSETS OF COMMUNITY VALUE

## HIGH CROSS VILLAGE HALL

- Formerly known as the Parish Hall this was constructed in 1924 by local builders for the use of local people.
- Community focal point used by numerous local organisations eg: Playgroup; brass band practice; Women's Institute; Thundridge and High Cross Society; Christmas Meal for the OAPS; jumble sales; Parish Council meetings; wedding receptions; badminton; fund raising events for various local clubs.
- In the heart of the village with parking.
- Can accommodate 80 seated patrons or 100 standing.
- Kitchen and bar facilities, including cooker, microwave, crockery, and urn.
- Overhead projector and hearing loop facilities available.



# ASSETS OF COMMUNITY VALUE

## HIGH CROSS SPAR SHOP AND PETROL STATION

- Local petrol station established over 50 years ago.
- Extensive opening hours.
- Well stocked.
- Potential for local employment.
- Charitable collection boxes.
- Parcel collection and delivery point.
- 90 % of those who responded to the Thundridge Parish Neighbourhood Plan survey said they would use the Spar and petrol station.



# TRANSPORT AND PARKING

The number 331 bus goes through the parish from Royston Tesco to Hertford bus station and vice versa and stops at:

- Thundridge, Sow and Pigs Public House; Thundridge Village Hall.
- Wadesmill the Feathers Inn.
- High Cross, White Horse Public House; Cambridge Cottages; Barwick Lane
- There are 13 buses per day travelling northwards through the parish the earliest arriving at the Sow and Pigs at 06.25 and the latest at 19.14.
- Travelling Southwards there are 14 buses, the earliest arriving at the Lamb and Flag in Colliers End at 06.55 and the latest at 20.10.
- There are no buses on Sundays.
- There are no further transport services or links to this parish.
- Hertford Bus station is the nearest hub for further national bus links and Ware station is the closest rail link.

Road links are good to Hertford and Ware on the C168 which links with the A120 to Bishops Stortford/Stansted Airport and A10 to Buntingford and Royston.

Results from the Thundridge Parish Neighbourhood Plan survey showed that:

- 75% thought that the buses were not frequent enough.
- 40% commented on the lack of a weekend service.
- 62% would use the bus service if it was more frequent.

## **Parking on road side – problems:**

- Blocking of what is still a main road even though it is now classified as a C road.
- When the A10 is closed re accidents, the traffic is rerouted through the parish.
- There is a problem with parking on the hill from Wadesmill up to Thundridge and again through High Cross and Colliers End.

## **Solutions:**

- Providing land for parking bays where possible.
- Any new development to have sufficient parking for number of cars per household.
- Providing land for extra parking in the vicinity of the problem areas ie Thundridge Hill.
- Using existing unused land ie car park behind The White Horse in High Cross and The Sow and Pigs in Thundridge.

# OBJECTIVES – FACILITIES AND SERVICES

- DEVELOP AND EXPAND THE EXISTING FACILITIES IN A SUSTAINABLE MANNER, MAKING BETTER USE OF OUR GREEN SPACES AND PROTECTING OUR ASSETS OF COMMUNITY VALUE (ACV)
  - Cycle ways
  - Additional Community Centre
  - Amenities for teenagers
  - Renew/expand Wodson Pavilion
  - Tennis courts
  
- MAINTAIN THE BUSINESSES BY PROVIDING WHAT THEY NEED TO STAY WITHIN THE PARISH
  - Increase parking
  - Larger/additional units
  - Maintain a sustainable community and country atmosphere
  - Enhanced broadband
  - Maintain/enhance footpaths and pavements
  
- PROVIDE BETTER CAR PARKING FACILITIES AND SO REDUCE THE AMOUNT OF ON-STREET PARKING
  - Ensure future housing and business development have sufficient parking
  - Provide land for parking bays where available
  - Use existing unused land eg pub car parks
  
