

THUNDRIDGE



THUNDRIDGE NEIGHBOURHOOD PLAN

Submission Version

2018 – 2033

Consultation Statement



THUNDRIDGE NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

1. Background

1.1 Thundridge Parish Council recognised the benefits of having a Neighbourhood Plan (NP) for the parish and committed to the process in May 2016. The parish council engaged the services of neighbourhood planning consultants Jacqueline Veater and Jed Griffiths to provide technical advice and assist in the management of the project. It was decided that a separate Thundridge Neighbourhood Plan Steering Group (TNPSG) would be formed, supported by and reporting to the parish council.

1.2 The parish council publicised an initial meeting throughout the parish to gather volunteers to form the TNPSG. Some of the group who attended were parish councillors, but the majority were residents of the parish keen to help guide the future of their community. Over the course of the preparation of the Plan, various members of the group joined and left, but the purpose and direction remained constant.

1.3 The initial meeting was held on 8th August 2016 at Standon Green End Farm, at which an Advisory Committee was set up to oversee the preparation of the Plan on behalf of the parish council. A constitution was agreed and a project plan formalised and topics and issues which the Neighbourhood Plan might need to cover were discussed. During that meeting the following sub groups were formed:

- Housing
- Environment
- Facilities and Services
- Infrastructure
- Communications.

Subsequently the Infrastructure sub group was merged with Facilities and Services.

2 Consultation Process

2.1 Community engagement and involvement was identified by the Advisory Committee as a key element in the preparation of the Plan. A small Communications Group was formed, with the purpose of informing the public and arranging consultation events. Throughout the process, extensive use was made of the popular parish magazine - Village Life. To ensure maximum coverage, the issue in which the initial article about the NP appeared was partly sponsored by the parish council so that it was delivered to every household in the parish.

See Appendix 1 for copies of articles that appeared in Village Life.

Updates and information on the plan were also published on the parish council's website <https://www.thundridgeparishcouncil.org.uk>

2.2 A separate website domain (tpndp.org) was also registered - this was used to create simple URLs for publicity, which were then redirected to the relevant page on the parish

council website (see examples of this in the content of Appendix 1). An email address was made available for enquiries, and a dedicated mobile phone number was set up. Local Facebook groups were also used to publicise events and key milestones.

2.3 To further publicise meetings and other key events, fliers were delivered by hand to every household. Posters were put up in key locations around the parish, as well as several large banners (for examples of publicity see Appendix 2). Meetings of the TNPSG were publicised around the parish and were open to the public, with an agenda item specifically to allow public discussion.

2.4 At any public meetings that were held, when signing in, parishioners were encouraged to give their email address along with their permission to use their addresses in connection with Neighbourhood Planning matters. Email addresses were also gathered during the survey. These email addresses were added to a mailing list which was used to further publicise the NP.

3 Timeline

Public Open Events - 22nd & 25th Feb 2017

3.1 Once the TNPSG was formed, the first key event was an initial public meeting to communicate with parishioners and encourage involvement in the NP. Two events were held early in 2017 - one in High Cross Village Hall on Wednesday 22nd February, the second in Thundridge Village Hall on Saturday 25th February. Members of the TNPSG and the parish council were present at both events to talk with parishioners, explain more about what the NP could offer the parish and set it in an historical perspective. Local people were informed about the Neighbourhood Plan process and their opportunities to comment. They were also asked to give their opinions on the planning issues which were of most concern to them and asked to respond to the survey which was launched at the events.

Survey - March 2017

3.2 The initial public meeting was also used to prepare residents for the Survey that followed shortly afterwards. As soon as the TNPSG subgroups were formed, work began on research and design of the survey questions. The questions went through several stages of internal review, then were also reviewed by the parish council until a final version was produced (see Appendix 3).

3.3 The comprehensive survey form was set out as a series of structured questions relating to the main issues which had emerged from the initial work of the topic groups. These concerned housing, business and employment, the environment, facilities and services along with transport and parking. Respondents were also invited to contribute their general views about the parish and matters relating to its planning.



3.4 The Neighbourhood Plan Survey was printed and hand delivered by volunteers to every household in the parish, with a closing date of 3rd April 2017. An online version of the survey was also created using <https://www.smartsurvey.co.uk>. Parishioners were encouraged to complete the survey online, but to ensure maximum response levels, survey posting boxes were also placed at key locations in the parish. Articles in Village Life were published to promote the survey and remind parishioners to return their completed responses.

3.5 Completed surveys were collected regularly to keep tabs on response level. Part way through the survey period, reminder posters were put up throughout the parish. The result of this sustained publicity was an excellent response of 215 - equivalent to more than 32%. A separate modified survey was also sent out to local businesses.

Survey Analysis

3.6 Once the survey responses had all been gathered, they were transcribed onto the online tool to allow analysis. Data was supplied to the subgroups and used to form the evidence base for the emerging NP.

3.7 A clear message was provided, both from the survey and the open events, about residents' concerns. The main issues mentioned were as follows:

- General views about keeping Thundridge, Wadesmill, and High Cross as distinctive communities, set in peaceful countryside
- A resistance to more housing, but support for specific types of units for local needs
- A concern about design quality in housing
- Protection and enhancement of the rural environment, including green spaces, cherished views, wildlife, and the River Rib
- A need to improve public transport
- Support for local business
- A need to upgrade broadband and mobile phone networks.

3.8 A workshop session was held in May 2017 to agree outcomes and next steps based on the survey evidence (Appendix 3a).

Vision Statement

3.9 Discussion on a vision statement for the NP was held at an early stage, but it was felt that the statement should reflect the views of the parishioners and thus could not be written at that point. The survey responses were therefore key in producing the final vision statement for the NP.

3.10 A workshop was arranged for all members of the Advisory Committee at the "Feathers" Hotel, Wadesmill, on Monday 15th May 2017 during which they discussed and agreed a draft vision for the Neighbourhood Plan.

3.11 The finalised vision statement reads:

"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."

3.12 The vision statement was used on publicity materials and displayed prominently at all consultation events and received much positive feedback and agreement from parishioners.

Consultation Event 11th November 2017

3.13 Using the survey results and other evidence gathered by the sub groups, the NP began to take shape. A consultation event was arranged at the Thundridge Village Hall on Saturday 11th November 2017 to appraise parishioners of the progress and to gather valuable feedback on the direction the Plan was taking. The consultation event was publicised via Village Life, as well as with posters and banners throughout the parish. Offers of transport for those with restricted mobility were given, and the display materials at the event were also made available on the parish council website after the event for those unable to attend with an invitation to respond by the 28th November 2017. To focus engagement, two scheduled Q&A sessions were advertised, which worked very well to maximise numbers.

3.14 Attendees were invited to comment on the draft vision and objectives, and to express their views on various policy options. Of particular interest was the assessment by the Housing Group of potential housing sites in the parish. This was focused mainly on sites previously evaluated by East Herts Council in the formulation of the District Plan but included other sites which had been proposed by local landowners. There was also considerable interest in the local environment, and many suggestions were made for the protection of open spaces, public viewpoints, and assets of community value.

3.15 A combination of feedback forms, post-it notes and sticky dots were used to gather feedback, which was all then transcribed and fed back to the sub groups. A report of the event in the following Village Life gave an excellent "third party" view on the event and served to help keep parishioners informed and updated. See [Appendix 4] for the materials displayed at the event, [Appendix 4a] for photos taken at the event and of the materials on display showing feedback gathering, [Appendix 4b] for the transcribed feedback, [Appendix 4c] and for feedback on Housing Allocations.

3.16 The feedback gathered at this event was used to amend the developing policies, housing site allocations and green space designations. The work was largely completed by March 2018, but this coincided with the consultation on the East Herts District Plan Main Modifications.

3.17 In view of the uncertainty surrounding the Main Modifications and the issue of the final report by the Examination Inspector, Thundridge Parish Council resolved to postpone consultation on the Neighbourhood Plan policies. In early April, two special meetings were arranged between members of the Advisory Committee and the parish council. At these meetings, there was a presentation of the emerging draft policies, and a detailed discussion of the wording. Following these sessions, further work was done, particularly on the housing and environment topic areas, to complete the policies for public consultation.

Consultation Event 15th July 2018

3.18 The next public event, held at High Cross Village Hall on Sunday 15th July 2018, was a consultation on the draft policies; local green space designations and housing site allocations; and protected views. Details of the draft objectives and policies were displayed for public viewing and comment. A short survey form was also issued at the event and made available on the website. To ensure maximum engagement, a flier was printed, and hand delivered to every household in the parish. An excellent turnout was again recorded, with more than 80 visitors to the event. Feedback was gathered, reviewed and again fed back into the draft policies.

3.19 See [Appendix 5] for the materials displayed at the event, [Appendix 5a] for photos taken at the event and of the materials on display showing feedback gathering and [Appendix 5b] for the transcribed feedback.

4 Engagement with other Stakeholders

4.1 A selection of TNPSC members arranged to visit Puller Memorial School and ran some successful workshops with the pupils - gaining valuable insights into what the younger generation would like to see in the future of the parish.

4.2 The evidence base for the Plan comprises all outputs from the engagement process outlined above plus:

The evidence base for East Herts District Plan

Hertfordshire County Council

NOMIS: 2011 Census Statistics

Herts and Middlesex Wildlife Trust/ Hertfordshire Biological Records Centre

The Environment Agency

Historic England

Natural England

Local Businesses.

5 Pre-submission Consultation

5.1 The Neighbourhood Plan Pre-submission Consultation ran from 11th February 2019 until midnight on 5th April 2019. A summary document was produced and distributed to every household in the Neighbourhood Plan Area. This document contained the response form and instructions on how to respond see [Appendix 6]. The closing date on the published document was 31st March 2019 but this date was publicly advertised as being extended until 5th April to take account of a small delay in distribution of the summary.

5.2 Notification of the consultation was sent to a wide selection of consultees and stakeholders. See [Appendix 7] for letter providing the notification and the spreadsheet of consultees.

5.3 A spreadsheet containing consultation replies and the action taken in response to the replies by the TNPSG and ratified by Thundridge Parish Council and led to a number of amendments to the Pre-submission Draft Thundridge Neighbourhood Plan see [Appendix 8].

5.4 A submission draft of the Thundridge Neighbourhood Plan was produced and approved by Thundridge Parish Council on Monday 3rd June 2019 see an extract of the minutes of the meeting [Appendix 9].

6 APPENDICES

Appendix 1: Village Life Articles

Appendix 2: Publicity

Appendix 3: The Survey

Appendix 3a: Workshop slides May 2017

Appendix 4: Consultation Event November 2017 Display Material

Appendix 4a: Consultation Event November 2017 Photos and Evidence

Appendix 4b: Consultation Event November 2017 Comments and Feedback (Except Housing)

Appendix 4c: Consultation Event November 2017 Comments and Feedback (Housing)

Appendix 5: Consultation Event July 2018 Display Material

Appendix 5a: Consultation Event July 2018 Photos

Appendix 5b: Consultation Event July 2018 Feedback

Appendix 6: Pre-submission Summary Document

Appendix 7: Notification of Pre-submission Consultation and Consultees spreadsheet

Appendix 8: Spreadsheet of Pre-submission Consultation Replies

Appendix 9: Extract of Thundridge Parish Council Minutes of Monday 3rd June 2019

January 2017


Appendix 1

Village

Life

January 2017 issue

50p



In this issue:
Introducing the new magazine
The Neighbourhood Plan
New contributors

A local magazine for the villagers of Cold Christmas, Colliers End
Downfield, High Cross, Standon Green End, Thundridge and Wadesmill.

January 2017

Neighbourhood Plan

Have your say about the future of the Parish

- What do you think about where you live? • Why did you choose to live in the Parish?
- What do you think are its unique characteristics? • What do you think needs improving and what needs changing? • Do we need more housing? • Where should it be built?
- What is the future for our village shops?

The answers to these types of questions will help us to develop the Thundridge Parish Neighbourhood Plan. The plan will enable us to shape the development and growth of our villages - Thundridge, Wadesmill and High Cross and surrounding hamlets - and have a say about where new homes, shops and offices are built, as well as what those buildings will look like and what infrastructure is needed to support this. The plan will protect our view of what we want the Parish to look like in the future.

The Thundridge Parish Advisory Group, made up of local volunteers is working with the Parish Council to research and develop the plan. Sub groups have been set up covering topics such as housing, facilities and services, the environment and infrastructure.

Members of the advisory group, along with parish councillors, will be on hand to talk about the plan at two **open events in February**.

They will take place in **High Cross Village Hall on Wednesday 22nd February at 7-8.30pm** and **Thundridge Village Hall on Saturday 25th February at 10-11.30am**.

At these events you'll have a chance to ask questions and look at some of the research the group has carried out to date. You can also give us your views and thoughts about what you think is important in the Parish and how you think it should look in the future.

One important way we'll carry out research is through a **survey** where we will be asking you for your thoughts. The analysis we get from this will feed directly into our plan. The survey will be available at the open events in **February** and also from **22nd February** on the Thundridge Parish Neighbourhood Plan website, which can be found at **www.tpndp.org**. We will have printed copies available for those of you who do not have internet access which you can either fill in at the events, or if you would like a printed copy sent to you, please call **07376 866 348** and leave your name, address and telephone number and we will arrange this. Watch out for posters around the Parish advertising the open events and the survey.

You can also keep up to date with how the plan is developing and find out about events and activities on our dedicated **Facebook page**: **www.facebook.com/tpndp/**



Photo captions:

Countryside: We are looking at the environment and wildlife in our villages.

Thundridge Village Stores: Will we need more village shops in the future? Thundridge Village Stores is looking to become a community-run shop.

High Cross pub: We have been looking at the facilities, services and businesses in the parish.

Ermine Street, Thundridge: A number of the houses in the Parish are listed buildings.

January 2017

Neighbourhood Plan

What have we been discussing?

The Housing sub-group's discussions have included:

- Land allocation
- Design, style, layout & density of housing needs
- The current extent of the green belt
- The size, design, sustainability and location of developments; housing requirements and the adjustment of village boundaries.



The Facilities, Services & Highways sub-group's discussions have included:

- Gathering details of the facilities and services in the Parish
- The current road system and future needs
- Village shops and how they will be run
- Facilities for the under 5s and over 65s
- The village halls and if they will meet future needs.



The Environment sub group's discussions have included:

- The natural environment and wildlife - what are its unique characteristics and how could it be protected?
- Green spaces
- Renewable energy - options available such as biomass, solar, waste solutions, wind
- Listed buildings and heritage
- The community - community projects such as supper clubs, community shops.



Useful Contact details

Thundridge Parish Neighbourhood Plan website: www.tpn dp.org

Thundridge Parish Neighbourhood Plan Facebook Page: www.facebook.com/tpn dp

For a printed copy of the survey (available from 22nd February): Tel: 07376 866348

Open days: High Cross Village Hall, Wednesday 22nd February at 7-8.30pm

Thundridge Village Hall, Saturday 25th February at 10-11.30am

February 2017

Neighbourhood Plan

Neighbourhood plan update: we need your support

The Thundridge Parish Neighbourhood Plan gives you the opportunity to shape and protect Thundridge Parish for the next fifteen years. We need your help and support to develop this important document.

If you want to find out how the Thundridge Parish Neighbourhood Plan is progressing, then come along to our open events in February.

The events will take place at:

High Cross Village Hall on Wednesday 22nd February at 7 pm to 8.30 pm

and:

Thundridge Village Hall on Saturday 25th February at 10 am to 11.30 am.

Neighbourhood plans enable communities to shape the future development and growth of their area and to have a say in where new homes, shops and offices are built - as well as what those new buildings should look like and what infrastructure should be provided. They can also be used to protect important green spaces, vistas and views.

Members of the Thundridge Parish Advisory Group and Thundridge Parish Councillors will attend the open events and you will have the chance to ask questions about the work carried out to date.

Part of the way we are gathering views for the Neighbourhood Plan is through a survey which will now be launched shortly after the open events. We will deliver a printed copy to every household in the parish. You can choose to fill in the printed version or to complete it online when the survey link is uploaded to the Thundridge Parish Neighbourhood Plan website (see contact details below).

We look forward to seeing many of you at the open events - your views and comments are vitally important for the future of the Parish.

Useful Contact details

Thundridge Parish Neighbourhood Plan website: www.tpndp.org
Thundridge Parish Neighbourhood Plan Facebook Page: www.facebook.com/tpndp

Email: info@tpndp.org

Open days: High Cross Village Hall, Wednesday 22nd February at 7 pm to 8.30 pm
Thundridge Village Hall, Saturday 25th February at 10 am to 11.30 am

October 2017

Neighbourhood Plan

Update. We have been working through the feedback provided in the Parish Survey and have the beginnings of a Neighbourhood Plan.

We would like to share these ideas and plans with all residents of the Parish at a consultation in November. The date will be published in the next edition of *Village Life* and on noticeboards throughout the Parish.

The Neighbourhood Plan will allow us to shape the future development and growth in our Parish. It will be used to protect important green spaces, vistas and views, as well as set out future needs for infrastructure and services, so we can continue to enjoy living and working in our very special part of Hertfordshire.

The consultation will give you the opportunity to see the progress we have been making and give us your comments and input. This feedback is very important, so look out for more details about the consultation and make sure you come along and get involved.



St. Johns High Cross Church

SOUP LUNCH

Saturday 7th October

in Church 12 noon

Cost £5 includes Tea/Coffee

In aid of Church Funds

All welcome

COFFEE MORNING

Saturday 28th October

in Church

10.30am

Answers to October Puzzle Corner

Local and countryside quiz:

- 1663
- Barley, to the maltings in Ware
- Larch
- Pannage
- Damsel flies (small dragonflies)

Insects: Locust, Weevil, Earwig, Hornet.

- Villages:**
1. Stocking Pelham
 2. Gravesend (near Albury)
 3. Hare Street

Quotation: swallows.

Children's Crossword:

Across 1. Jay. 3. Pope. 5. Oval. 6. Aged. 8. Poke. 11. Rye. 12. Tank. 15. Yeti. 16. Newt. 17. Wine. 18. Sag.

Down 1. Jeep. 2. York. 3. Planet. 4. End. 7. Even. 9. Ogre. 10. Ermine. 13. Ants. 14. King. 15. Yew.

Neighbourhood Plan

Neighbourhood Plan Consultation Meeting. Based on your responses from the neighbourhood plan survey, your Parish Council and their Neighbourhood Planning team would like to meet you to show you how things are progressing with the draft of the Neighbourhood Plan.

The plan covers areas such as future housing needs, environmental issues and the facilities within our parish.

We would like your views and feedback, so please join us for a cup of tea, cake and a friendly chat on **Saturday 11th November** at Thundridge Village Hall from **10.00am to 1.30pm**.

There will be short Q&A sessions at **10.30am** and **12.30pm**.

If you need help with transport to Thundridge Village Hall, please call 07376 866 348.

If you cannot attend the meeting, details of the contents of the consultation will be on the Parish Council website after the meeting.

Come and get involved with deciding how your parish could look in the future!



BINGO NIGHT

Friday 1st December

7.30pm at High Cross Village Hall

£1 per game. Prize and cash prize per game

Bring your own drinks and snacks

Any profits to High Cross church

December 2017

Neighbourhood Plan

Report by Village Life roving reporter. On Saturday, 11th November, Thundridge Village Hall hosted the Neighbourhood Plan Consultation Exhibition, which attracted a great deal of attention and was very well attended by more than 90 parishioners.

The display items were of a very high quality, setting out the various areas of interest and inviting comment by way of stick notes. Members of the Parish Council and volunteers were present to answer questions of which there was no shortage.

The purpose of the exhibition was to gain further opinion and comment from parishioners to supplement the survey delivered to households earlier this year to develop shared vision for all residents in the Parish on key issues for inclusion in the final draft. Among these were:

- Choose where new homes and other developments may be built
- Influence the type of development
- Identify and protect important local green spaces or other treasured assets.

Richard Hallman, chair of the Neighbourhood Plan Committee, gave a short speech of welcome and answered the frequently-asked question: "What is a Neighbourhood Plan?" He described this simply as a mechanism whereby the plan reflected the desires and attitudes of local residents, and which, once approved, will have legal force in setting out what development is acceptable in the Parish and for what reasons. Mr Hallman went on to warn that the plan was "not a magic bullet to keep all change at bay".

The intention of the Plan is set out in the vision statement, which has been written based on feedback given in the survey.

"The aim of the Thundridge Neighbourhood Plan will be to 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."

It is clear that the volunteers have done a sterling job in putting together a plan on behalf of the community without which planners would not be obliged to take notice of local opinion. *Village Life* proposes a vote of thanks for their efforts on our behalf.

Once it has been drafted the updated plan will be available for comment in the New Year.



A message from the Neighbourhood Plan Committee. The Neighbourhood Plan Committee would like to thank all who came along to the Neighbourhood Plan Consultation Exhibition in November. We gathered plenty of comments, fresh ideas and feedback that will be used to continue the process of forming the Plan. It was encouraging to receive so many positive comments about the progress we have made so far. Look out for announcements of future events and updates on the Plan.

Those who were unable to attend the consultation event can view the displays that were presented by visiting www.tpndp.org/consultation.

Thundridge Parish Council Neighbourhood Plan Committee.

March 2018

Your comments

Red Kite Admirer writes: What a brilliant idea to be able to have a grumble without attaching a name.

I do agree about the NHS car parking fees - enough stress in hospital visiting or delivering a patient without having to pay such a lot !

Can I add a grumble about the Thundridge locality? Some of the beautiful narrow country lanes near Thundridge have precipitous edges concealed by trees and blind bends only wide enough for one car. Barwick Ford from Much Hadham springs to mind, and Cold Christmas Lane from Sawtrees Farm towards the Sow and Pigs in Thundridge.

How can we persuade speeding car drivers to use their imagination about tailgating cars going at a cautious and sensible speed? Any ideas?



Bald Eagle writes: Good stuff, *Red Kite*. A whinge does us all good.

Re NHS parking. Fortunately, the NHS medical service is free at the point of use. Clearly car parks take up valuable space and need to be maintained, so they do cost money. People who go to hospital and have a cup of tea and a cake whilst there, don't expect that to be free. Why should car parking be different? Surely it is fairer if their costs are paid for by the people that use them. However, I do agree that the example given of £3.80 for a few minutes is excessive. Some hospitals still have a system where you have to buy a parking ticket for a number of hours when you park. This can cause either drastic over-payment, or anxiety if the visit takes longer than expected. A fairer payment system is needed.

Public Respect. Shoes on seats in trains is very annoying. Also those that push past quite unnecessarily when boarding or leaving the train. The thing that concerns me most is that it once was safe to politely point out this lack of respect. I used to do this and often was supported by other passengers unknown to me. Quite often a polite apology followed. However, since I was attacked on two occasions in such circumstances, I have kept my thoughts to myself.

Traffic Chicanes. I would like to get the group that designed these traffic hazards to stand for a few hours in driving rain watching how they work in practice. I agree that it is unfortunately necessary to have a means to slow vehicles down when entering built-up areas. But surely creating situations where head-on collisions are more likely to occur makes no sense. The signage at the hazards further contribute to the problem. Strange little coloured arrows are unclear. A more straightforward 'Give Way' and 'Priority Over Oncoming Vehicles' would be far better. Better still, remove them all and replace them with speed humps.

Neighbourhood Plan

Public Consultation on 24th and 25th March 2018. Please come along to our next public consultation where we will be seeking your feedback on the drafts of many of the policies that will form the Neighbourhood Plan.

We will also be displaying details of potential development/housing sites and green spaces throughout the Parish. These have been selected based on your survey feedback, previous public consultations, extensive research and a series of evaluation criteria, but we want to know what the residents of the Parish think.

The consultations will be held at High Cross Village Hall on Saturday 24th March from 10.00am to 12.00pm and at Thundridge Village Hall on Sunday 25th March from 2.00pm to 4.00pm. We'll be serving refreshments, so please join us in helping to shape the future of your Parish.

April 2018

Jean's Orchard



Following the excitement of the tree-planting, a small working group met on Saturday, 24th February to tackle the job of moving the scrap metal and other debris from the area behind the garage, making space for the new fencing. This will be our next major project. Other jobs were completed, including removing weeds and moving good compost into the relocated compost heap, as well as relocating the water butt.

We were blessed with fine spring weather and the orchard was resplendent with snowdrops. Little did we know what was in store from "The Beast From The East" only days later. Lucky timing!

Please join us on the following dates, from 10.00am:

Saturday 14th April

Wednesday 9th May

Come along and join us even if it's just for half an hour.

Orchard open afternoon: Saturday 12th May

2.00pm to 4.00pm - Tea and cakes

Meet the trustees and volunteers at the orchard

Jean's Orchard

Ermine Street

Thundridge

Email: theharrisfamily9@gmail.com

Facebook: Jean's Orchard Thundridge

Website: www.wadesmillcountryside

Neighbourhood Plan

We apologise that the Thundridge Neighbourhood Plan consultation meeting was cancelled last month.

We hope to hold this soon, so please look out for the banners in the parish advertising the event. Details will also be on the parish council website www.thundridgeparishcouncil.org.uk.

May 2018 Neighbourhood Plan



Many of you will have noticed that the Public Consultation regarding progress on the Thundridge Parish Neighbourhood Plan was recently cancelled (from 24 and 25/03/2018). We would like to reassure you that the need for the plan remains as important as it has ever been, but some recent changes happening at East Hertfordshire District Council (EHDC) have caused us to slow down a little. This is primarily because the Neighbourhood Plan must be in full alignment with EHDC's District Plan and that plan is also evolving.

Two significant changes have been announced by EHDC in the last few weeks. Firstly, the District Council is now able to demonstrate that it now has a greater than five-year land supply identified for residential development. In fact it can now demonstrate a 6.2-year supply. While EHDC were not able to show at least a five-year land supply, developers were exploiting this as the council was forced into a position whereby it had to default to a generally positive view of any proposed

development and had fewer grounds available to refuse permission. Secondly, the EHDC District Plan has been officially examined and some modifications proposed. This brings the District Plan closer to full adoption and also introduces a number of changes that impact the levels of development required in villages such as High Cross which are outside the Green Belt.

The net impact has been that some of the information provided to the Neighbourhood Planning team at the beginning of the project has recently been revised. For example, when the Neighbourhood Plan was started, the guidance was that all group-2 villages had to plan for around a 10% expansion and, as a consequence, the final Neighbourhood Plan 'must' incorporate sufficient sites to meet this requirement. Saying "no more development in our villages" was not acceptable and a Neighbourhood Plan written in this way would have been rejected. That has now changed, with the villages no longer required to meet any specific pre-expansion target. This means that the Neighbourhood Plan can focus on ensuring that any developments that do take place can be tailored to suit the needs of the village (as determined in the initial data gathering stage).

More information on these topics will be made available when the Neighbourhood Plan Public Consultation is rescheduled in the near future. In the interim, other changes in the District Plan also mean that currently, there should not be development outside of the Village Boundaries.

The Neighbourhood Planning Team look forward to re-engaging with you shortly in order to complete this important project to shape the future development of our villages.

Downfield tweets

This is an update on our article last year regarding a planning application to develop the Hanbury Manor Green Keepers buildings and surrounding area. The application has received planning consent, despite serious objections by a number of Downfield Residents. However, the number of dwellings has been reduced from five to four and there are other conditions relating to landscaping and management of the building works. A critical condition is a traffic management plan relating to Poles Lane.

A number of years ago Hanbury Manor extended their building across the main drive by the use of a bridge. A by-product of this change is that a large number of coaches and delivery vehicles now use Poles Lane. Added to this already existing nuisance will be the contractor's lorries and vehicles for the proposed new development. There is also a condition that work must commence within three years, so we will keep you posted on progress. Works are expected to commence in 2019.



August 2018

Nature photographs

Photograph kindly sent in by Brian Roberts: Starling.



Neighbourhood Plan

Neighbourhood Plan Consultation Event. The Neighbourhood Plan reached another milestone recently, when the public consultation on the Draft Policies, Local Green Spaces, Important Views, Assets of Community Value and Housing Allocation Sites took place in High Cross Village Hall. More than 80 parishioners attended the event, offering valuable feedback on the displayed materials. The documentation can also be viewed on the Parish Council website. While feedback was sought by 1st August, if you do have any further comments to make, please visit the website and get in touch as soon as possible.



An enormous thank you from the Neighbourhood Plan Group to all who attended the event, or who have subsequently submitted feedback.

What's next? Once the Group has processed the feedback from the above event, the next step is to write the draft Plan itself. This will then go out in the Autumn to all Parishioners for the Regulation 14 statutory six week consultation. It will be distributed in summary form to all Parishioners, with full copies available online and by post on request. Commenting on the Draft Plan will be your final opportunity to offer your feedback before we submit the Plan to East Herts Council, who will manage the final stage of consultation, the Examination of the Plan by an independent Examiner, the referendum and finally approve and adopt the Plan.

THUNDRIDGE



Appendix 2

THUNDRIDGE

PARISH

NEIGHBOURHOOD

PLAN

Shaping the future of your Parish

**Find out more and tell us
what is important to you**

Open Events

High Cross Village Hall

Wednesday 22nd Feb 7pm - 8:30pm

Thundridge Village Hall

Saturday 25th Feb 10am - 11:30am



NEIGHBOURHOOD PLAN CONSULTATION ALL WELCOME!

**View our progress on the draft
Neighbourhood Plan**

**Join us for a friendly chat over a cup
of tea and a cake**

***Give us your feedback and
have a say about the
future of YOUR Parish!***

Saturday 11th NOV

10am-1:30pm

Thundridge Village Hall

**A short presentation will be made at
10:30 and repeated at 12:30.**

NEIGHBOURHOOD PLAN
CONSULTATION
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THUNDRIDGE



THUNDRIDGE PARISH NEIGHBOURHOOD PLAN

Shaping the future of your Parish

Public Consultation on
Draft Policies,
Local Green Spaces Designation
and Housing Site Allocations

**Use this opportunity to give us your
feedback before the final draft is published!**

High Cross Village Hall
Sunday 15th July 10:30-1pm

"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."

The Neighbourhood Plan will guide what sort of development occurs, as well as helping preserve local green spaces and improving Parish facilities.

Our draft policies, Local Green Space Designations and Housing Site Allocations are based on surveys, feedback and other evidence gathered over the past 18 months.

Use this last opportunity to give us your feedback in person before the final draft is published.

If you are unable to attend the meeting, the documents will be available on the Parish Council website from 16th July onwards - send feedback before 1st August 2018

www.tpndp.org/consult-july2018

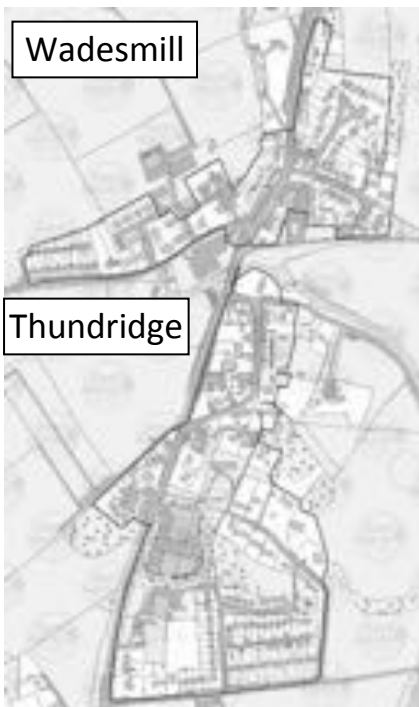




Thundridge Parish Neighbourhood Plan Residents' Survey

Appendix 3

A chance to have a say about the future of your Parish



Village boundaries



Dear Resident

Your Parish Council is preparing a Neighbourhood Plan, which will guide the future evolution of Thundridge Parish - see the map on the front page for the area your Parish covers.

To help determine the overall direction of our plan, we want to understand what is important to you. We'd like to hear from as many residents as possible, so it is **very important** that you and your family take this opportunity to make your views known by filling in this survey. This way we can ensure that the voices of everyone who lives and works in the parish are considered. Please fill in one survey per household.

What is a Neighbourhood Plan?

A Neighbourhood Plan is a way for local people to influence the planning and development of the area in which they live and work. It lasts for 15 years and should:

- Develop a shared vision for the Parish
- Choose where new homes and other developments may be built
- Influence the type of development
- Identify and protect important local green spaces or other treasured assets.

Once approved, our plan will have legal force in setting out what development is acceptable in our Parish and for what reasons. Local authority planners will have to take notice of it. Without a Neighbourhood Plan, we will have little control over any development that takes place, and will receive less community funds from those developments.

Remember that High Cross has already had 57 dwellings built in the last 2 years - and there is a planning application on the horizon for another 21. The more influence we can exert, the more likely it is that we can have a say in the scope and design of future developments.

We can influence development, not stop it altogether

East Hertfordshire District Council has recently carried out a consultation exercise on the pre-submission version of its District Plan, with which the Neighbourhood Plan must comply.

The District Plan contains policies that categorise villages into groups 1, 2 and 3. If the District Plan is approved, Thundridge Parish will have two villages in Group 2. The policy allows limited infill housing development plus small-scale development for employment, leisure, recreation and community facilities. If the Parish prepares a Neighbourhood Plan, it may also identify development on the edge of the built up area.

The Plan will give us the opportunity to choose where that development should happen and what it should look like, in line with the needs, priorities and aspiration of the people who live here. It will also allow us to protect areas of the Parish, for example, special green spaces which we want to keep and improve.

What to do next?

If you want to have a say in what happens in your community, please take the time to complete this short survey. This can either be filled in here and returned to a collection box (located outside Thundridge Village Stores and the Jet Garage, High Cross) - or, even better, please go to www.tpndp.org/survey and complete it online. If you complete the survey online you can save it part way through if you don't manage to complete it in one sitting.

Please submit your completed survey by March 31st.

All information provided will be held securely and in accordance with the Data Protection Act.

Many thanks for your contribution.

Simon Rayner-Langmead, Chair, Neighbourhood Plan Advisory Committee

Russell Parkins, Chair, Thundridge Parish Council

ABOUT YOU

Please provide us with the following information about you and your household. This will help us to understand what coverage we have achieved. Please leave these sections blank if you would prefer not to fill them in.

Age - please tick

- | | | | | | |
|--------------------------|----------|--------------------------|---------|--------------------------|-------|
| <input type="checkbox"/> | Under 16 | <input type="checkbox"/> | 17-24 | <input type="checkbox"/> | 25-40 |
| <input type="checkbox"/> | 41-64 | <input type="checkbox"/> | 65 – 74 | <input type="checkbox"/> | 75 + |

Gender

- | | | | |
|--------------------------|------|--------------------------|--------|
| <input type="checkbox"/> | Male | <input type="checkbox"/> | Female |
|--------------------------|------|--------------------------|--------|

1. How long have you lived in the Parish (in years)?

ABOUT YOUR HOUSEHOLD

2. How many people who live in your household are in each of the following age categories?

- | | | | | | |
|--------------------------|---------|--------------------------|---------|--------------------------|-------|
| <input type="checkbox"/> | Under 5 | <input type="checkbox"/> | 6-10 | <input type="checkbox"/> | 11-16 |
| <input type="checkbox"/> | 17-18 | <input type="checkbox"/> | 19-24 | <input type="checkbox"/> | 25-40 |
| <input type="checkbox"/> | 41-64 | <input type="checkbox"/> | 65 – 74 | <input type="checkbox"/> | 75 + |

Please put a number against each option.

3. Is your current home... (please tick one option)

- | | | | |
|--------------------------|--------------------------------|--------------------------|---------------------|
| <input type="checkbox"/> | Private rented | <input type="checkbox"/> | Owned with Mortgage |
| <input type="checkbox"/> | Social rented | <input type="checkbox"/> | Owned Outright |
| <input type="checkbox"/> | Rent free | <input type="checkbox"/> | Shared Ownership |
| <input type="checkbox"/> | Provided by Employer | <input type="checkbox"/> | Prefer not to say |
| <input type="checkbox"/> | Other (please indicate tenure) | <input type="text"/> | |

4. What best describes the employment status of members of your household (age 16+)?

- | | | | |
|--------------------------|----------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | Employed Full time | <input type="checkbox"/> | Unemployed (looking for work) |
| <input type="checkbox"/> | Employed Part Time | <input type="checkbox"/> | Unemployed (not looking for work) |
| <input type="checkbox"/> | Self-employed | <input type="checkbox"/> | Disabled or too ill to work |
| <input type="checkbox"/> | Retired | <input type="checkbox"/> | Stay at home parent |
| <input type="checkbox"/> | Full time carer | <input type="checkbox"/> | Full time homemaker |
| <input type="checkbox"/> | Prefer not to say | <input type="checkbox"/> | Student (at home) |
| | | <input type="checkbox"/> | Student (away during termtime) |
| <input type="checkbox"/> | Other (please state) | <input type="text"/> | |

Please put a number against each option.

A SHARED VISION FOR OUR PARISH

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

- | | |
|--|--|
| <input type="checkbox"/> Open and green spaces | <input type="checkbox"/> Friendly and safe environment |
| <input type="checkbox"/> The rural character of the Parish | <input type="checkbox"/> The schools |
| <input type="checkbox"/> Local wildlife and habitats | <input type="checkbox"/> The churches and graveyards |
| <input type="checkbox"/> Sense of community | <input type="checkbox"/> Access to the countryside |
| <input type="checkbox"/> Access to London and other major towns and cities | <input type="checkbox"/> Transport links |

Is there anything else? Please tell us below

6. Do you wish to see more homes built within the Parish?

- Yes No

7. If the Parish is to grow and develop what do you think that further development should include? (Refer to map on the front page of the survey showing Parish and village boundaries). Tick any that apply.