- ENCOURAGE TOURISM AND VISITORS TO THE PARISH'S MANY HISTORICALLY IMPORTANT SITES OF INTEREST
  - Signage
  - Maintain the rural character of the parish
  - Protect and make use of a number of Assets of Community Value (see other display board for more explanation)

# Housing Group Objectives

- Understand the housing needs of the parish from census and survey data
- Evaluate desires regarding key issues such as
  - Design
  - Density
  - Parking
  - Sustainability and environmental impact
- Determine housing policies that will ensure those needs are delivered
- Identify sites that are available for development
- Assess available sites
- Identify sites that are most suitable for delivering the needs of the parish



# Housing Statistics

- 33% of survey respondents would be interested in downsizing over next 15 years
- 29% would be interested in moving to accommodate care/support needs if suitable properties were available
- 27% of houses are currently in single occupancy
- 14% of properties are single occupied by over 65s
- 34% of properties are occupied by 2 people
- Only 8% of properties are 1 bed and 24% are 2 bed houses
- Villages have a higher proportion of 4 and 5 bed houses than East Herts, East of England and England averages

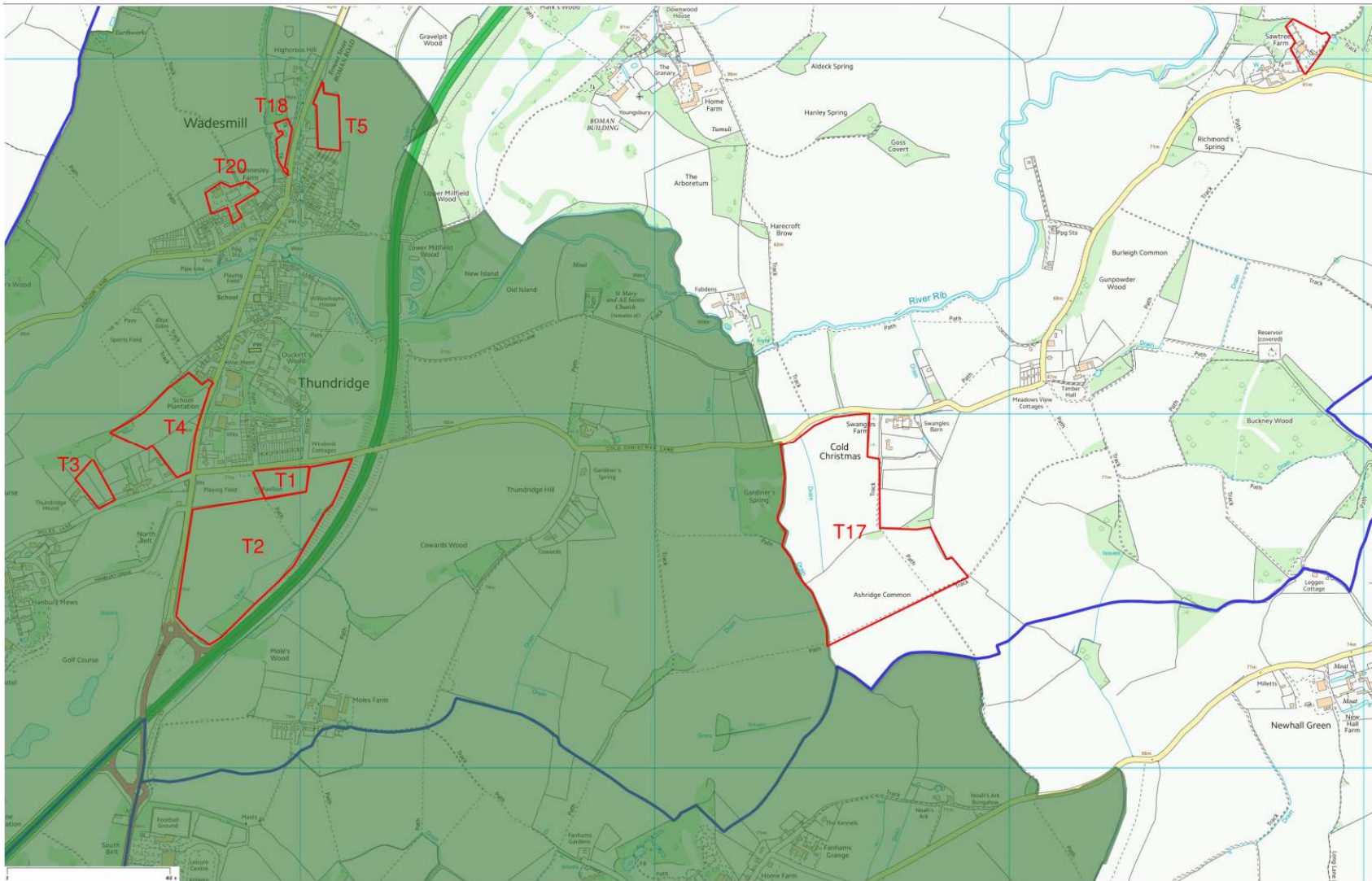
# Housing Group Draft Policy Direction

- Petition to extend the greenbelt to incorporate High Cross to compensate for loss of greenbelt in south of Parish
- Growth of villages to be organic – smaller developments of around 6 dwellings or fewer
- Small infill developments are acceptable
- Focus of new developments should be 1, 2 and 3 bedroom properties
  - Purpose of smaller property sizes is to meet need due to lack of supply, encourage downsizing to free up under occupied properties, provide access to affordable property for people to get onto housing ladder
  - Bungalows, terraced housing and semi detached properties particularly desirable
  - Four and five bedroom properties are to be discouraged due to lack of local demand
- Mix of housing tenures required, especially shared ownership
- External appearance to be in keeping with existing housing mix but not to be uniform across developments
- Housing to be built to high energy efficiency standards and incorporating renewable energy
- Sufficient off road parking to be provided – higher than East Herts average – with parking provision to be side by side and with visitor parking provided on developments
- Housing density to be in keeping with the surrounding area

# Housing Group Site Assessment Criteria

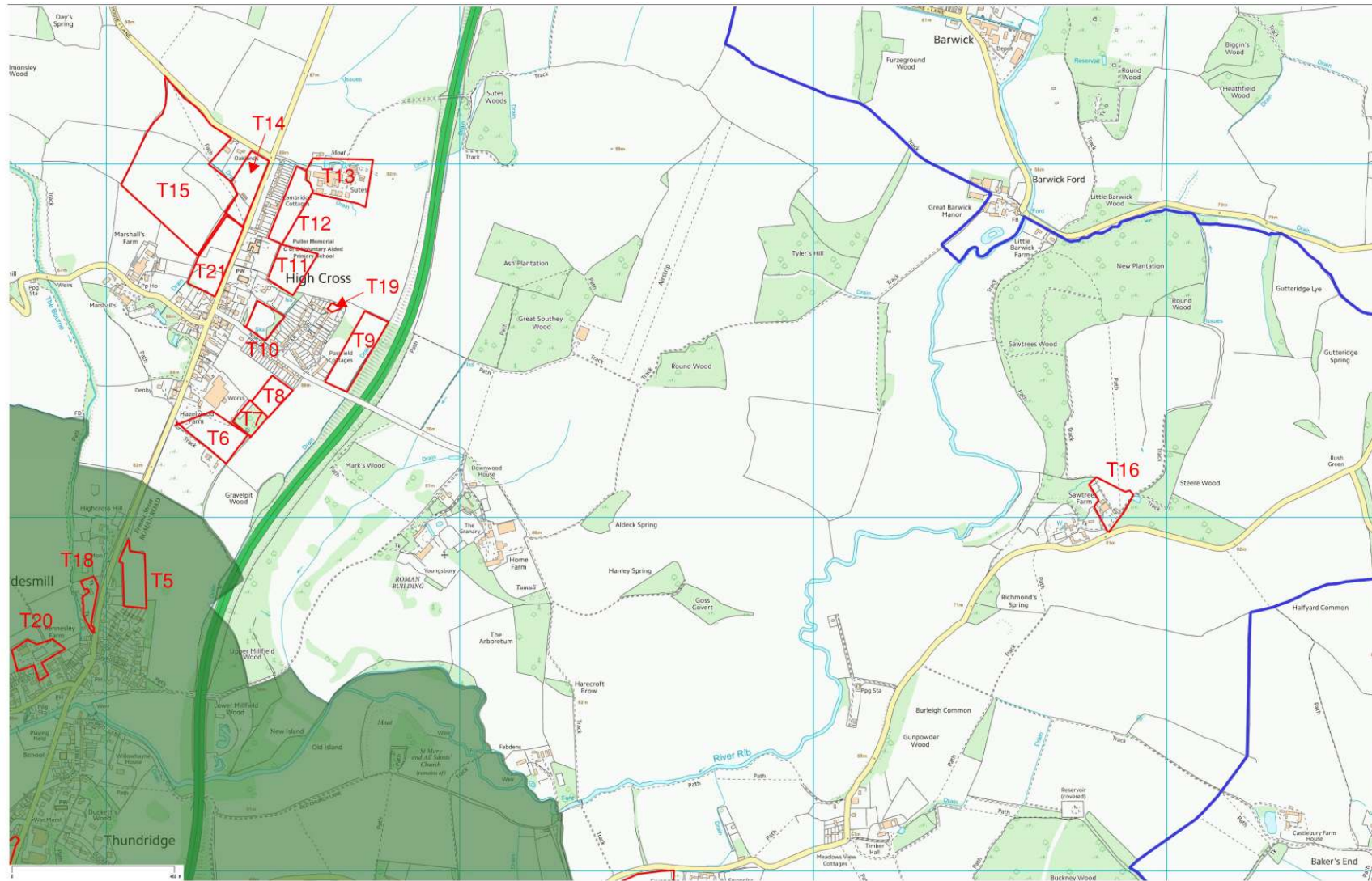
<b>CRITICAL CONSTRAINTS</b>
Is the site located in the Greenbelt?
Where is site relative to proposed village boundary?
<b>MAJOR CONSTRAINTS</b>
Density of Proposed Development
Does the site have features of significance for biodiversity e.g (SSIs, TPOs, wildlife designations, protected species etc)?
Is the site in an area of flood risk?
Is there direct highway access?
Can the site be classified as infill?
Would the development of the site be compatible with the needs of the surrounding area?
Are there any archaeological constraints on the site?
Is the site in a Conservation area?
Is the site a greenfield/garden/brownfield site?
Would development of the site constitute loss of a significant open space important to the character of the village?
Would development of the site affect the setting of listed buildings or monuments?
Would development of the site constitute organic growth in the village?
Is the site available for development within the plan period?
Does the site include areas of best and most versatile agricultural land (ALC Grade 2 or 3a)
Would the development impact the setting of the village or any of the designated important views?
<b>ADDITIONAL CONSTRAINTS</b>
Can the site be connected to the foul sewer?
Does the site contain any watercourses?
Does the site have utilities or ready access to utilities?
Has the site got a history/risk of contamination?
Is the site readily accessible to Thundridge, Wadesmill or High Cross?
Is the site currently used for employment purposes?
Is the topography of the site suitable for development?
Do any footpaths/POW cross the site?
Are there any adverse geological features on the site?
Is the site connected with public transport?
Is there previous planning history on the site?
Are there any safety issues relating to the site and/or its setting? E.g. relationship to schools/play grounds etc