- Building inside the village boundaries
 Building outside village boundaries
 Development in private gardens

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

- | | | | |
|---|-------------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Accessible | <input type="checkbox"/> Friendly | <input type="checkbox"/> Traditional | <input type="checkbox"/> Historical |
| <input type="checkbox"/> Affordable | <input type="checkbox"/> Prosperous | <input type="checkbox"/> Tranquil | <input type="checkbox"/> Attractive |
| <input type="checkbox"/> Rural | <input type="checkbox"/> Safe | <input type="checkbox"/> Vibrant | <input type="checkbox"/> Thriving |
| <input type="checkbox"/> Environmentally forward-thinking | | | |

WORKING

9. Where is the main current work base for employed members of your household?

Tick any of the following that may apply.

- | | |
|--|--|
| <input type="checkbox"/> At home | <input type="checkbox"/> Cambridge |
| <input type="checkbox"/> At a business in the Parish | <input type="checkbox"/> London |
| <input type="checkbox"/> Elsewhere in East Hertfordshire | <input type="checkbox"/> Elsewhere in UK |
| <input type="checkbox"/> Elsewhere in Hertfordshire | <input type="checkbox"/> Overseas |
| <input type="checkbox"/> Not applicable | |

10. What would improve your experience of working in the Parish? Tick any of the following that apply.

	Needed	Helpful	Not important
Improved mobile reception	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved landline quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faster broadband	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better or more frequent transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Serviced offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Networking groups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is there anything else? Please tell us below

11. Would you support the establishment or development of the following types of businesses or facilities in the Parish? Tick any of the following that apply, and also indicate whether you would use them.

	Yes	No	Would use		Yes	No	Would use
Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Financial & Professional services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurant / café	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Warehouse/ factory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Domestic and gardening services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taxi service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Childcare for babies, toddlers & preschoolers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Places of worship	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Farming and agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Tourism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any other business types you would support in the Parish? Please tell us below

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

- | | |
|---|---|
| <input type="checkbox"/> Home Farm | <input type="checkbox"/> Hanbury Manor |
| <input type="checkbox"/> Barwick Manor Farm | <input type="checkbox"/> The Anchor |
| <input type="checkbox"/> Marshall's Farm | <input type="checkbox"/> The Feathers |
| <input type="checkbox"/> Rennesley Farm | <input type="checkbox"/> The Sow and Pigs |
| <input type="checkbox"/> Sawtrees Farm | <input type="checkbox"/> The White Horse |
| <input type="checkbox"/> Sutes Farm | <input type="checkbox"/> Thundridge Village Stores |
| <input type="checkbox"/> Oakley Coachbuilders | <input type="checkbox"/> Jet Petrol Station |
| <input type="checkbox"/> Rennesley Works | <input type="checkbox"/> Thundridge Business Park |
| <input type="checkbox"/> Max Wright | <input type="checkbox"/> Ermine Point Business Park |
| <input type="checkbox"/> Biffa Landfill | <input type="checkbox"/> The Yard (Builders Yard, Cambridge Rd, High Cross) |

Please list any additional sites you think that should be retained for commercial use

FACILITIES

13. Do you visit or use any of these Parish amenities?

Tick any of the following that apply.

- | | | |
|--|---|--|
| <input type="checkbox"/> Thundridge Village hall | <input type="checkbox"/> Thundridge Church | <input type="checkbox"/> Wodson playing fields |
| <input type="checkbox"/> High Cross Village hall | <input type="checkbox"/> High Cross Church | <input type="checkbox"/> Wodson Pavilion |
| <input type="checkbox"/> Thundridge Allotments | <input type="checkbox"/> Thundridge Cricket and Football ground | |

14. Do you use any of these businesses in the Parish?

Tick any of the following that apply.

- | | | | |
|--------------------------------|---|-------------------------------|--|
| <input type="checkbox"/> Shops | <input type="checkbox"/> Petrol station | <input type="checkbox"/> Pubs | <input type="checkbox"/> Hotels / B&Bs |
|--------------------------------|---|-------------------------------|--|

15. Are there any other facilities you would use if they were available in the Parish?

Tick any of the following that apply.

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Benches or seating | <input type="checkbox"/> Electric car charging points | <input type="checkbox"/> Local recycling point | <input type="checkbox"/> Public telephone box |
|---|---|--|---|

Are there any other facilities you would use if they were available? Please tell us below

16. Thinking about our green spaces and open areas, rate the importance of each the following to you (1-5), where 1 is the most important and 5 is the least important.

	1	2	3	4	5
Public rights of way	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green spaces between existing developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Countryside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cycle routes and lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rivers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. How would you rate each of the following where you live?

	Good	Acceptable	Poor		Good	Acceptable	Poor
Broadband speed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pavements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband reliability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Road condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity reliability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Surface water drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas availability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewerage systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile reception	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Do you have any comments on the above? Please tell us below

18. If money was available to invest in infrastructure where should it be spent?

Tick any of the following.

<input type="checkbox"/> Sewerage systems	<input type="checkbox"/> Roads
<input type="checkbox"/> Surface water drainage	<input type="checkbox"/> Cycle routes
<input type="checkbox"/> Water supply	<input type="checkbox"/> Improvement to village halls
<input type="checkbox"/> Electricity	<input type="checkbox"/> Community energy projects
<input type="checkbox"/> Gas	<input type="checkbox"/> Sports facilities
<input type="checkbox"/> Mobile phone reception	<input type="checkbox"/> Recreational areas
<input type="checkbox"/> Broadband	<input type="checkbox"/> Allotments
<input type="checkbox"/> Pavements	

19. In which location is your doctors surgery? Please tick all that apply for your household

- Puckeridge Ware
 Hertford Other (please state)

20. Do you get an appointment when you need it?

- Yes No - select reason ➤ Waiting time too long Treatment not available

HERITAGE AND ENVIRONMENT

21. Which of these Parish “landmarks”(places or buildings) do you think contribute to the character and identity of the Parish and should be protected? Tick any of the following that apply.

- | | |
|--|--|
| <input type="checkbox"/> Cold Christmas Hamlet | <input type="checkbox"/> Clarkson Memorial, Wadesmill |
| <input type="checkbox"/> Westmill Hamlet | <input type="checkbox"/> Lunardi Balloon Stone, Standon Green End |
| <input type="checkbox"/> Ermine Street, Thundridge | <input type="checkbox"/> Memorial to and grave of Arthur Martin-Leake, double VC |
| <input type="checkbox"/> High Road, High Cross | <input type="checkbox"/> Thundridge Old Church |
| <input type="checkbox"/> Thundridge Football field | <input type="checkbox"/> Toll Gate, Wadesmill |
| <input type="checkbox"/> Thundridge Cricket Pitch | <input type="checkbox"/> The Pit, Woodland Road, Thundridge |
| <input type="checkbox"/> Thundridge Allotments | <input type="checkbox"/> The River Rib |
| <input type="checkbox"/> Glebe Field, High Cross | <input type="checkbox"/> The Bourne |
| <input type="checkbox"/> Bridge in Wadesmill | <input type="checkbox"/> Public rights of way, including the Hertfordshire Way |
| <input type="checkbox"/> Youngsbury Park | <input type="checkbox"/> Rennesley Castle, Wadesmill |
| <input type="checkbox"/> Telephone boxes | |

Are there any other areas in the Parish that you think should be preserved? Please tell us below

22. The following is a list of important views within the Parish. Tick the 3 most important to you.

- Fabdens ford (view down from Home Farm down towards the ford in the Rib valley)
- Views along the Rib Valley between Barwick Ford and Thundridge Old Church
- View from North Drive, High Cross over Glebe Field towards the Church and Rectory
- Views around Youngsbury
- The view South from Thundridge Old Church
- The view from Cold Christmas Lane back towards Thundridge Old Church and Youngsbury
- The view from Cold Christmas Lane towards Ware
- The bridleway off the B158 between Anchor Lane Cottages and Dellfield
- View from the top at Rennesley Wood looking down Anchor Lane and the Rib Valley

Are there other views that you feel contribute to the character and identity of the parish?

23. How important on a scale of 1-5 (where 1 is very important and 5 is not important) is the preservation of these views to the quality of your life?

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | 1 | 2 | 3 | 4 | 5 |
| Importance of the preservation of views | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

24. Have you ever been affected by any of the following? Tick any of the following that apply.

- Sewage problems Flooding Landfill odour Noise Light pollution

25. What do you dislike most about living in the Parish?

Tick any of the following that apply.

- | | | |
|--|--|---|
| <input type="checkbox"/> Lack of car parking | <input type="checkbox"/> Litter | <input type="checkbox"/> Fly tipping |
| <input type="checkbox"/> Volume of traffic | <input type="checkbox"/> Dog fouling | <input type="checkbox"/> Car crime |
| <input type="checkbox"/> Speed of traffic | <input type="checkbox"/> Anti social behaviour | <input type="checkbox"/> Lack of affordable housing |
| <input type="checkbox"/> Lack of transport links | <input type="checkbox"/> Vandalism | <input type="checkbox"/> Noise |

Are there any other things you dislike about living in the parish?

26. Would you support any of the following renewable energy schemes in the Parish?

	Large scale		Small scale or domestic	
	Yes	No	Yes	No
Solar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wind	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy from waste (energy from incinerating non-recyclable waste)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydro-electric (energy from the movement of water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Biomass (energy from incinerating organic matter - e.g. woodchips)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat source pumps (energy by extracting heat from the environment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SCHOOLS

27. How many children in your household have attended (or hope to attend) the following schools (if applicable)?

	Currently	Within the next 5 years	Previously
Thundridge C of E Primary School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Puller Memorial VA Primary School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highfield Nursery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

28. If you have had a child educated in the area in the last 10 years how was your experience?

	Excellent	Average	Poor
Thundridge C of E Primary School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Puller Memorial Primary School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highfield Nursery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

29. Please tick any of the statements below with which you agree

- The schools in the Parish need more investment
- The schools in the Parish are too small
- There are too many schools in the Parish
- There are too few schools in the Parish
- No opinion/not interested

30. Do you see the need for other educational facilities in the Parish over the next 15 years?

	Yes	No		Yes	No
Pre-school	<input type="checkbox"/>	<input type="checkbox"/>	Secondary	<input type="checkbox"/>	<input type="checkbox"/>
Primary	<input type="checkbox"/>	<input type="checkbox"/>	Sixth Form	<input type="checkbox"/>	<input type="checkbox"/>

HIGHWAYS, TRANSPORT & PARKING

31. Which forms of transport does your household use regularly? Tick all that apply.

	Commuting	Leisure		Commuting	Leisure
Car	<input type="checkbox"/>	<input type="checkbox"/>	Walking	<input type="checkbox"/>	<input type="checkbox"/>
Bus	<input type="checkbox"/>	<input type="checkbox"/>	Motorbike	<input type="checkbox"/>	<input type="checkbox"/>
Train	<input type="checkbox"/>	<input type="checkbox"/>	Mobility vehicles	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle	<input type="checkbox"/>	<input type="checkbox"/>	Taxi	<input type="checkbox"/>	<input type="checkbox"/>

32. What forms of public transport would you like to use more?

	Yes	No
Bus	<input type="checkbox"/>	<input type="checkbox"/>
Train	<input type="checkbox"/>	<input type="checkbox"/>

33. Please state what it is that prevents you from using public transport - tick all that apply.

<input type="checkbox"/> Not frequent enough	<input type="checkbox"/> Not early enough	<input type="checkbox"/> Unreliable
<input type="checkbox"/> Lack of weekend service	<input type="checkbox"/> Not late enough	<input type="checkbox"/> Too expensive

34. If you catch the train, which station(s) do you generally use?

<input type="checkbox"/> Ware	<input type="checkbox"/> Watton at Stone	<input type="checkbox"/> Hertford East
<input type="checkbox"/> Broxbourne	<input type="checkbox"/> Stevenage	<input type="checkbox"/> Hertford North
<input type="checkbox"/> Harlow	<input type="checkbox"/> Bishops Stortford	<input type="checkbox"/> St Margarets
<input type="checkbox"/> Other (please state)	<input style="width: 500px; height: 30px;" type="text"/>	

35. How do you travel to the station?

<input type="checkbox"/> Private Car	<input type="checkbox"/> Bus	<input type="checkbox"/> Walk
<input type="checkbox"/> Shared Car	<input type="checkbox"/> Cycle	<input type="checkbox"/> Taxi
<input type="checkbox"/> Other		

36. How many vehicles does your household currently have and which are regularly parked at your property? Please enter a number against each.

	Cars	Motorbikes	Vans	Lorries	Motorhomes/caravans
On property (drive, garaged etc)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
On street	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

37. 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.

	Yes	No	Parking restrictions required?	Car park required?
Thundridge: Ermine Street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thundridge: Village Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thundridge: Business Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thundridge: St Mary's Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thundridge: The School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High Cross: North Drive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High Cross: Village Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High Cross: St John's Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High Cross: The School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

38. Are you affected by any of the following traffic issues in the Parish? Please tick any that apply. Are there any times of day when these issues are more prevalent?

	Yes	No	AM	PM	Evening
Road noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Speeding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inconsiderate parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

	Pedestrian/wheelchair					Cycle				
	1	2	3	4	5	1	2	3	4	5
Speed of cars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of pavement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potholes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inconsiderate parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you are concerned about any of the issues above please give more information

HOUSING

It is inevitable that some new housing will have to be built in the Parish in the future. We need to ensure that the housing is suitable for the Parish and meets the needs of our area. It will also help us identify the facilities and services that need to be put in place to meet the demands that any new housing will make upon our community.

40. 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
Infill on brownfield sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infill on greenfield sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infill in gardens of existing properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demolition of existing housing for development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small - up to 6 plots on undeveloped land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medium - 7- 20 plots on undeveloped land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large - over 20 plots on undeveloped land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development within the greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demolition of existing business premises for housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

41. What tenure of new homes do you think are needed in the Parish? Indicate ideal percentage of each.

	%
Open market sale	<input type="text"/>
Social housing (via housing association) - rented	<input type="text"/>
Social housing (via housing association) - shared ownership	<input type="text"/>
Private rent	<input type="text"/>
Other	<input type="text"/>
	100%

42. Would new homes encourage members of your family to stay in or return to the Parish?

Yes No

43. 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
Upsizing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downsizing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Same size but different style	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodating care/support needs (bungalow/annexe etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Closer to public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need to change tenure (e.g. from renter to owner)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Current property meets existing and future needs and are therefore happy to remain here	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

44. 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
Flat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maisonette	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Terraced Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semi Detached Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detached Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mews Style Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify) <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

45. Please tick the ideal minimum size of private garden that you think should be provided in new developments.

- | | |
|--|--|
| <input type="checkbox"/> Minimum garden size is unimportant | <input type="checkbox"/> No garden |
| <input type="checkbox"/> Smaller than the size of buildings on a plot | <input type="checkbox"/> Same size as buildings on a plot |
| <input type="checkbox"/> Twice the size of buildings on a plot | <input type="checkbox"/> Three times size of buildings on a plot |
| <input type="checkbox"/> Four times or larger than size of buildings on a plot | |

46. Please indicate whether you agree, disagree or have no opinion as to whether developers should ensure their designs for residential property meet the following criteria.

	Agree Strongly	Agree	No opinion	Disagree	Disagree strongly
In sympathy with existing housing stock in close vicinity of development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In sympathy with range of existing housing stock in the villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Match style of properties in conservation areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Modern/contemporary style	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All properties in development of uniform/similar style	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Built to high energy efficiency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incorporating renewable energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gated developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify) <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- | | |
|--|---|
| <input type="checkbox"/> Low running costs e.g. maintenance, bills etc | <input type="checkbox"/> How the properties look externally |
| <input type="checkbox"/> Garage suitable for a modern size car | <input type="checkbox"/> Size of reception rooms |
| <input type="checkbox"/> Maintaining existing views and sight lines for existing residents | <input type="checkbox"/> Size of bedrooms |
| <input type="checkbox"/> Incorporation of features to add character (e.g. cladding, brick details etc) | <input type="checkbox"/> Number of bedrooms |
| <input type="checkbox"/> Use of more sustainable building materials and construction techniques | <input type="checkbox"/> Number of storeys |
| <input type="checkbox"/> Provides some form of renewable energy (e.g. solar power/heating etc) | <input type="checkbox"/> Size of garden |
| <input type="checkbox"/> Sufficient off road parking spaces | <input type="checkbox"/> Visitor parking |

48. 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
Should garages be included within parking space allocations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is communal parking preferable to private off-street parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Should allocated parking be designed so cars can be parked one behind the other within the plot boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Should allocated parking be designed so cars can be parked next to each other within the plot boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Post development, should garages be retained and prevented from conversion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is on-street parking acceptable within new developments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Should communal visitor parking be included within new developments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

49. Do you own any land which you would consider/like to put forward for potential development? There will be no obligation for development to take place.

Yes No If yes, please fill in the contact details at the end of this survey.

50. Has anyone approached you with a view to developing land that you own? Please note this question is optional and can be ignored if you prefer.

Yes No

51. Are there any sites in the Parish that you think should be developed?

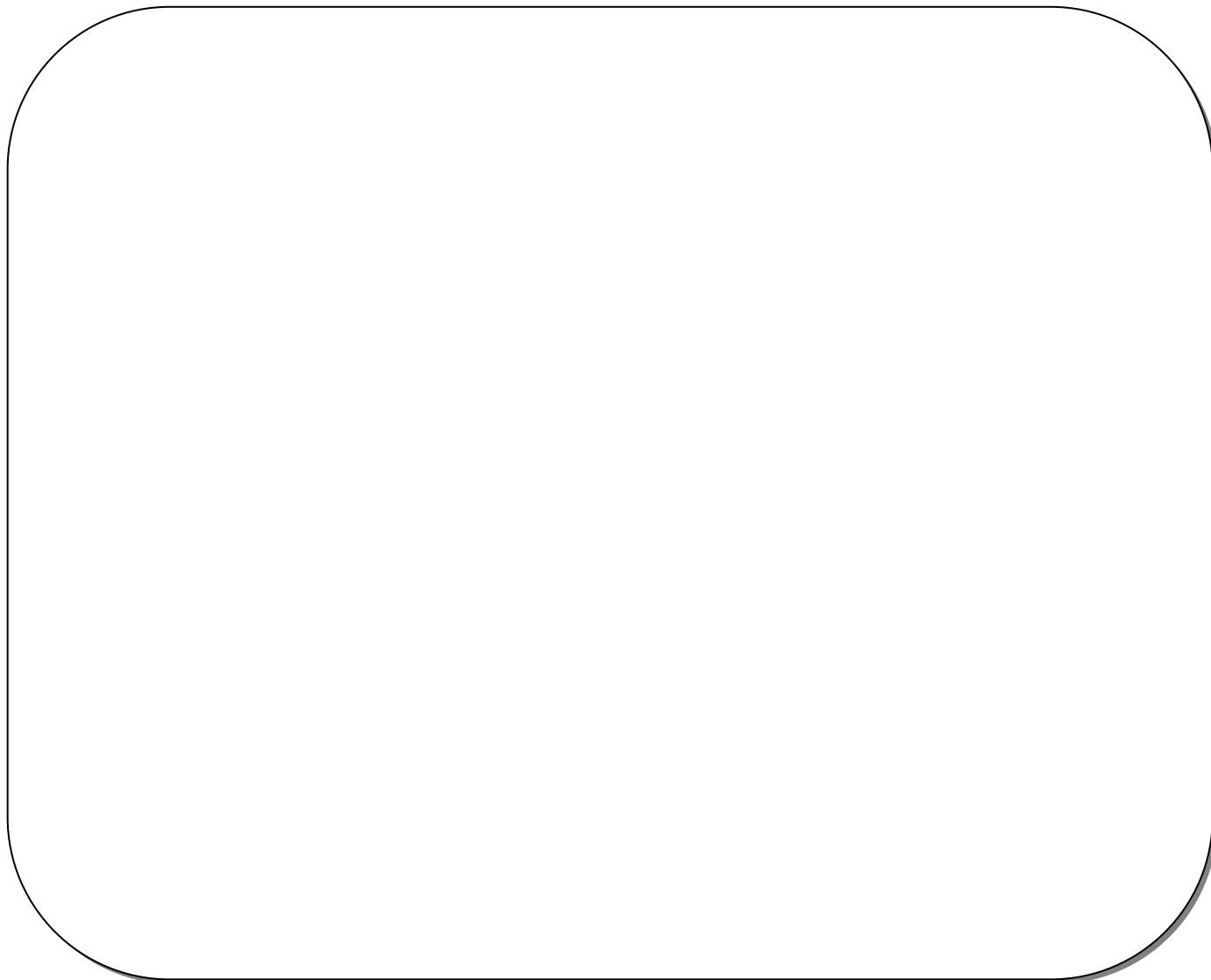
Yes No If yes, please detail the sites you think are suitable and the size/type of development

52. Are there any sites in the Parish that you think should be protected from development (other than those listed in question 21 within the Heritage and Environment section)?

Yes No If yes, please tell us which sites and why they should be protected.

GENERAL COMMENTS

53. Do have any other comments?



Thank you for taking the time to complete the survey.

For validation purposes only, please ensure you also fill in your postcode overleaf.

There are collection boxes for the completed surveys outside Thundridge Village Stores and at the Jet Garage, High Cross.

If you are unable to return it to one of these locations, please call the Neighbourhood Plan group on 07376 866348 to arrange collection.

Surveys must be returned by Friday 31st March 2017.

DATA VALIDATION

For validation purposes only (to ensure that all responses are from within the Parish), please enter your postcode below.

Postcode

LAND DEVELOPMENT CONTACT INFORMATION

If you answered "Yes" to question 49 ("Do you own any land which you would consider/like to put forward for potential development?") and wish to discuss this further, please provide your contact details so that you can be contacted in confidence

Name

Tel no

Email address

OPTIONAL INFORMATION

If you would like to be kept informed by email about the Neighbourhood Plan as it progresses, please fill in as many of your details as you wish below. Your details will not be shared with any third party, and will only be used to keep you up to date with the Neighbourhood Plan.

Name

Email address

Alternatively, you will find Neighbourhood Plan updates at www.tpndp.org.

Regular updates about what is happening in the Parish can be found in the Parish magazine, Village Life, as well as on the Parish Council website - www.thundridgeparishcouncil.org.uk.

* This page will be removed from the survey and kept separate in a secure manner.

DON'T FORGET

- Your voice counts, so please fill in the survey - one per household
 - Surveys can be returned to the collection boxes located
 - Outside Thundridge Village Stores
 - Outside the Jet Garage, High Cross
 - You can complete the survey online at www.tpndp.org/survey
 - Deadline for completion is Friday 31st March 2017
-
- Updates on the Neighbourhood Plan can be found at www.tpndp.org and www.facebook.com/tpndp
 - Latest news about what is happening in the Parish can be found in the Parish magazine, **Village Life**, as well as on the Parish Council website - www.thundridgeparishcouncil.org.uk

Thank you for your participation

Appendix 3a

**THUNDRIDGE PARISH
NEIGHBOURHOOD PLAN**

**Workshop
15 May 2017**



Attendance at Workshop

Workshop
Monday
15th May
2017


*Caroline Ann
Rosa Eason
Suzanne Brown
Gareth Jackson
Sandra Rice
Emma Rice
Carol Dentons
Eugene
John Hallam
Liz Thomas
Neil Thomas
Lynne
Brian Taylor
John Taylor
Chris
Bridget
Doreen
Rosalind
Sue
Sue*

Agenda

19:30	Introduction A short briefing on the results of the survey Initial thoughts on a Vision	Jacqueline/Jed
19:45	Facilities, Economy and Transport workshop	Jacqueline/Jed + All
20:15	Housing Group workshop	Jed + group
20:15	Environment Group workshop	Jacqueline + group
21:00	Feedback from each workshop This will include the suggestions from each group on a set of Objectives & ideas for a Vision	All
21:15	Action points for each group including: ★ Collection of evidence ★ Gaps in Evidence ★ Recording of meetings ★ Involving others	Jacqueline/Jed
21:30	Close	

Results of the Survey

- Excellent response rate (32.5%)
- Poor representation of under 24 year olds (1 person)
- Some good information for forming objectives
- General agreement that large development sites would not be acceptable
- Interesting differences between High Cross & Thundridge/Wadesmill
- No development in the Green Belt
- Etc...



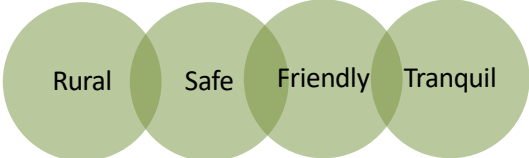
Parts of the survey most relevant to your work area

GROUP	SURVEY ANSWERS
Housing	4, 6 & 7, 40-51
Environment	16, 21-25, 52 & 53
Services	9-19, 27-38
All	5 & 8

Thoughts on a Vision

What you value most about living in the parish & how you would like your Parish to be described in 2033 :

- Access to the countryside
- Open and green spaces
- Rural character of the parish
- Friendly and safe environment



What should a Vision look like?

Concise and **locally distinctive**
Aspirational but **achievable**

1. Aspirational

Our vision is to conserve Birdham as a beautiful harbour-side parish with a close, supportive community at its heart, promote a sustainable thriving economy with a robust infrastructure and maintain the AONB and character of the harbour, canal and its rural and agricultural surroundings

2. Concise

Thame must maintain its character as a real market town

Ideas for Objectives - Environment

- Promoting renewable energy for new and existing properties
- Preserving the existing character of the built environment
- Maintaining the important views and access to the countryside for future generations
- Developing and encouraging the use of community recreation for all ages
- Conservation and appreciation of the Parish flora and fauna



Ideas for Objectives – Facilities/Economy/Transport

- Mitigate for the increased amount of traffic through the village as the result of development
- Reduce the amount of on-street parking
- Maintain the businesses by providing what they need to stay within the parish
- Develop and expand the existing facilities in a sustainable manner



Ideas for Objectives – Housing

- Allow no net loss of Green Belt in the Parish
- Ensure housing growth is organic
- Enable small infill developments in pockets of land that can accommodate it sympathetically
- Provide a mix of housing to accommodate downsizing for older people and returning families including starter homes
- Guide design of homes to be sympathetic to surrounding buildings & conservation areas, have sufficient off-road parking spaces and appropriately sized gardens



A Vision

Use the Vision produced by the Communications Group as a draft:

The Thundridge Neighbourhood Plan will guide the future evolution of the villages of Wadesmill, Thundridge and High Cross over the next 15 years. It will aim to preserve the historic character of the villages, protecting and promoting them, being aspirational in planning their future ensuring a thriving, sustainable rural con

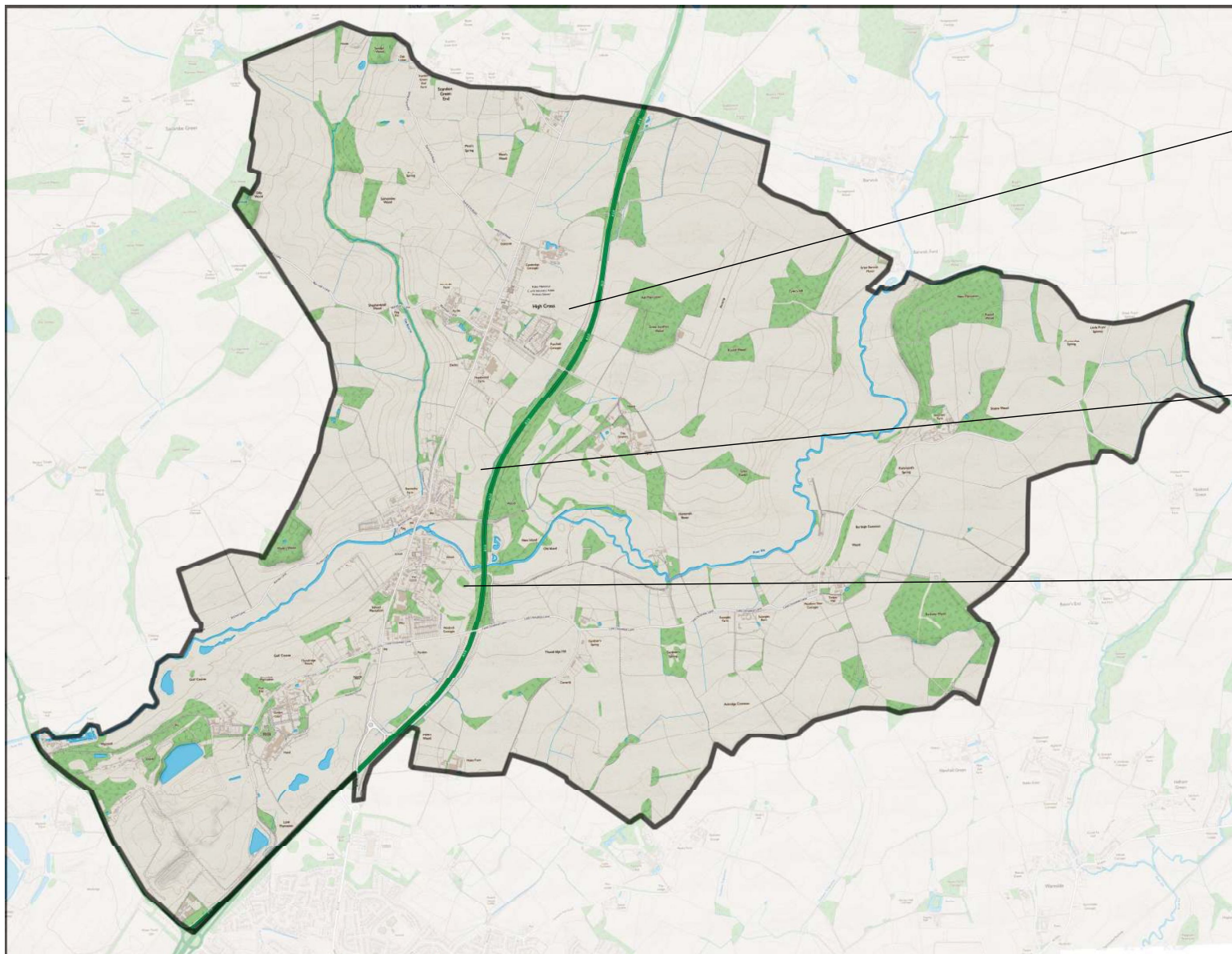


Action Points

- Collection of Evidence
 - Gaps in Evidence
 - Recording of Meetings
 - Using Dropbox – survey results are here: <https://www.dropbox.com/sh/tjx6168ksreo67/ABKjpWZgtneI2xwoF0mZ4nZa?dl=0>
 - Involvement of others
 - Next consultation exercise – end of June?
 - Where, when, how....
- DONM for the three groups – 5th June (to be arranged by group leaders) Jed to attend Housing Group, Jacqueline on holiday.

The Parish of Thundridge

Appendix 4 Village boundaries



High Cross



Wadesmill



Thundridge

Note: when development is referred to as *at the village boundary*, this includes any plots adjacent to a current village boundary as we 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
Pedestrian/wheelchair							
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
Cycle							
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.







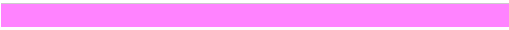
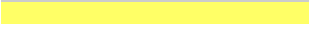





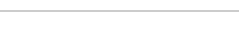
	1 bed	2 bed	3 bed	4 bed	5 bed	Not needed	Response Total
Flat	21.4% (18)	31.0% (26)	3.6% (3)	0.0% (0)	0.0% (0)	44.0% (37)	84
Maisonette	11.1% (8)	33.3% (24)	4.2% (3)	0.0% (0)	1.4% (1)	50.0% (36)	72
Terraced Housing	1.8% (2)	34.2% (38)	33.3% (37)	3.6% (4)	0.9% (1)	26.1% (29)	111
Semi Detached Housing	0.7% (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."

Green Spaces



1 - Dilly Wood

2 - Rennesley Gardens
and Castle

3 - The Bourne

4 - Glebe Field

5 - The Green North Drive

6 - Back Road Wood off
Noth Drive

7 - Jean's Orchard

8 - The Pit

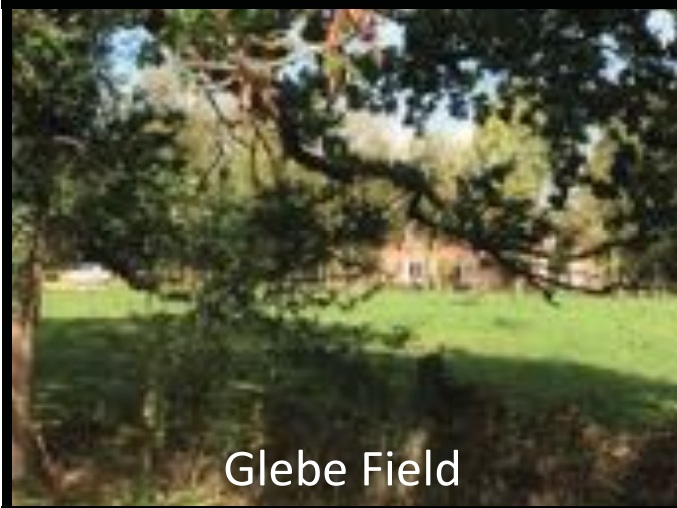
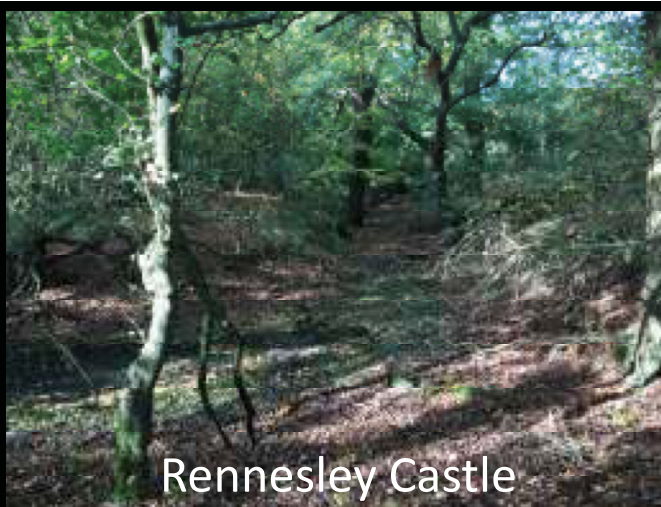
9 - Thundridge Allotments

10 - Anchor Lane Meadow

11 - Gravel Pit Park

12 Football Fields and
Meadow

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.	

RE-NEWABLE ENERGY

How can you save the most money while reducing your carbon footprint, with building strategies for green homes of all sizes and all climates?

The green building movement is growing, and the industry is looking for ways to reduce energy use and improve indoor air quality. Green buildings are designed to be more energy efficient, reduce environmental impact, and improve the health and well-being of the people who live and work in them.



RENEWABLE ENERGY



RENEWABLE ENERGY



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

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

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

CRITICAL CONSTRAINTS
Is the site located in the Greenbelt?
Where is site relative to proposed village boundary?
MAJOR CONSTRAINTS
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?
ADDITIONAL CONSTRAINTS
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



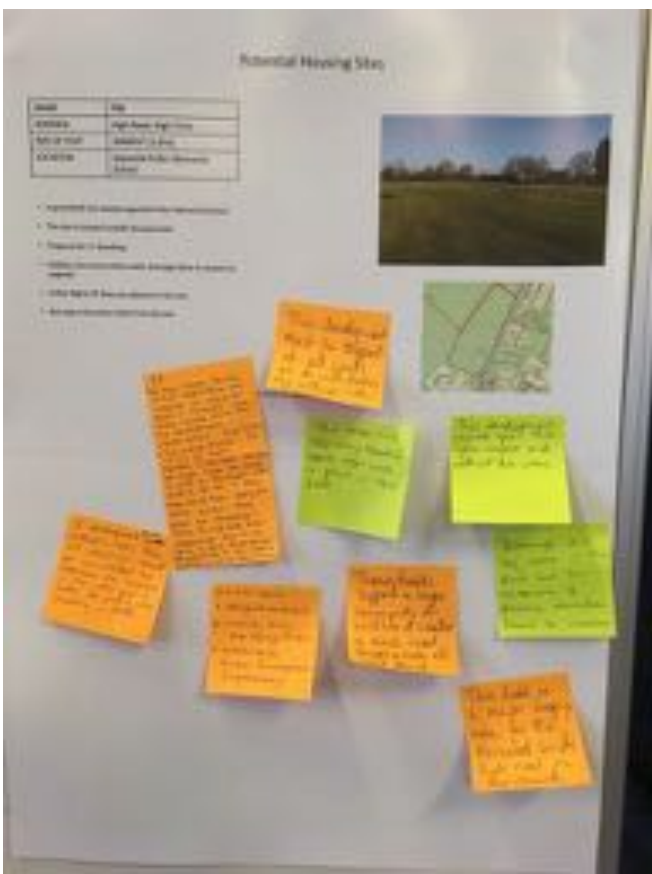
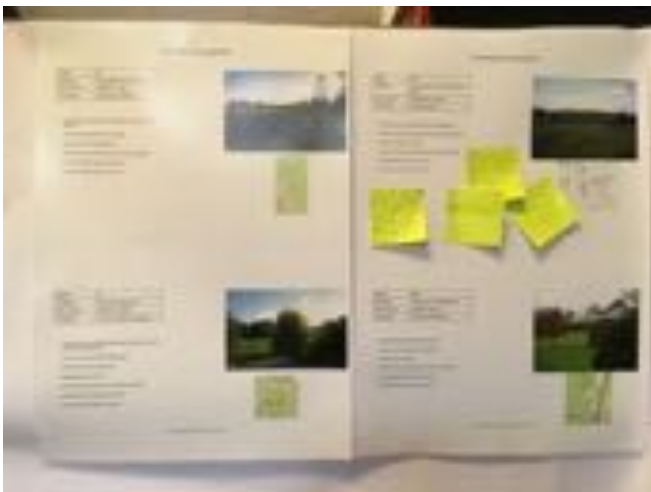
THUNDRIDGE NEIGHBOURHOOD PLAN