# Thundridge and Wadesmill Potential Housing Sites



THUNDRIDGE NEIGHBOURHOOD PLAN

# High Cross Potential Housing Sites



THUNDRIDGE NEIGHBOURHOOD PLAN

# Potential Housing Sites

NAME	<b>T1</b>
ADDRESS	Cold Christmas Lane
SIZE OF PLOT	10430m <sup>2</sup> (1.043ha)
LOCATION	Next to Wodson Pavilion

- A greenfield site located next to Wodson Pavilion and opposite Windmill Cottages but outside the village boundary
- The site is located within the greenbelt and forms part of the buffer zone between Thundridge and Ware
- The land is classified as Agricultural Land – ALC Grade 2
- Potential for 25 to 30 properties
- Access to utilities and foul drainage believed to be ok
- Footpath crosses the site (terminates at A10 and little used)
- Location is within 100m of bus stop



# Potential Housing Sites

NAME	T2
ADDRESS	Cold Christmas Lane
SIZE OF PLOT	117000m <sup>2</sup> (11.7ha)
LOCATION	South of Wodson Pavilion

- A greenfield site located south of Wodson Pavilion and North of the A10. The site also adjoins site T1 and lies outside the village boundary
- The site is located within the greenbelt and forms part of the buffer zone between Thundridge and Ware
- The land is classified as Agricultural Land – ALC Grade 2
- Potential for 280 to 350 properties
- Access to utilities and foul drainage believed to be ok – although likely to require upgrading
- Footpath crosses the site (terminates at A10 and little used)
- Location is next to a bus stop



# Potential Housing Sites

NAME	<b>T3</b>
ADDRESS	Poles Lane
SIZE OF PLOT	12140m <sup>2</sup> (1.214ha)
LOCATION	Adjacent to Thundridge House

- A greenfield site located next to Thundridge House on Poles Lane which is outside the village boundary
- The site is located within the greenbelt - previous planning application for 1 large house rejected due to this
- Potential for 30 to 36 properties – proposal for either 1 large property of five smaller dwellings
- Access to utilities and foul drainage for a small development likely to be ok
- No Public Rights Of Way over the land
- Location is within 400m of bus stop



THUNDRIDGE NEIGHBOURHOOD PLAN



# Potential Housing Sites

NAME	<b>T4</b>
ADDRESS	Poles Lane
SIZE OF PLOT	38180m <sup>2</sup> (3.81ha)
LOCATION	Opposite Sow and Pigs PH

- A greenfield site located off Poles Lane opposite the Sow and Pigs and bounded by Eleanor Close at the Northern boundary
- The site is located within the greenbelt
- Potential for 90 to 115 properties
- Utilities and foul drainage likely to require an upgrade
- No Public Rights Of Way over the land
- Location is within 100m of bus stop



# Potential Housing Sites

NAME	T5
ADDRESS	Cambridge Road, Wadesmill
SIZE OF PLOT	10000m <sup>2</sup> (1.0ha)
LOCATION	Field behind Millfield

- A greenfield site located off Cambridge Road and behind Millfield
- The site is located within the greenbelt
- Potential for 24 to 30 properties
- Utilities and foul drainage likely to require an upgrade
- No Public Rights Of Way over the land
- Location is within 400m of bus stop



## Potential Housing Sites

NAME	<b>T6</b>
ADDRESS	High Road, High Cross
SIZE OF PLOT	14390m <sup>2</sup> (1.44ha)
LOCATION	South of Oakley Horseboxes

- A greenfield site located off High Road and adjacent (south) to Oakley Horseboxes site
- The site is located outside the greenbelt
- Potential for 35 to 43 properties
- Site adjacent to T7 and T8
- Utilities and foul drainage may require an upgrade
- No Public Rights Of Way over the land
- Location is within 400m of bus stop



# Potential Housing Sites

NAME	<b>T7</b>
ADDRESS	High Road, High Cross
SIZE OF PLOT	5300m <sup>2</sup> (0.53ha)
LOCATION	Adjacent to T6