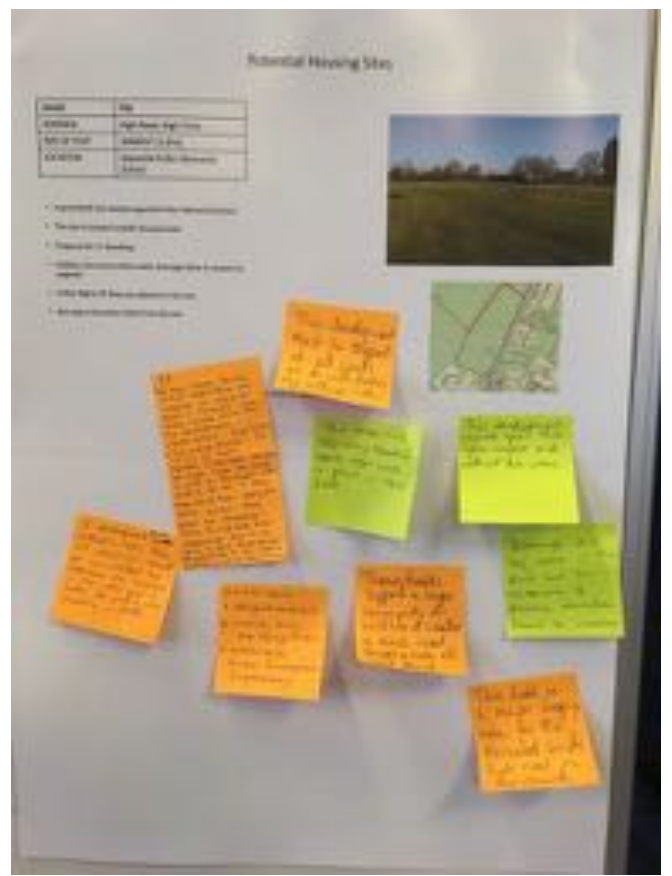
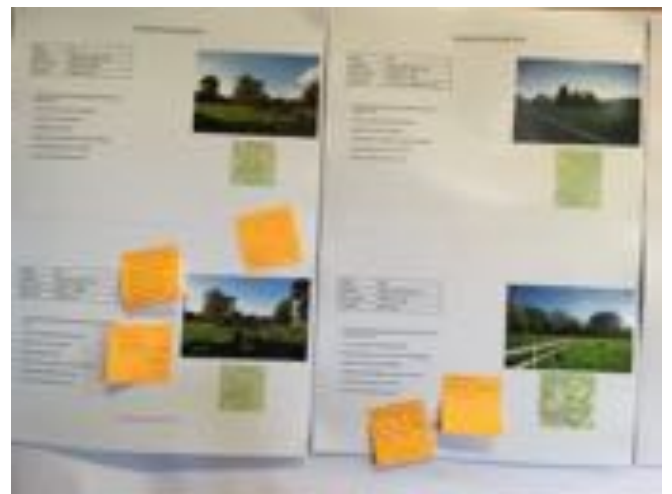
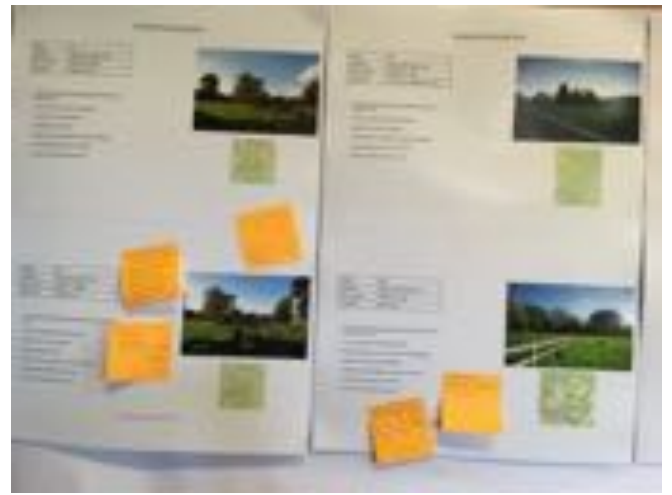
High Cross Potential Housing Sites



THUNDRIDGE NEIGHBOURHOOD PLAN

Appendix 4a





NEEDS OF COMMUNITY VALUE

PLANNING OBJECTIVES

- Local planning objectives...
- ...to be met...
- ...to be met...
- ...to be met...
- ...to be met...
- ...to be met...




STANDOUT PLANNING POINTS

- ...to be met...
- ...to be met...
- ...to be met...
- ...to be met...
- ...to be met...



Handwritten notes on yellow sticky notes are attached to the page.

Local Green Spaces & Priority Views Introduction

Local Green Spaces

Green spaces, which are accessible to the local community, can be designated through the Local Green Space Plan. They will have a level of protection similar to that of a Green Belt.

They may be used as a village or hamlet, have special local significance for their town's tranquillity, aesthetics, and natural heritage, or for other reasons.

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

Priority Views

There are some lovely views in and around Bourneville. We would like to highlight our selection of the best on the map in the photographs on the right of the page.



Handwritten notes on yellow sticky notes are attached to the right side of the page.

PLANNING OBJECTIVES



Handwritten notes on orange sticky notes are attached to the bottom of the page.

Local Green Space Assessment Critical Criteria



Local Green Space Assessment Evidence



Handwritten notes on orange sticky notes are attached to the left side of the page.

PLANNING OBJECTIVES



Handwritten notes on orange sticky notes are attached to the bottom of the page.



Comments for Facilities & Services from Public Consultation - 11th Nov 2017

Objectives comments (brackets indicate where parishioner live):

1. Keep it green. (Out of district)
2. Traffic calming and monitoring needs consideration if these/some of these plans go ahead. (Out of district)
3. Why is not the White Horse High Cross protected as a village asset. (SG12)
4. Need to closely consider parking issues when discussing new plots for development. (SG11)
5. Tennis court - base a club on Hanbury Manor court. (SG12)
6. Need more public parking in High Cross eg. relieve road parking in North Drive and Poplar Close. (SG11)

Business and Employment comments:

1. Enough parking at business extra on site parking. (Hamlets)
2. Lorries delivery getting bigger and delivery vans need to be able to turn/unload on business areas. (Hamlets)
3. Business need room to expand, happy to stay but will need to grow.(Hamlets)

Transport and Parking comments:

1. Buses need to be more frequent and run later. This would be good for those unable to get out any other way eg. elderly, cuts down on multi-car journeys therefore better for the environment. (Out of district)
2. Make suitable car parking on land opposite the village hall (The Common), the lane that leads to the allotments/cricket ground. (SG12)
3. If we increase the population that need the bus almost everyday eg. under 16's you need more families to come in and they would usually require 3 beds. (SG11)

Assets of Community Value comments and votes:

Thundridge Village Hall - The hall is not used enough by local people. (SG12) 29 yellow stickers.

High Cross Village Hall - no comments. 19 yellow stickers.

High Cross Spar shop and petrol station - no comments. 29 yellow stickers.

The Allotments, Thundridge - no comments. 23 yellow stickers.

Feathers Inn, Thundridge - no comments. 26 yellow stickers.

Thundridge Sports Field - This is a pretty open space. (SG12) 12 yellow stickers.

Thundridge Village Stores - 20 yellow stickers.

This shop must be saved for the community AS A SHOP (SG12)

Could do with slightly later opening hours. (SG12)

Village shop very important. Need areas people can meet and talk. (Hamlets)

We need the village shop to stay open. It is vital for the village with longer opening hours. (SG12)

Other comments - The 'Anchor' is a double wealden hall house. (Out of district)

Glebe field is huge community asset value. (SG12)

Comments from sheets entitled Thoughts, feedback and proposals on the Objectives for Facilities and Services from public consultation 11/11/17.

1. The bus service need more people to use it, if business and housing is increased this will help.
2. What about schools? The schools are full now and our children will receive a lesser service should many more children need to attend. The 'village school' feel would be lost which is one of the reasons we moved here.

Comments from sheets entitled Thoughts, feedback and proposals on Business and Employment from public consultation 11/11/17.

1. Pub car parks are private land so how is extended parking there going to actually work?
2. Car parking on roads are the BEST form of traffic calming, much better than the ridiculous chicanes etc which are problem makers. There are no problems in Barkway or Barley with speeding vehicles.

Comments from the sheets entitled Thoughts, feedback and proposals on the Assets of Community Value from public consultation meeting held 11/11/17.

1. Why wasn't the Anchor selected for a community asset?
2. Feathers is great for local community, but note this is due to the current manager. If seen as important should look for long term commitment from Greene King.
3. Why is the White Horse not a community asset?
4. Why is the Sow and Pigs not a community asset. Sow and Pigs should be a community asset.
5. The Village Stores are up for sale with the residential accommodation. What is the future of the Village Store? It is needed for many reasons and it would be a shame if it closed especially as some residents rely on it.
6. DO NOT EXPAND AND DEVELOP OUR VILLAGES THEY NEED PROTECTING.
7. The village shop will be needed if the village is expanded. It should be sold as a going concern.
8. Please list Glebe field as an ACV. This will 'protect it' from future planning requests.
9. High Cross village hall very limited parking space.
10. Glebe field in High Cross is an asset too. Very important to character of village, partly why I moved here.
11. The Glebe field in High Cross is an asset and should be included here.
12. Important as no other petrol stations are in the immediate area.
13. The Marshalls fields in front of the church and school are a far greater asset than Glebe field when it comes to views and is an iconic vista of the village. Its value ecologically is very valuable.

Comments from sheet entitled The Parish of Thundridge (Map) from public consultation meeting held 11/11/17

Agree with the importance of keeping 'villages' apart from towns – maintains rural character and 'british tradition' - OOP

Its bad enough that Ware is planning to build 1000-1500 houses. Let's keep this village a parish not a town extension – SG12

It's important to keep the boundaries to prevent the villages joining. Farm land is important especially as we are leaving the EU. Development of farmland should be avoided. SG11

Comments from sheet entitled A selection of Neighbourhood Plan survey data from public consultation meeting held 11/11/17

Residents parking only – SG12

If the village grows the infrastructure will all give way. – SG12

I agree (with above) – SG12

Keep building on land, they don't make land any more ! – SG12

Local business – will use good ? business ?? – SG12

North Drive parking issues as indicated this week when police called. Maybe green made smaller for parking spaces – SG12

Growth must be accompanied by an increase of infrastructure in good time – SG11

If we increase in size the schools will need to grow – SG11

To support local people you should support local schools – SG11

Building should be proportionate to the size of the village. If the recommendations of the East Herts Plan were taken into account very few houses would be built- approx 20 over the next 15 years. There is too much greed from developers and land owners. – SG11

Increase in population will lead to more traffic and add to existing parking issues. More traffic = increased pollution . – OOP

Cycling is the only silent form of travel and environmentally friendly in many other ways. – OOP

Housing. Bungalows for retired people needed – not more executive houses – SG12

Young families are not able to stay in the village – too expensive and not the right kind of housing – SG12

Space for any of the above not available (Indicate top 5 features which are most important for housing developments) – SG12

Future developments should be restricted to infill (brownfield) and small developments (brownfield). – SG11

To get new generations into the village and stop our ageing population we will need bigger plots to make them more affordable then you will get more parking. – SG11

Housing Group Objectives

Appendix 4c

- 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

CRITICAL CONSTRAINTS
Is the site located in the Greenbelt?
Where is site relative to proposed village boundary?
MAJOR CONSTRAINTS
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?
ADDITIONAL CONSTRAINTS
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

Ware North Development

- Land grab has area (small) north of Moles Farm – how will residents exit onto old A10 when their lane passes through new development and residents of new Ware North can only exit onto Fanhams Hall road?
- Ware Residents Group at planning inspector meeting meeting on 8th November at Wallfields made strong point of coalescence of Ware North impacting on Thundridge – almost continuous urban sprawl. No Thundridge representatives attended.
- If neighbourhood plan permits housing plots between A10 junction and Sow and Pigs, this will reduce significantly any defence against coalescence and use of green belt as Thundridge plan would permit this from other direction. Therefore Ware North and Thundridge will merge. Neighbourhood plan therefore needs to resist this.

Thundridge and Wadesmill Potential Housing Sites



Extra Car Park required for the playing field and pavilion at Cold Christmas Lane. Gets excess cars on the road when football matches on.

Keep site T2-T1 open farming land. Green belt buffer zone between Ware and Thundridge

87% reject development on existing greenbelt in village survey

Lets keep Thundridge and Wadesmill Village status not make it more than that.

High Cross Potential Housing Sites



THUNDRIDGE NEIGHBOURHOOD PLAN

Development should not be linear.

T21, T15, T14 etc completely change the nature of the village

High Cross has already increased by over 1/3 with Canterbury Park.

As a now Category 2 village, building should be very limited.

Potential Housing Sites

NAME	T1
ADDRESS	Cold Christmas Lane
SIZE OF PLOT	10430m ² (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

Over development will join Ware to Thundridge. Where wil our village go?

No support for development on edge of village boundary in the survey (less than 27% support this)

There will be no separation between Ware and Thundridge if T1/T2 approved as well as Ware North and East development being led by EHDC.

Area of land forming barrier between town and village should be retained.

Cold Christmas Lane and land to the south is the barrier between the planned building in Ware and Thundridge.
No building this side of the A10.

Worried about Ware and villages combining if T1-T2 are put in place.



Potential Housing Sites

NAME	T2
ADDRESS	Cold Christmas Lane
SIZE OF PLOT	117000m ² (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

Seems a huge number of houses – are the numbers overestimated?

Enlarge Wodson Pavillion to Infant Nursery School. Make Thundridge School Junior only. Put Doctors surgery in new development.

Planned development is too large as per Housing Group policy?

'Growth of villages to be organic – small developments of 6 or fewer'

T2 should be our 'green belt' between Ware and Thundridge



Potential Housing Sites

NAME	T3
ADDRESS	Poles Lane
SIZE OF PLOT	12140m ² (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

Poles Lane already too busy. It would spoil the area and existing houses on Poles Lane.

Large new build development very out of character with existing housing on Poles Lane.

Poles Lane already over used. This is a huge development in context of this rural single lane road.

Hanbury Manor currently abuses Poles Lane by forcing HGVs to use it rather than its own more suitable Hanbury Drive. This pressure on Poles Lane needs to be resolved prior to any development.



THUNDRIDGE NEIGHBOURHOOD PLAN

Potential Housing Sites

NAME	T4
ADDRESS	Poles Lane
SIZE OF PLOT	38180m ² (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

Poles Lane will need upgrading.

Far too many houses and this field is very attractive. Poles Lane already can't cope with traffic.

Far too many houses and this field is very attractive. Poles Lane already can't cope with traffic.



Potential Housing Sites

NAME	T5
ADDRESS	Cambridge Road, Wadesmill
SIZE OF PLOT	10000m ² (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	T6
ADDRESS	High Road, High Cross
SIZE OF PLOT	14390m ² (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	T7
ADDRESS	High Road, High Cross
SIZE OF PLOT	5300m ² (0.53ha)
LOCATION	Adjacent to T6

No more development in High Cross. We have had 57 houses at Canterbury Park in an original village of approx. 140 houses. That's more than enough.



- A greenfield site located behind Oakley Horseboxes
- 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	T8
ADDRESS	High Road, High Cross
SIZE OF PLOT	6000m ² (0.60ha)
LOCATION	Adjacent to T7

This area floods and takes water from off the East End of North Drive. If this is built on, North Drive will become a river.

All building aimed at High Cross. Only small developments should be allowed.



- 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 T7
- 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 ² (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

Cars, parking, traffic already at capacity.

Glebe Field should not be approved. That would be the last straw for High Cross. North Drive cannot support houses on Glebe Field.

Glebe Field vital for community asset value for High Cross



Potential Housing Sites

NAME	T10
ADDRESS	Glebe Field, High Cross
SIZE OF PLOT	7000m ² (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	T11
ADDRESS	Sutes Farm, High Cross
SIZE OF PLOT	10,000m ² (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

Presume access would be via North Drive?

Does ND really need this extra traffic?

Farm land should not be built on

How would you access this safely?



Potential Housing Sites

NAME	T12
ADDRESS	Sutes Farm, High Cross
SIZE OF PLOT	12,000m ² (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

This end of High Cross is already to be developed on the opposite side of the road to the school. It would not be sustainable – traffic, parking or facility wise to further build here.

Why has this site been chosen as it is land locked with no access.

This is good quality arable land.



Potential Housing Sites

NAME	T13
ADDRESS	Sutes Farm, High Cross
SIZE OF PLOT	10,000m ² (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

How about a small business park rather than housing?

Business Area
Large Parking
Shops and Restrooms
Sport
Walks
Access to countryside



Potential Housing Sites

NAME	T14
ADDRESS	High Road, High Cross
SIZE OF PLOT	4,400m ² (0.44ha)
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
- Proposal for 6-7 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

Details modified
based on feedback
from owner



Potential Housing Sites

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

Not sustainable



- 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	T16
ADDRESS	Sawtrees Farm
SIZE OF PLOT	2,400m ² (0.24ha)
LOCATION	Cold Christmas

Does Cold Christmas Lane need any more traffic?



- 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	T17
ADDRESS	Swangles Farm, Cold Christmas Lane
SIZE OF PLOT	183,000m ² (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

Pretty area – lovely views. It would spoil Cold Christmas completely.

If all this went ahead we would be losing all the charm and character of the English countryside which we have had for centuries. The damage it would do to the countryside would be horrendous.

- Lack of services
- Detriment of views
- Access limited via Cold Christmas

Actually there are no mains sewers here – all have septic tanks or klargesters.

There is no mains water supply.

Trees were planted with a public subsidy.

Unsuitable access via Cold Christmas Lane

Area too far from amenities

Valuable part of surrounding countryside

Should not be lost



Potential Housing Sites

NAME	T18
ADDRESS	High Cross Hill, Wadesmill
SIZE OF PLOT	4,000m ² (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	T19
ADDRESS	Poplar Close
SIZE OF PLOT	500m ² (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	T20
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

This is a good site for a small development if access can be achieved.

Cleaning up this site and building some houses would be preferable to leaving it as it is.



Potential Housing Sites

NAME	T21
ADDRESS	High Road, High Cross
SIZE OF PLOT	16840m ² (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

Key issues

- Impact on views from Marshalls Lane
- Drainage
- Too many houses – 20 would be better

Concerned that outline PP will be approved and number of houses then increased. There must be something to stop that happening.

I'd prefer developments of up to 20 houses over larger developments if we have to have something

This development must be stopped at all costs as it will destroy the village vista forever

If development must go ahead, less than 27 dwellings should be considered to address the concerns in the other notes (e.g parking, views, flooding, wild life)

- Views spoiled
- Dangerous access
- Already busy fast moving traffic
- Possibility for further development (unfortunately)

Those fields support a large community of wildlife and creates a much needed foraging area all year round

This field is a major foraging area for the protected swifts that nest in the church

This development would spoil the open aspect and restrict the view

This area has regularly flooded. Years ago there was a pond in this field.

Drainage is a big issue in this field and the consequences of flooding downstream should be considered



TOURISM AND PLACES OF HISTORICAL INTEREST

Appendix 5

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".



The Lunardi Balloon Stone can be found in a privately owned field off Lowgate Lane, 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.



Wadesmill Turnpike. This building was a Toll House in the 19th century for the Wadesmill Turnpike, the first such road in the country established by an act of parliament in 1663.



The Meridian Post –at Cold Christmas was erected in 1994 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.



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 8th 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



Rennesley Castle overlooks Westmill and Thundridge and was the site of a moated castle in 1880 and is one of the most interesting moated mounts in Herfordshire



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 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.



Thundridge and Wadesmill Assessed Housing Sites and Consultation Comments

Policy notes

All sites have been assessed and the least viable sites have been dismissed.

Sites being consulted on have been deemed to have potential to meet the needs of the Parish going forward.

Only two sites are proposed for allocation.

Please comment on the sites proposed for allocation and give us a thumbs up or thumbs down on the other sites outside the village boundary .



Comments from the public

“Keep site T2-T1 open farming land. Green belt buffer zone between Ware and Thundridge”

“87% reject development on existing greenbelt in village survey”

“Lets keep Thundridge and Wadesmill Village status not make it more than that”

“Extra Car Park required for the playing field and pavilion at Cold Christmas Lane - Gets excess cars on the road when football matches on”

High Cross Assessed Housing Sites and Consultation Comments

Policy notes

All sites have been assessed and the least viable sites have been dismissed.

Sites being consulted on have been deemed to have potential to meet the needs of the Parish going forward. Only two sites are proposed for allocation.

Please comment on the sites proposed for allocation and give us a thumbs up or thumbs down on the other sites outside the village boundary .

East Herts District Council

East Herts District Plan now says that High Cross is a Group 2 village and new housing development should be within the village boundary.



Comments from the public

“Development should not be linear”

“T21, T15, T14 etc completely change the nature of the village”

“High Cross has already increased by over 1/3 with Canterbury Park”

“As a now Category 2 village, building should be very limited”

Thundridge Parish Housing Consultation Comments

- 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.

What is your opinion?

T19 (Poplar Close)

T23 (North Drive, High Cross)

Housing Site - Outside Village Boundary – in the Green Belt - for information only



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

- The site is a greenfield located next to Thundridge House on Poles Lane. The site is located within the greenbelt and outside the village boundary - previous planning application for 1 large house rejected.
- Site is within a designated Local Wildlife Site. Development on Locally Designated Wildlife sites will not be permitted unless material considerations outweigh the need to safeguard their nature conservation value.
- Owners' proposal is for three to five relatively modest properties suitable for older people (such as bungalows), with priority given to those currently living in the Parish when sold. This would meet an identified need in the Parish.
- Potential timescales for development to come forward are currently unknown.
- Provisional Site Viability Assessment Score: 133

Would you support the development of this site?

Yes, I would



No, I wouldn't



Housing Site - Outside Village Boundary – in the Green Belt - for information only

Housing Site - Outside Village Boundary – in the Green Belt - for information only

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



- A garden site located off High Cross Hill.
- The site is located in the greenbelt and outside the village boundary.
- Greenbelt location means this would be considered an Exception Site with any development required to meet a local need.
- Proposal for two 3 bedroom bungalows.
- Both properties would be owner occupied.
- Potential for over 60s and local resident restrictions on sale.
- Limited visual impact due to lie of the land and location.
- Site is potentially deliverable in the next two years.
- Provisional Site Viability Assessment Score: 141.



Would you support the development of this site?



Yes, I would



No, I wouldn't

Housing Site - Outside Village Boundary – in the Green Belt - for information only

Housing Site - Outside Village Boundary - for information only

NAME	T6 and T6a
ADDRESS	High Road, High Cross
SIZE OF PLOT	12000m ² (1.2ha)
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 designated High Cross Village Boundary
- Proposal to relocate the existing factory into a purpose designed building on site identified as T6
- The existing factory site would then be available for housing and this site has been identified as T6a
- Owners' proposal is that the site could accommodate 20 – 30 properties
- 60% owner occupied and 40% affordable housing proposed in line with District Plan
- Mix of housing (size/style etc not yet determined)
- Timescales for T6a to be developed with housing is 5-10 years
- Provisional Site Viability Assessment Score: 123



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Yes, I do

Would you support the development of this site?



No, I wouldn't

Housing Site - Outside Village Boundary – for information only

Housing Site - Outside Village Boundary - for information only

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

- A greenfield site located behind Oakley Horseboxes currently used for storage.
- The site is located outside the designated High Cross Village Boundary.
- Owners' proposal is for 12 to 16 properties.
- 60% owner occupied and 40% affordable housing proposed in line with District Plan
- Mix of housing (size/style etc not yet determined).
- Timescale associated with development of T7 would be 2-5 years.
- Provisional Site Viability Assessment Score: 109.

Would you support the development of this site?

Yes, I would



No, I wouldn't



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Housing Site - Outside Village Boundary – for information only

Housing Site - Outside Village Boundary - for information only

NAME	T8
ADDRESS	High Road, High Cross
SIZE OF PLOT	7800m ² (0.78ha)
LOCATION	Adjacent to T7

- A greenfield site located behind Canterbury Park and adjacent to T7 it is bordered on two sides by existing development.
- The site is located outside the designated High Cross Village Boundary.
- Owners proposal is for a scheme for 21 dwellings has been prepared comprising:
 - Eleven 4 bedroom detached houses
 - Six 3 bedroom semi-detached houses
 - Four 2 bedroom terraced houses
- Potential to revise mix of market housing to include bungalows if market demand can be demonstrated.
- Parking could be provided at a rate higher than adopted parking standards.
- Construction traffic would access site via entrance to Oakley's and T7. Once completed residents would use Arthur Martin-Leake Way.
- Provisional Site Viability Assessment Score: 122.

Would you support the development of this site?

Yes, I would



No, I wouldn't



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Housing Site - Outside Village Boundary – for information only

Do you support the statutory designation of the following sites as Local Green Space?



Yes I do



No, I don't

**LGS 1:
The Pit**

**LGS 2:
Allotments
(Thundridge)**

**LGS 3:
Jean's Orchard**

**LGS 4:
Anchor Lane
Meadow**

**LGS 5:
Rennesley
Gardens
and Castle**

Do you support the statutory designation of the following sites as Local Green Space?



Yes I do



No, I don't

**LGS 6:
West
Youngsbury Park**

**LGS 7:
The Green,
North Drive**

**LGS 8:
The Bourne**

**LGS 9:
Football Field
And Sutes
Meadow**

**LGS10:
Glebe Field
(pending the
dismissal of
the current
appeal)**

Thundridge Neighbourhood Plan Policy Feedback

For validation purposes only (to ensure that responses are from within the Parish), please enter your postcode below

Postcode

Are there any policies missing? Is there anything you think should be changed?

Environment Policies

Facilities and Services Policies

Housing Policies

Please use the displays to give us feedback on Housing Allocation Sites and Local Green Spaces

Appendix 5a









Appendix 5b

Thundridge Neighbourhood Plan Policy Feedback

- SG12 0UE I strongly oppose the traveller/gipsy site proposed for North Ware and the housing too.
- SG12 0UE I am extremely surprised that nowhere is there any comment about the proposal of a fairground/traveller (gipseey) area in the winter months north of ware.
- SG11 1AR Environment – Seems v comprehensive
Facilities + Services – Seems v comprehensive
Housing – No more 5 bed homes please. Starter and retirement are what are needed, please make that very clear.
- SG11 1BG Environment – Plant more trees, make sure new developments have gardens and parking, solar panels and electric charge points for cars.
- Housing – All developments outside the village boundaries are not being considered due to the emerging district plan. In 10 years time I think the boundaries will have to be extended. If an application comes to the parish at the moment outside the boundary it could be a good time to work with the developer and get something for the village ie village hall, old peoples bungalows alms houses: don't hold back refusing everything (we don't want more Canterbury parks forced upon us in 6-10 years)
- SG11 1AR Housing – As the local authority is not asking for land outside the village boundary to be considered for development why does the neighbourhood plan even entertain the proposed sites as possibilities.

SG12 OUF

Environment – All policies appear well considered. I think Youngsbury Park (east side) is a particular attraction to residents and could be added.

Facilities + Services – It is good to see at least one village pub – The Feathers on the list having lost the pub in High X and possibly the Sow and Pigs perhaps another could be added and encouraged to become more of a community asset.

Housing – Small developments on brownfield sites if any probably ok. Noted, no neighbourhood plan proposed for housing in Wadesmill or Thundridge – very pleased ! Finally Ware North – can neighbourhood Plan process please comment on (1) Traveller site on NW extremity near Moles Farm/A10 roundabout – some people in Thundridge are VERY concerned, (2) impact on local transport and roads not adequately considered – could impact on Thundridge.

If you have any comments on (1) please email deryckdipper@btconnect.com

SG12 OUF

Environment - I think there will be great harm done to the local nature. When I go out for a walk I see all sorts of animals and birds from kingfishers to badgers. Trees (mature) have been felled along the River Rib with the promise that they will be replaced. They never have and this is probably 10 years ago.

Facilities + Services – I think there should be more consideration for older people who do not drive and have to wait considerable time for buses. Perhaps more could be put on certain days to go to Ware for their shopping etc.

Housing – If all these houses go ahead it will no longer be the countryside so important to this country. It will bring much more traffic and where are they all going to park. It is already dangerous along the old A10 outside the factories just down from the Sow & Pigs where people park.

SG12 OUF

Environment – What about Cowards Wood – it will be a buffer between Thundridge and Ware North. Also Moles Wood.

Facilities - No transport links. More cars will be on the roads. The Feathers is mentioned as an asset, what about The Anchor and The Sow and Pigs.

Housing – Too many proposed houses in larger developments. Odd infill house is a more acceptable proposal.

SG11 1AN

Environment – Glebe Field is a valuable view. Is asked why it wasn't also included as a community asset of value and the reasons seem to be because building at the point of consultation had been approved. For consistency, if included here, should also be included as an asset.

Facilities – I understand that White Horse is not listed as an asset of the community since it was closed at the time of consultation. In the same vein, please can you reword "High Cross Shop & Garage" as it is ambiguous. Since the shop and petrol station were open but the workshop was not, and hasn't been open since 2003. For this reason, the workshop should not be included as an asset. Please can you reword to "High Cross Shop & Petrol Station". Glebe Field is not included as an asset, yet it is included as a valued view- please can it be included as an asset ?

High Cross Shop and SPAR should in final version read SpaR

Housing – Given that EHDC can now meet their required supply, I don't think we should support any more development except infill. Would support T19 but not T23.

ADDED FROM ONLINE FEEDBACK

Submission 1

- **Site T19 (Poplar Close)**

This is the only site I support. The village has fulfilled its share of building with Canterbury Park and possibly the Glebe Field. Oakleys should definitely not profit from any more development. We need to keep any future building within the village boundary only, in accordance with the District plan why give up any more land? Local residents wanting to live near family in High Cross are well accommodated with the huge scale of building planned for Ware, Buntingford, Puckeridge, Bishops Stortford etc.

- **T3 - Poles Lane**

No, I wouldn't

Submission 2

- **Site T19 (Poplar Close)**

No, I wouldn't

- **T3 - Poles Lane**

No, I wouldn't

Submission 3

Environment - The map used for Environment Policy 4 is out of date and requires updating The view across to Great Southey Wood from the back of Pasfield Cottages should be included in views worth retaining. View - I would suggest there is a beautiful view that should be protected that

Site T19

There is an issue with access to this site

Site T23

There is an issue with access to this site. Flats would not be in keeping and if offered to the young could cause disturbance to the locals in retirement bungalows opposite

Summary of Housing Site Allocation Feedback

Site	For	Against
T3	11	17
T6	0	29
T7	0	34
T8	0	32
T18	16	8

Summary of Local Green Space Feedback

Site	Description	Yes	No
LGS1	The Pit	18	0
LGS2	Allotments (Thundridge)	25	0
LGS3	Jean's Orchard	24	0
LGS4	Anchor Lane Meadow	17	9
LGS5	Rennesley Gardens and Castle	20	0
LGS6	West Youngsbury Park	21	0
LGS7	The Green, North Drive	12	0
LGS8	The Bourne	18	0
LGS9	Football Field & Sutes Meadow	13	0
LGS10	Glebe Field (pending the dismissal of the current appeal)	24	0

Feedback submitted via general Feedback Form

T19

House is someones garden ! Can we all do that ?

T23 North Drive, High Cross

2 bed dwellings for young families needed

There should be a finite target of additional housing in the village so if other developments pass planning they count to the number and exclude these if not yet built.

There is a significant loss of woodland with this option.

How will route into new housing be resolved this will add 40 cars to North Drive.

Ideal location but not sure of access or egress onto North Drive especially with proposed building on Glebe Field.

Retirement dwellings needed.

What about access

Don't support. We don't need 17 more houses on current green space.

If this happens it opens the doors to other developments and so on.

More vehicles making more potholes in North Drive which no one wants to repair.

Strongly disagree. Extra traffic in North Drive and at junction with High Road.

North Drive is busy enough. Access not ideal.

Land of limited environmental value. A development of similar density to Poplar Close would seem appropriate. Access via North Drive clearly is an issue though.

This is the only potential development site of any significance within the village boundary. Old peoples bungalows should be built here – lesser impact of traffic up North Drive and the bungalows should be kept in council ownership.

Major access issues. Reality is that EHDC will want to build social housing flats and not retirement bungalows on this plot.

This would mean further urbanization of a substantial area of an already expanded village.

THUNDRIDGE



PARISH COUNCIL

THUNDRIDGE NEIGHBOURHOOD PLAN

Pre-submission Version

2018 – 2033

Consultation Summary Document

Includes comments form and instructions
on how to respond to the consultation



Introduction to the Pre-Submission Consultation

The Thundridge Neighbourhood Plan (TNP) has been prepared to guide the growth of Thundridge Parish from 2018 to 2033. It provides policies against which applications for new homes and other developments in Thundridge Parish will be decided. Many volunteers from the community have contributed their ideas and comments, and as a result a neighbourhood plan has been produced. The Thundridge Neighbourhood Plan is now at pre-submission consultation stage.

To submit your comments please see the instructions on pages 15 and 16.

This is an extract of the full draft Thundridge Neighbourhood Plan 2018–2033 (pre-submission version) containing the vision and objectives of the plan along with the policies and the policies map.

The full draft Thundridge Neighborhood Plan is available to view:

- On Thundridge Parish Council's website: <https://www.thundridgeparishcouncil.org.uk/>
- At The Feathers Inn, 49 Cambridge Rd, Wadesmill, Ware SG12 0TN
- At East Herts Council Offices, Wallfields, Pegs Ln, Hertford SG13 8EQ and
- At Ware Library, 87 High St, Ware SG12 9AD

Please come along to High Cross Village Hall on Saturday 16th March between 10:30 and 12:30 if you would like to talk to us about the consultation, have any questions, would like help with filling in the form or to see a copy of the full draft document.

The consultation period runs from 11 February to 31st March 2019. All comments received are important and will be taken into account. To submit your comments, complete the response form enclosed, or use the alternative methods detailed on the form.



Vision and Objectives

The policies in the Neighbourhood Plan are based on the following vision statement.

Vision:

The 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.

Planning Objectives:

- A. 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
- B. Maintain important views and provide extra protection for the most special green spaces for future generations to enjoy
- C. Mitigate against the impact of climate change and promote the use of renewable energy in new development and by encouraging retrofitting of existing properties to reduce the environmental impact of an increasing number of residents in the parish
- D. Develop and expand existing facilities in a sustainable manner, making better use of green spaces and protecting assets of community value
- E. Encourage tourism and visitors to the parish's many historically important sites of interest
- F. Maintain existing businesses by providing what they need to stay within the parish
- G. Provide better car parking facilities to reduce the amount of on-street parking throughout Thundridge, Wadesmill and High Cross
- H. Manage the effects of increased traffic through the parish and encourage the provision of sustainable transport
- I. Protect and enhance the designated green belt in the parish
- J. Ensure that housing growth is organic, in accordance with locally-defined needs
- K. Provide a mix of housing types, including smaller units for older people, and starter homes for young people
- L. Enable small infill developments in pockets of land that can accommodate it sympathetically
- M. Ensure that new development is built to a high standard of design which reinforces local distinctiveness and character.

Neighbourhood Plan Policies

The policies below are from the Neighbourhood Plan document. The policies are split into three sections: environment, facilities and services and housing.

Environment Policies

This section deals with policies on the conservation area, heritage, views, Local Green Spaces and recreational spaces, biodiversity, climate change and sustainable energy.

POLICY THE1 - LISTED HERITAGE ASSETS

I. Proposals for development which have an impact on designated heritage assets in the parish, including:

- All listed buildings
- Thundridgebury moated enclosure and associated remains of Thundridgebury House, St Mary and All Saints' Church and graveyard, and moated mound south of Rennesley Garden Wood and Youngsbury Roman barrows scheduled monuments
- Poles Park garden [Hanbury Manor] Grade II and Youngsbury Park Grade II*

should take account of the historic fabric, the significance of the asset and the contribution of its setting to that significance. Proposals should conserve or where possible enhance the asset and its setting.

II. A statement setting out any adverse impacts on the asset and its setting, along with any proposed mitigation measures will be required.

POLICY THE2 - CONSERVATION AREAS

I. In accordance with policies in the East Herts District Plan and the guidance in the Thundridge & Wadesmill Conservation Area Appraisal and Management Plan 2016 or any updated document, the character or appearance of the Thundridge & Wadesmill Conservation Area and its setting will be preserved and, where possible, enhanced.

II. A conservation area designation will be sought for High Cross. Should High Cross be designated as a conservation area during the life of this Neighbourhood Plan, the character and appearance of the conservation area and its setting will be preserved and, where possible, enhanced.

POLICY THE3 - NON-DESIGNATED HERITAGE ASSETS

I. The following non-listed heritage assets have been identified in the Thundridge Parish:

- The Cattle Creep (Thundridge)
- The Post Mill Mound (Thundridge)
- The Hanbury family vaults (St Mary's Churchyard - Thundridge)
- The Puller family vaults (St John's Churchyard - High Cross)
- The Grave of Arthur Martin-Leake (St John's Churchyard - High Cross)
- The Meridian Post (Cold Christmas).

II. Development proposals, which affect the above non-listed heritage assets and other non-designated heritage assets, will be permitted provided that they preserve or enhance the significance of the assets and their setting (established trees, hedgerows can be part of setting).