- A greenfield site located behind Oakley Horseboxes and adjacent to T6
- The site is located outside the greenbelt
- Potential for 12 to 16 properties
- Site adjacent to T6 and T8
- Utilities and foul drainage may require an upgrade
- No Public Rights Of Way over the land
- Location is within 400m of bus stop



# Potential Housing Sites

NAME	<b>T8</b>
ADDRESS	High Road, High Cross
SIZE OF PLOT	6000m <sup>2</sup> (0.60ha)
LOCATION	Adjacent to T7

- A greenfield site located behind Canterbury Park and adjacent to T7
- The site is located outside the greenbelt
- Potential for 15 to 18 properties
- Site adjacent to T6 and T8
- Utilities and foul drainage may require an upgrade
- No Public Rights Of Way over the land
- Location is within 400m of bus stop



# Potential Housing Sites

NAME	T9
ADDRESS	High Road, High Cross
SIZE OF PLOT	15000m <sup>2</sup> (1.5ha)
LOCATION	North Drive Adjacent to A10

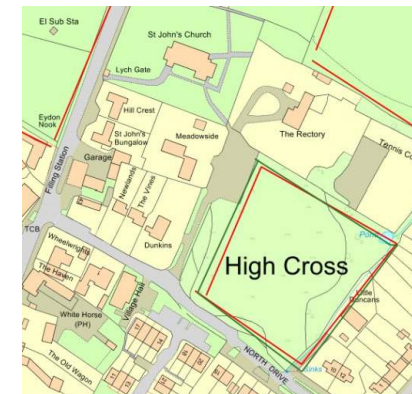
- A greenfield site located behind Passfield Cottages and adjacent to A10
- The site is located outside the greenbelt
- Potential for 35 to 45 properties
- Utilities and foul drainage may require an upgrade
- No Public Rights Of Way over the land
- Location is within 400m of bus stop



# Potential Housing Sites

NAME	<b>T10</b>
ADDRESS	Glebe Field, High Cross
SIZE OF PLOT	7000m <sup>2</sup> (0.7ha)
LOCATION	North Drive

- A greenfield site located off North Drive to the South of The Rectory and Church
- The site is located outside the greenbelt
- Planning application was refused but is being appealed
- Proposal for 20 properties (28.5dph)
- Utilities and foul drainage may require an upgrade
- No Public Rights Of Way over the land
- Location is within 400m of bus stop



# Potential Housing Sites

NAME	<b>T11</b>
ADDRESS	Sutes Farm, High Cross
SIZE OF PLOT	10,000m <sup>2</sup> (1.0ha)
LOCATION	Behind Puller Memorial School

- A greenfield site located behind Puller Memorial School
- The site is located outside the greenbelt
- Site is adjacent to T12 and T13
- Potential for 24 to 30 plots on this parcel
- Utilities and foul drainage likely to require an upgrade
- Public Rights Of Way along one boundary
- Location is within 400m of bus stop





# Potential Housing Sites

NAME	<b>T12</b>
ADDRESS	Sutes Farm, High Cross
SIZE OF PLOT	12,000m <sup>2</sup> (1.2ha)
LOCATION	Behind Cambridge Cottages

- A greenfield site located behind Cambridge Cottages
- The site is located outside the greenbelt
- Site is adjacent to T11 and T13
- Potential for 29 to 36 plots on this parcel
- Utilities and foul drainage likely to require an upgrade
- No Public Rights Of Way
- Location is within 400m of bus stop



## Potential Housing Sites

NAME	<b>T13</b>
ADDRESS	Sutes Farm, High Cross
SIZE OF PLOT	10,000m <sup>2</sup> (1.0ha)
LOCATION	Amongst Farm Buildings

- A brownfield/greenfield site located on Sutes Farm
- The site is located outside the greenbelt
- Site is adjacent to T12
- Potential for 48 to 60 plots on this parcel
- Utilities and foul drainage likely to require an upgrade
- No Public Rights Of Way cross the site
- Location is within 400m of bus stop