POLICY THE4 - IMPORTANT VIEWS

I. Ten important views are identified on the Policies Map and are listed as follows:

- VIEW 1: North east across Hanbury Manor Golf Course from Footpath 23
- VIEW 2: Thundridge Cricket Ground, Rib Valley and Wade's Wood
- VIEW 3: View of Thundridge Old Church from Ducketts Wood
- VIEW 4: View of Thundridge Old Church in the Rib Valley from Old Church Lane Bridleway 24
- VIEW 5: Villages of Thundridge and Wadesmill viewed from the Hertfordshire Way behind Rennesley Farm
- VIEW 6: Wadesmill and Thundridge Villages from Cambridge Road
- VIEW 7: West towards The River Rib and Thundridge Old Church
- VIEW 8: Towards Cold Christmas from Bridleway 51 Home Farm
- VIEW 9: East towards St John's Church and Puller Memorial School, High Cross
- VIEW 10: St John's Church and The Rectory across Glebe Field, from North Drive, High Cross.

A detailed description and indicative photographs of the above views are available in the full document.

II. Any new development within these views must ensure that key features of the views can continue to be enjoyed including distant buildings and landscape features, river valleys, sensitive village edges and rural approaches to the villages. Any major development proposal must include an assessment of the impact of that development on these key views. Proposals where a harmful impact is identified will only be permitted where appropriate mitigation measures can be delivered.

POLICY THE5 - LOCAL GREEN SPACES

I. A number of areas within the parish have been identified as Local Green Space (LGS). These are shown on the Policies Map, described in further detail in Appendix G and are listed below:

- LGS 1: The Pit
- LGS 2: Allotments (Thundridge)
- LGS 3: Jean's Orchard
- LGS 4: Anchor Lane Meadow
- LGS 5: Rennesley Gardens and Castle
- LGS 6: West Youngsbury Park
- LGS 7: The Green, North Drive
- LGS 8: The Bourne
- LGS 9: Football Field and Sutes Meadow
- LGS10: Glebe Field (pending the dismissal of the current appeal).

II. New development will only be allowed within designated Local Green Spaces where very special circumstances can be demonstrated in accordance with Green Belt policy in the National Planning Policy Framework and policy CFLR2 of the East Herts District Plan.

POLICY THE6 - PROTECTED RECREATIONAL OPEN SPACES

I. Four sites identified on the Policies Map, described in Appendix A and listed below are allocated as Protected Recreation Open Space (PROS):

- PROS 1: Norman Wodson Sports Field, Thundridge
- PROS 2: The Football/Cricket Field, Thundridge
- PROS 3: Dellfield, Wadesmill
- PROS 4: Two play spaces in Arthur Martin Leake Way (4a & 4b), High Cross.

II. Development that would result in the loss of all or part of any of these spaces will not be permitted unless they are replaced with better facilities that are as accessible to the residents of the parish as the current recreational open spaces.

POLICY THE7 - CONSERVE AND ENHANCE BIODIVERSITY

I. Development should conserve and enhance biodiversity and deliver net biodiversity gains (in accordance with the current best practice Biodiversity Impact Calculator) in perpetuity. The nature conservation value of wildlife sites, and other significant habitats including the River Rib will be protected from any harmful impacts of development, in accordance with their status. In particular, the following designated local wildlife sites, as shown on the Policies Map and detailed in Appendix D, will be protected and managed:

- Sandpit Wood
- Dilly Wood
- Wade's Wood
- Buckney Wood
- Round Wood
- Sawtrees Wood & New Plantation
- Youngsbury Park Icehouse
- The Bourne
- Gardiners' Spring Wood
- Great Southey Wood & Ash Plantation
- Sutes Wood
- Home Farm
- Poles Lane Area
- Thundridge House Area
- Great Barwick Manor Area.

II. In addition, the areas of Ancient Woodland known as Steere Wood, near Sawtrees Farm, Sawtrees Wood, Buckney Wood, Wade's Wood, Round Wood and Sutes Wood, and the list of 18 Veteran Trees identified in the HERC database will also be protected from any harmful impacts of development.

III. Other areas of the parish coloured green on the Hertfordshire Ecological Network Mapping contain habitats listed in Section 41 of the NERC Act. Development, which would cause significant harm to these areas, should either be refused, or the mitigation hierarchy applied. If permission is granted for development conditions or planning obligations the secure appropriate management regimes will be sought.

POLICY THE8 - GREEN CORRIDORS AND THE RIVER RIB

I. Green corridors should provide permeability for wildlife and people. In accordance with the East Herts Green Infrastructure Plan, the green corridors in the parish, which provide networks of biodiversity and public access, will be protected from the impact of harmful development, managed and where possible enhanced to create increased public access.

II. The two most significant green corridors in the parish are The Bourne and the River Rib corridor:

- The River Rib is a chalk stream, vulnerable to both low flow problems and to flooding as well as silting up and pollution. Any development scheme adjacent to the River Rib should be designed with a naturalised buffer zone of at least 10m from the top of the bank in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance. From the point where the river turns to flow westwards, towards Thundridge and Wadesmill, Bridleway 24 and then Footpath 22 follow the river valley. Any development that negatively impacts public access to the river will be refused
- The Bourne is dry for most of the year but fills in the autumn and winter with run-off from surrounding fields. Bridleway 42 and Footpath 40 run the length of The Bourne. Any development that negatively impacts public access along The Bourne will be refused.



POLICY THE9 - CLIMATE CHANGE

In order to reduce energy use, innovative approaches to the construction of low carbon homes that demonstrate the sustainable use of resources and high energy efficiency levels will be supported. These may include self-build projects, earth sheltered buildings or houses built to Passivhaus standards.

POLICY THE10 - SUSTAINABLE ENERGY

Small scale domestic renewable energy schemes and community-based renewable energy initiatives will be supported; in particular, schemes to provide solar power on a domestic scale and ground source heat pumps, where they accord with other policies in this plan.

Facilities and Services Policies

The section includes assets of community value, existing and future businesses, home working, improvements to community and recreation facilities and infrastructure

POLICY THFS1 - ASSETS OF COMMUNITY VALUE

I. The following facilities have been identified as valued by the community: Thundridge Village Hall, High Cross Village Hall, High Cross Shop and workshop/garage, The 'Feathers Inn', Thundridge Sports Field and Glebe Field, and are shown on the Policies Map.

II. Applications will be made by Thundridge Parish Council to list appropriate facilities as Assets of Community Value through the Community Right to Bid (in accordance with the Assets of Community Value (England) Regulations 2012 (as amended)).

III. All Assets of Community Value listed by East Herts Council or facilities identified as a community asset above, will be retained in community use unless they are:

- (a) No longer needed or
- (b) No longer viable or
- (c) To be replaced by equivalent or better facilities as part of a development proposal.



POLICY THFS2 - IMPROVEMENTS TO COMMUNITY AND RECREATION FACILITIES

Proposals to improve, expand, or provide new community and recreation facilities will be supported provided that:

- (a) they fulfil the needs of existing and future residents of the Parish; and
- (b) any adverse impacts would not outweigh the benefits.

POLICY THFS3 - EXISTING BUSINESSES

Proposals to support the retention of existing businesses will be considered favourably provided that they do not conflict with other policies in this plan. Such proposals may include the provision of off-street parking for customers, covered and secure cycle parking facilities for employees and sustainable energy schemes.



POLICY THFS4 - NEW OR EXPANSION OF BUSINESS SPACE

Applications for new business space will be supported provided that they are:

- (a) on an existing employment site where the infrastructure is sufficient to support expansion without impacting on the surrounding area or its residents (e.g. no car parking overspill) or
- (b) part of a new housing development providing live/work units or
- (c) In an existing farm complex, provided that it is:
 - 1. of a scale and type appropriate to the operation of the farm and its rural setting; and
 - 2. is either an ancillary agricultural use or the development supports the viability of the farm business.

POLICY THFS5 - HOME WORKING

Proposals to allow change of use of part of a dwelling, ancillary extensions, conversion of outbuildings or small freestanding buildings, within the residential curtilage of existing development to support home working will be supported provided that all of the following criteria are satisfied:

- (a) If the proposal includes the loss of garage space sufficient off-road parking is retained comparative to the number of bedrooms (see parking policy)
- (b) The use of the proposed development is primarily for occupants of the dwelling
- (c) There are no adverse impacts on the amenity of neighbours
- (d) All materials and the height, scale, massing and location of the development do not detract from the quality and character of other buildings on the site or its setting.

POLICY THFS6 - INFRASTRUCTURE

Provision of new infrastructure, such as high-speed broadband and mobile networks, to service existing and new businesses will be supported provided that:

- (a) Infrastructure is fully integrated into the design of future development proposals
- (b) Where new masts or structures are required, they should be sympathetic to their surroundings.

Housing Policies

This section covers the green belt, distribution of development, housing sites, housing mix, rural exception sites, infill development and design.

POLICY THH1 - GREEN BELT

The designated Green Belt in the parish will be protected and enhanced in accordance with the National Planning Policy Framework and Policy GBR1 of the East Herts District Plan. The parish council will make representations to East Herts Council with a view to extending the Green Belt to include the Group 2 village of High Cross at the next review of the District Plan.

POLICY THH2 - DISTRIBUTION OF DEVELOPMENT

I. For the plan period 2018 - 2033, any development will be concentrated in the Group 2 settlements of High Cross and Thundridge and Wadesmill, within the defined village boundaries as shown on the Policies Map.

II. The following sites are proposed to be allocated for development:

- 1) Garden at Poplar Close, High Cross (1 or 2 dwellings) (Policy TTH3 - reference T19)
- 2) The Greenhouses Site, off North Drive, High Cross (Up to 20 dwellings) (Policy TTH4 - reference T23).

POLICY THH3 - GARDEN AT POPLAR CLOSE, HIGH CROSS

Development will be supported on this site for small dwellings for identified local housing needs, according to the following criteria:

- (a) provision of 1 or 2 dwellings
- (b) the height, mass, and form of the buildings should complement the character of the built environment
- (c) primary access to and from the site for pedestrians, road users, and construction traffic to be from Poplar Close
- (d) self-supporting parking provision in accordance with Policy THH9.

POLICY THH4 - THE GREENHOUSES SITE, OFF NORTH DRIVE, HIGH CROSS

Development will be supported on this site for a mixture of open market and affordable dwellings for identified local housing needs, according to the following criteria:

- (a) provision of around 20 dwellings
- (b) at least 40% of the units shall be affordable, with priority for starter and retirement homes
- (c) the height, mass, and form of the buildings should complement the historic character of the built environment in High Cross
- (d) a landscaped strip shall be provided on the eastern edge of the site, to screen it from the A10 bypass

- (e) primary access to and from the site for pedestrians, road users, and construction traffic to be from North Drive, which would need to be carefully managed
- (f) self-supporting parking provision in accordance with Policy THH9.

POLICY THH5 - HOUSING MIX

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

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

POLICY THH6 - RURAL EXCEPTION SITES

For the purposes of the Thundridge Neighbourhood Plan, District Plan Policy HOU4 will be applied according to the following criteria:

- (a) Affordable Housing Units shall be allocated to persons who, in the first instance:
 - (1) have been ordinarily resident in the Parish of Thundridge for the 12 months immediately preceding the date of application for the affordable housing unit or have at any time previously resided in the parish for at least five years, or
 - (2) have a strong local connection with the Parish of Thundridge through either a close family connection or being employed within the parish
- (b) In the second instance, if no applicant qualifies after 16 weeks in the first set of criteria, those who are resident in, or have a strong connection with, neighbouring rural parishes
- (c) If no applicant qualifies after a further 16 weeks, then preference should be given to those who are currently residents in East Hertfordshire.

Two sites were assessed as being suitable for development, outside the defined village boundaries, during the neighbourhood plan housing site assessment process. These could be considered as rural exception sites, if they complied with District Plan Policy HOU4.

They are:

- Site at Poles Lane, Thundridge - this site could accommodate around 5 dwellings. It is in the Green Belt and is a Local Wildlife Site, designated by the Herts and Middlesex Wildlife Trust
- Site at Wadesmill Hill - this site could accommodate two small dwellings. It is also in the Green Belt.

POLICY THH7 - INFILL DEVELOPMENTS

In the villages of High Cross, Thundridge and Wadesmill, applications for small-scale housing developments on infill sites will be considered if they make a positive contribution to the street scene and settlement character.

POLICY THH8 - DESIGN CRITERIA

The scale and design of new development will reflect the traditional character of the built environment in the Parish of Thundridge. The following guidelines will apply:

- (a) All new development should respect the historic design vernacular of the parish and its local setting
- (b) Building materials should be in harmony with existing properties
- (c) New buildings should respect neighbouring roof heights, profiles and pitches, the characteristic spaces between buildings the historic building lines and the overall density of development in the villages
- (d) The height of new buildings should be no more than two storeys above ground level
- (e) Detailing should be in line with traditional design features
- (f) Infilling should not obscure public views of the surrounding countryside or the settings of listed buildings, nor should it reduce significantly the garden areas which are essential to the setting of existing residential properties.

POLICY THH9 - VEHICLE PARKING IN RESIDENTIAL DEVELOPMENTS

In all proposals for residential development, adequate off-street car parking should be provided. The following local standards will be applied:

- (a) For developments of one, two, or three bedrooms, two parking spaces (in addition to provided garage facilities) per dwelling will be required within the dwelling site or on land tied to the site
- (b) For developments of four bedrooms, three parking spaces per dwelling (not counting garages) will be required within the site or on land tied to the site
- (c) For visitor and overspill car parking, one off-road space will be required for every three dwellings in the immediate vicinity of those dwellings
- (d) In all new developments of one or more dwellings, sufficient spaces shall be provided for the overnight parking of light commercial vehicles which are owned by residents
- (e) For sheltered housing units, including housing for older people, a minimum of one off-street car parking space per dwelling will be required, together with one space per warden, and a ratio of one visitor parking space per four units
- (f) For any future planning permissions, there should be a presumption against the change of use of garages and parking areas for alternative uses within the curtilage of a dwelling.

POLICY THH10 - STATIC CARAVANS

There will be a presumption against the development of any more pitches for static caravans in the parish, in particular for the use of non-permanent residents.

Policies Map

The policy map should be read in conjunction with the policies and is a statutory part of the plan.



POLICIES MAP - HIGH CROSS



Thundridge Neighbourhood Plan Pre-Submission Public Consultation Response Form

Please:

1. Please let us know if you have any comments on the Pre-Submission Thundridge Neighbourhood Plan. All forms received by 31st March 2019 will be considered by the Thundridge Parish Neighbourhood Plan Advisory Committee and may be used to amend the Pre-Submission Thundridge Neighbourhood Plan document.
2. Please note that forms must be fully completed with personal details, any forms that **do not have the personal details section completed will not be counted or considered**. All forms will be available for public inspection.
3. To comment, please ensure that you state which policy you are commenting on and your feedback refers specifically to that policy. Be as specific as possible with your suggestions, for example, which bit of the policy text you would like to change and how it should be changed.
4. The response form can be completed either by:
 - Using the online form at <https://form.jotformeu.com/90131599517360>
or
 - Downloading a Word version of the form from Thundridge Parish Council's website at <https://www.thundridgeparishcouncil.org.uk/>
or
 - Filling in the boxes on the form below.
5. To ensure your response reaches us we would prefer you to submit your form on-line. If this is not possible then either:
 - send a Word document of your form to clerk@thundridgeparishcouncil.org.uk or
 - post the form in one of the two wooden boxes erected outside the old village shop in Thundridge and the village hall in North Drive (High Cross).

Thank you

ALL COMMENTS MUST BE RECEIVED DURING THE 6 WEEK CONSULTATION PERIOD -
BETWEEN 11 FEBRUARY - 31st MARCH 2019

1 - PERSONAL DETAILS

PERSONAL DETAILS - must be completed for your comments to be considered	
NAME	
ADDRESS	
POSTCODE	
Are you a Thundridge Parish resident?	YES/NO
If you are not a resident please state the name of your company, client or organisation	

2 - YOUR COMMENTS

The Neighbourhood Plan documents (both full and summary) contain a series of policies and a policies map, which form the statutory part of the plan and it is these, in particular, on which we are seeking your feedback. If you would like to make comments on other aspects of the document, please provide the relevant policy/paragraph/figure/appendix number or similar. Use as many of the boxes below as you require, using a separate box for each comment. If you require more space then continuation sheets can be used.

Policy no./name or page no.	Comments and/or suggested changes
Example: Policy THE3	<COMMENTS>



19th February 2019

Dear Sir or Madam,

**THUNDRIDGE NEIGHBOURHOOD PLAN:
REGULATION 14 PRE-SUBMISSION PUBLIC CONSULTATION**

Thundridge Parish Council has decided to produce a neighbourhood plan for the parish to help guide development in the area.

Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 requires that before submitting the plan to East Herts Council for approval, Thundridge Parish Council must publish a 'pre-submission plan'.

The Thundridge Neighbourhood Plan contains policies which are the statutory part of the plan and, if approved by a Residents' Referendum later in the process, applicants and both Parish and District Council decision-makers must take these policies into account when a planning application for development in the neighbourhood area is submitted.

The full pre-submission Thundridge Parish Neighbourhood Plan is available to view:

- In Thundridge Parish Council's website:
<https://www.thundridgeparishcouncil.org.uk/pre-sbmission-consultation.html>
- At The Feathers Inn, 49 Cambridge Road, Wadesmill, Ware, SG12 0TN
- At East Herts District Council Offices, Wallfields, Pegs Ln, Hertford SG13 8EQ
- At Ware Library, 87 High Street, Ware, SG12 9AD

A summary of the policies and policies map is attached.

An on-line response form is available via this link:

<https://form.jotformeu.com/90131599517360>

A Word version of the response form is also available on the Thundridge Parish Council website link above. The form can be downloaded and returned to clerk@thundridgeparishcouncil.org.uk

If you have any comments about the pre-submission plan, please complete the Response Form. Responses to this consultation will be publicly available (although individuals details will not be disclosed and will be treated in confidence) and comments will be published in the Thundridge Neighbourhood Plan Consultation Statement.

The closing date for comments is **midnight on 5th April 2019**.