# Potential Housing Sites

NAME	<b>T14</b>
ADDRESS	High Road, High Cross
SIZE OF PLOT	11,000m <sup>2</sup> (1.1ha)
LOCATION	Corner of Pest House Lane and High Road

- A greenfield site located behind Cambridge Cottages
- The site is located outside the greenbelt
- Site is adjacent to T15 and T21
- Potential for 26 to 33 plots on this parcel
- Utilities and foul drainage may require an upgrade
- Public Rights Of Way crosses the site
- Bus stops directly outside the site



# Potential Housing Sites

NAME	<b>T15</b>
ADDRESS	Pest House Lane, High Cross
SIZE OF PLOT	82,000m <sup>2</sup> (8.2ha)
LOCATION	Adjacent to Finn House

- A greenfield site located behind accessible from Pest House Lane and extending to Marshall's Farm
- The site is located outside the greenbelt
- Site is adjacent to T14 and T21
- Potential for 200 to 250 dwellings
- Utilities and foul drainage likely to require an upgrade
- Public Rights Of Way cross the site
- Bus stops within 400m of site



# Potential Housing Sites

NAME	<b>T16</b>
ADDRESS	Sawtrees Farm
SIZE OF PLOT	2,400m <sup>2</sup> (0.24ha)
LOCATION	Cold Christmas

- A greenfield/brownfield site located on Sawtrees Farm
- The site is located outside the greenbelt
- Potential for 5 to 7 plots
- Utilities and foul drainage may require an upgrade
- Public Right Of Way crosses the site
- Bus stops is over 800m from site



# Potential Housing Sites

NAME	<b>T17</b>
ADDRESS	Swangles Farm, Cold Christmas Lane
SIZE OF PLOT	183,000m <sup>2</sup> (18.3ha)
LOCATION	Cold Christmas

- A greenfield site located adjacent to Swangles Farm
- The site is located outside (but adjacent to) the greenbelt
- Potential for 440 to 550 plots
- Utilities and foul drainage likely to require an upgrade
- Public Rights Of Way cross the site
- Bus stops is over 800m from site



# Potential Housing Sites

NAME	<b>T18</b>
ADDRESS	High Cross Hill, Wadesmill
SIZE OF PLOT	4,000m <sup>2</sup> (0.4ha)
LOCATION	Garden of Wellcroft

- A garden site located off High Cross Hill
- The site is located inside the greenbelt
- Proposal for 3-4 houses
- Utilities and foul drainage may require an upgrade
- No Public Rights Of Way cross the site
- Bus stop less than 100m from the site



# Potential Housing Sites

NAME	<b>T19</b>
ADDRESS	Poplar Close
SIZE OF PLOT	500m <sup>2</sup> (0.05ha)
LOCATION	Rear of 20 Poplar Close

- A garden of a property located on Poplar Close
- The site is accessible from North Drive
- The site is located outside the greenbelt
- Potential for 1 property
- Utilities and foul drainage unlikely to require upgrade
- No Public Rights Of Way cross the site
- Bus stop is less than 800m from the site





## Potential Housing Sites

NAME	<b>T20</b>
ADDRESS	Anchor Lane, Wadesmill
SIZE OF PLOT	Unknown (ha)
LOCATION	Rennesley Farm

- A brownfield/greenfield site located off Anchor Lane
- The site is located inside the greenbelt
- Minimal details currently available
- Bus stop is less than 400m from the site



# Potential Housing Sites

NAME	<b>T21</b>
ADDRESS	High Road, High Cross
SIZE OF PLOT	16840m <sup>2</sup> (1.6ha)
LOCATION	Opposite Puller Memorial School



- A greenfield site located opposite Puller Memorial School
- The site is located outside the greenbelt
- Proposal for 27 dwellings
- Utilities, foul and surface water drainage likely to require an upgrade
- Public Rights Of Way are adjacent to the site
- Bus stop is less than 100m from the site