Yours faithfully

Belinda Irons, Clerk on behalf of Thundridge Parish Council

*Belinda Irons, Clerk, 14 Crawley End, Chrishall, Nr Royston, Herts, SG8 8QL
Tel: 01763 838732 email: clerk@thundridgeparishcouncil.org.uk*

Consultation Bodies Invitation Distribution List

Email Address	Name	Last Name	Consultation Body Name	Consultation Body Type	CONFIRM_TIME
clerk@standonparishcouncil.gov.uk	Belinda	Irons	Standon & Puckeridge	parish council that adjoins our neighbourhood area	14.56 21.2.19
wpcclerk@hotmail.co.uk	Rebecca	Burdick	Wareside	parish council that adjoins our neighbourhood area	14.53 21.2.19
steve@theohzone.co.uk	Mr R	Bowran	Sacombe	parish council that adjoins our neighbourhood area	14.54 21.2.19
townclerk@waretowncouncil.gov.uk	Jill	Rowlinson	Ware Town Council	town council that adjoins our neighbourhood area	14.54 21.2.19
fionaforthmhpc@btinternet.com	Fiona	Forth	Much Hadham	parish council that adjoins our neighbourhood area	14.55 21.2.19
Emmab38@live.com	Emma	Barrett	Bengeo Rural	parish council that adjoins our neighbourhood area	14.55.21.2.19
kevin.stepto@eastherts.gov.uk	Kevin	Stepto	East Herts District Council	local planning authority	13.08 19.2.19
thecoalauthority@coal.gov.uk			Coal Authority	consultation body under Schedule 1, para 1(c) the Neighbourhood Planning (General) Regulations 2012	12.54 19.2.19
mail@homesandcommunities.co.uk			Homes and Communities Agency	consultation body under Schedule 1, para 1(d) the Neighbourhood Planning (General) Regulations 2012	12.53 19.2.19
enquiries@naturalengland.org.uk			Natural England	consultation body under Schedule 1, para 1(e) the Neighbourhood Planning (General) Regulations 2012	12.50 19.2.19
enquiries@environment-agency.gov.uk			Environment Agency	consultation body under Schedule 1, para 1(f) the Neighbourhood Planning (General) Regulations 2012	12.52 19.2.19
eastofengland@HistoricEngland.org.uk			Historic England	consultation body under Schedule 1, para 1(g) the Neighbourhood Planning (General) Regulations 2012	12.52 19.2.19
property@networkrail.co.uk emailed via chat line			Network Rail	consultation body under Schedule 1, para 1(h) the Neighbourhood Planning (General) Regulations 2012	Not delivered Emailed via Network rail chat line 13.06 19.2.19
info@highwaysengland.co.uk			the Highways Agency	consultation body under Schedule 1, para 1(i) the Neighbourhood Planning (General) Regulations 2012	12.55. 19.2.19

Email Address	Name	Last Name	Consultation Body Name	Consultation Body Type	CONFIRM_TIME
communications@hchs.nhs.uk hct.communications@nhs.net			Hertfordshire Community NHS Trust	consultation body under Schedule 1, para 1(l)(i) the Neighbourhood Planning (General) Regulations 2012	Not delivered 12.56 19.2.19
thundridgecubs@email.com	Tom	Martin	2 nd Ware (Thundridge) Beavers & Cubs	voluntary body whose activities benefit our neighbourhood area	17.39 19.2.19
chrisweb86@hotmail.com	Chris	Web	Thundridge Cricket Club/ 100 Club	voluntary body whose activities benefit our neighbourhood area	17.40 19.2.19
Jespackman41@gmail.com	Joyce Betty	Spackman Lodge	High Cross & Thundridge WI	Local society	17.41 19.2.19
b.taylor.27@btinternet.com	Ann Brian	Davey Taylor	Thundridge & High Cross Society	Local society	17.41 19.2.19
info@starlightstars.co.uk			Starlight Stars	voluntary body whose activities benefit our neighbourhood area	17.42 19.2.19
Davidbeatty178@btinternet.com	David	Beatty	Thundridge Sports Association	Local society	17.43 19.2.19
youthconnexions.eastherts@hertfordshire.gov.uk			Youth Connexions Hertfordshire	voluntary body whose activities benefit our neighbourhood area	17.43 19.2.19
Jan.handy@tesco.net	Jan	Handy	High Cross Parish Hall	voluntary body whose activities benefit our neighbourhood area: not delivered	Not delivered Posted 20.2.19
Mayhall68@yahoo.co.uk	Colin	Hall	Thundridge Village Hall	voluntary body whose activities benefit our neighbourhood area	17.44 19.2.19
Profile64@hotmail.co.uk	Tony	Gilby	PCC High Cross	body that represents the interests of a religious group in the neighbourhood area	17.45 19.2.19
	Marion	Andrews	PCC Thundridge 01920 461027	body that represents the interests of a religious group in the neighbourhood area	12.06 20.2.19 online email response
aandjwilliams@hotmail.com	Mrs J	Williams	The Monday Club	Local society	17.46 19.2.19
imroth@talktalk.net	Gordon	Imroth	Thundridge Table Tennis Club	Local society	Not delivered
Theharrisfamily9@gmail.com	Jane	Harris	Jean's Orchard	Local society	17.46 19.2.19
pauline@warechoral.org.uk	Pauline	Preston	Ware & District Choral Society	voluntary body whose activities benefit our neighbourhood area	17.47 19.2.19

Email Address	Name	Last Name	Consultation Body Name	Consultation Body Type	CONFIRM_TIME
secretary@wareps.org.uk	Barbara	Norris	Ware & District Photographic Society	voluntary body whose activities benefit our neighbourhood area	17.48 19.2.19
Standonandpuckeridge.cfr@gmail.com	Tony	Hall	Community First Responders	voluntary body whose activities benefit our neighbourhood area	17.49 19.2.19
enquiries@stelizabeths.org.uk			St Elizabeth's	body that represents the interests of disabled people in the neighbourhood area	17.50 19.2.19
info@hertsmindnetwork.org			Herts Mind Network	body that represents the interests of disabled people in the neighbourhood area	17.50 19.2.19
guideposts.ware@guidepoststrust.org.uk			Guideposts Trust (Hertfordshire)	body that represents the interests of disabled people in the neighbourhood area	17.51 19.2.19
office@hertsblind.com			The Hertfordshire Society for the Blind	body that represents the interests of disabled people in the neighbourhood area	17.52 19.2.19
info@ageukherts.org.uk			Age UK Hertfordshire	body that represents the interests of disabled people in the neighbourhood area	17.52 19.2.19
eastherts@alzheimers.org.uk			Alzheimers society	body that represents the interests of disabled people in the neighbourhood area	17.53 19.2.19
enquiries@isabelhospice.org.uk			Isabel Hospice	body that represents the interests of ill people in the neighbourhood area	17.53 19.2.19
John.Wood@hertfordshire.gov.uk	John	Wood	Herts County Council	John is Chief Exec of HCC	13.12 19.2.19
David.andrews@hertfordshire.gov.uk	David	Andrews	Herts County Council	County Councillor for Thundridge	13.13 19.2.19
David.Andrews@eastherts.gov.uk	David	Andrews	East Herts Council	District councillor	13.13 19.2.19
planningliaison@anglianwater.co.uk			Anglian Water		17.33 19.2.19
ds@affinitywater.co.uk			Affinity Water		17.34 19.2.19
connections.gateway@ukpowernetworks.co.uk			UK Power Networks		17.34 19.2.19
networkalts.eastern@openreach.co.uk			Openreach (BT)		17.35 19.2.19
info@spndp.org			Standon Parish Neighbourhood Plan Steering Group	body that is producing the neighbourhood plan in the neighbouring parish	
enquiries@bishopsstortfordtc.gov.uk	James	Parker	Chief Executive, Bishops Stortford Town Council		17.54 19.2.19
Nicholas.Maddex@hertfordshire.gov.uk	Nick	Maddex	HCC rights of way officer		
admin@easthertsgolfclub.co.uk			East Herts Golf Club	Local businesses	

Name and Address	Type of body	Confirm time
Hanbury Manor, thundridge	Local businesses	Post 20.2.19
Biffa landfill site, Westmill	Local businesses	Post 20.2.19
Maltons pub, Thundridge	Local businesses	Post 20.2.19
The Feathers pub, Wadesmill	Local businesses	Post 20.2.19
Max Wright engineering, thundridge	Local businesses	Post 20.2.19
Anchor pub, Wadesmill	Local businesses	Post 20.2.19
Rennesley Farm, Wadesmill	Local businesses	Post 20.2.19
Rennesley Works, Wadesmill	Local businesses	Post 20.2.19
Marshalls Farm x storage, High Cross	Local businesses	Post 20.2.19
HC Motors, High Cross	Local businesses	Post 20.2.19
Garage shop, High Cross	Local businesses	Post 20.2.19
Youngsbury Farm, Wadesmill	Local businesses	Post 20.2.19
Builders Yard, Cambridge Road Cottages, High Road High Cross	Organisation with an interest in the village	Post 20.2.19
Linda Watts, Unit 7, Sutes Farm, High Cross	Local businesses	Post 20.2.19
Amazing Floors, Unit 12, Sutes Farm, High Cross	Local business	Post 20.2.19
Hadham Ceilings, Unit 4. Sutes Farm, High Cross	Local business	Post 20.2.19
Steve Mave, Unit 6, Sutes Farm, High Cross	Local business	Post 20.2.19
Lee Hidson, Unit 14, Sutes Farm, High Cross	Local business	Post 20.2.19
Pat Taylor, Unit 8 & 9, Sutes Farm, High Cross	Local business	Post 20.2.19
High Cross Joinery, Sutes Farm, High Cross	Local business	Post 20.2.19
Mode Print Solutions Ltd, Thundridge Business Park	Local business	Post 20.2.19
Cupaz, Thundridge Business Park	Local business	Post 20.2.19
KGK Print, Thundridge Business Park	Local business	Post 20.2.19
Stephens Engineering, Thundridge Business Park	Local business	Post 20.2.19
B & S Glass Industries Ltd, Thundridge Business Park	Local business	Post 20.2.19
A & B Group Ltd, Thundridge Business Park	Local business	Post 20.2.19
Dalemarsh Ltd, Thundridge Business Park	Local business	Post 20.2.19
Foulds Legal Ltd, 1 Gentlemans Field	Local business	Post 20.2.19
4 Tech Data Solutions, Gentleman's Field	Local business	Post 20.2.19
Toucan Print Litho, 4 Gentleman's Field	Local business	Post 20.2.19
Viero Ltd, 1 Gentleman's Field	Local business	Post 20.2.19
Harrington Fabrications, Gentleman's Field	Local business	Post 20.2.19
Macro Engineering, Gentleman's Field	Local business	Post 20.2.19

Name and Address	Type of body	Confirm time
MCP Prop, Gentleman's Field	Local business	
Herts Community Meals, 7 Gentleman's Field	Local business	Post 20.2.19
Mtec Warehousing, Gentleman's Field	Local business	Post 20.2.19
Bridge Carpets, Gentleman's Field	Local business	Post 20.2.19
Leary Bros, Gentleman's Field	Local business	Post 20.2.19
Pinegrand Ltd, 13 Gentleman's Field	Local business	Post 20.2.19
Goodman Tools, 1 Gentleman's Field	Local business	Post 20.2.19
Hertford Controls, Unit 14 Ermine Point, Gentleman's Field	Local business	Post 20.2.19
Assured Transport, Gentleman's Field	Local business	Post 20.2.19
Baitcraft Ltd, 15-17 Gentleman's Field	Local business	Post 20.2.19
Gilcorex UK Ltd, 15-17 Gentleman's Field	Local business	Post 20.2.19
Global Kinetics Corp, 15-17 Gentleman's Field	Local business	Post 20.2.19
High Oak Business Centre, 15-17 Gentleman's Field	Local business	Post 20.2.19
Oceanic Resources International Ltd, 4 High Oak Business Centre, 15-17 Gentleman's Field	Local business	Post 20.2.19
Signature Creative Solutions Ltd, 15-17 Gentleman's Field	Local business	Post 20.2.19
Pendragon Operations Ltd, High Oak Business Centre	Local business	Post 20.2.19

Email Address	First Name	Last Name	Stakeholder Organisation	Stakeholder Description	CONFIRM_TIME
oliver.heald.mp@parliament.uk	Oliver	Heald		our local MP	17.55 19.2.19
spins.nursery@tesco.net			SPINS Pre-School is	an organisation that provides services to our neighbourhood area: not delivered	Not delivered
nicola@waspsclub.com			WASPS is	an organisation that provides services to our neighbourhood area	17.56 19.2.19
head@stcanterbury.herts.sch.uk			St Thomas' Catholic School	a school in our neighbourhood area	18.00 19.2.19
enquiries@stedmundscollege.org			St Edmund's College and Prep School	a school and a business based in the neighbourhood area	18.00 19.2.19
oliver@oliverminton.com			Oliver Minton estate agents	a business based in the neighbourhood area	18.00 19.2.19
enquiries@mandmm.co.uk			Mortgage and Money Management is	a business based in the neighbourhood area	18.02 19.2.19
sales@howefencing.co.uk			Howe Fencing is	a business based in the neighbourhood area	18.03 19.2.19
info@simonlamdentist.com			Simon Lam Dentists is	a business based in the neighbourhood area: not delivered	Not delivered
spope@stalbans.anglican.org	Susan	Pope	Diocese of St Albans	a business based in the neighbourhood area	18.04 19.2.19
teresa.davidson1@nhs.net			Standon & Puckeridge Surgery	Doctor's surgery	18.05 19.2.19
Duncan.wallace@herts.pnn.police.uk				our local Community Police Sergeant	18.06 19.2.19
George Pavey			EHDC		
admin@ralphsadleir.herts.sch.uk			Ralph Sadleir School	a school in our neighbourhood area	18.07 19.2.19
admin@puller.herts.sch.uk			Puller school	a school in our parish area	18.07 19.2.19
admin@freman.org.uk			Freman college, Buntingford	a school in our neighbourhood area	18.08 19.2.19
admin@thundridge.herts.sch.uk			Thundridge Primary School	A school in our parish	18.09 19.2.19

Policy No	Para	Page	Comment Summary	Action	Change Required	Id
Intro		5	<p>The NPPF section 9 details how planning should promote sustainable transport, and policies should be developed to enable this.</p> <p>NPPF p104 (b) highlights the requirement for planning policies to align with that of the Highway authority. HCC is the Highway authority for Hertfordshire and its policies are defined within the Local Transport Plan 4 (adopted May 2018).</p>	Para change	<p>Paragraph 104(b) of the NPPF says that planning policies should "be prepared with the active involvement of local highway authorities ... so that strategies and investments for supporting sustainable transport and development patterns are aligned;"</p> <p>The highway authority has not previously shown an interest in the neighbourhood plan which has been prepared over the last three years. The policies in this plan are prepared in a manner that supports sustainable transport strategies, taking into account the village location and the lack of sustainable transport available to residents.</p> <p>For clarity the first sentence in paragraph one should refer to 'the Plan' or the Neighbourhood Plan'. Amend first sentence of para 1.1 to read "(referred to as 'the Plan' or 'the Neighbourhood Plan')"</p>	HCC
	1.3	5	<p>Paragraph 1.3 references the NPPF (2018). A revised NPPF (2019) was published in February 2019. Therefore, the 2019 version of the NPPF should be referenced in the plan and the compliance with national policy checked as a result of this updated version. The plan period for the emerging Neighbourhood Plan is 2018 – 2033. Paragraph 1.3 states "Within both the national and local frameworks, the Neighbourhood Plan is concerned with the development and use of land in the Parish of Thundridge in the period to 2033 and beyond". The use of the word "beyond" is open-ended and clarification on the Parish's intentions to carry out an early review at the same time as the District Plan review should be</p>	Para change	<p>In para 1.3 change "2018" to "2019".</p> <p>The intention to review at an appropriate time is correctly placed in the Implementation Section however, it could be signposted more clearly.</p> <p>Insert new heading before para 6.5 "Monitoring and Review"</p> <p>Amend the last sentence of para 6.5 to read: "The parish Council will monitor the impact of any amendments to the District Plan, or a change in national policy dictating that neighbourhood plans must be reviewed, and will review the Neighbourhood Plan accordingly."</p>	BID

			referenced here, as mentioned at paragraph 6.5 of the pre-submission version.			
	1.4	5	Suggest removing the term ‘...of plots’ in the third sentence to avoid any confusion that the Neighbourhood Plan is allocating individual plots for development instead of a site(s). New sentence would read; ‘...planning proposals include the allocation of land for development...’	Para change	In Para 1.4, third sentence delete "of plots"	EHDC
	1.5	6	Recommend using the term ‘Consultation Statement’ instead of ‘Statement for Consultation’ for continuity and clarity with legislation. Last sentence has been added to reflect the future position of the NP when it is formally submitted to the District Council (Regulation 15). It might be worth noting within this sentence that the details of the Regulation 14 consultation (currently being undertaken) are to be set out within this Consultation Statement	Para change	In Para 1.5, change the last sentence to "A full account of the Regulation 14 consultation is set out in the Consultation Statement which is submitted with this Plan."	EHDC
	2	7	Appreciate this is clarified later in part 2.13, but it might be worth saying the ‘Neighbourhood Plan Area’ rather than the ‘Parish of Thundridge’ just to reflect the small area of the Parish that isn’t included and prevent any confusion.	No change	The data and information in this section is about the parish. 2.13 covers this point.	EHDC
	2.3	7	The Grade 2* listed 15th C tower, predated by a mediaeval- Saxon chapel, remains as an iconic local landscape feature and eye catcher from Thundridge to the West; Thundridge Hill to the South; Youngsbury to the North and Fabdens to the East.	Para change	In the penultimate sentence of paragraph 2.3 after "although" replace "the derelict tower remains as a local landscape feature." with the following: "the Grade II* derelict tower dating back to the 15th Century remains as a iconic local landscape feature seen from vantage points to the north, south, east and west."	THNP12

		10	Para 2.4 - 75% of people either own one car or two'Clarification of total car ownership could be improved as this could suggest that 25% of the population do not own a private vehicle; understanding use or access to private vehicles per household would more be beneficial in understanding the approach and policies set out within the plan. The current approach taken provides little clarity, notably when understanding the desire for enhanced vehicle parking standards.	Para change	Change Basic Statistics fourth bullet to "91.5% of households have access to one or more cars/vans (compared with 87.2% for East Herts)."Change second bullet by replacing "25%" with "20.2%" and add to end of second bullet "(compared to 15.4% for East Herts)."Change third bullet to "Home ownership is relatively high at 73.9%" (compared with 71.9% for East Herts)."Change fifth bullet to "70.8% of the population is economically active (compared with 75.4% for East Herts), of which 15.6% are self-employed (compared with 12.3% for East Herts)"	HCC
	2.8 & 2.1 2	9	The overall pattern of development in the parish reflects its origins and history over several millennia. There is evidence, within the Rib Valley alone, of: Neolithic finds; Bronze Age barrows; Iron Age hilltop and rare pre-Christian settlements; ancient routes and river crossings; Roman finds, habitation and burial mounds; place names dating back to Anglo-Saxon; positioning of the frontier between Viking and Anglo-Saxon areas of control; numerous medieval and post-medieval sites and finds and well preserved Georgian and Victorian estates.	Para change	Amend the first sentence of the paragraph to read: "The overall pattern of development in the parish reflects its origins and history over several millennia. There is evidence within the Rib Valley of: Neolithic finds; Bronze Age barrows; Iron Age hilltop and rare pre-Christian settlements; ancient routes and river crossings; evidence of Roman habitation; Anglo-Saxon place names; medieval and post-medieval sites and finds and well preserved Georgian and Victorian estates." Retain the last sentence but add "existing and" before "future generations." This will become the new paragraph 2.8.	THNP12

2.8 & 2.1 2	9	<p>The Rib valley itself is an exceptionally unusual example of unbroken activity and occupation for at least two millennia from Neolithic times, in a landscape that has remarkably not been disturbed or archeologically investigated and has great historic significance and further potential.</p> <p>It's function as a green belt, corridor and 'lung', is ever more important after Ware North development approval, recognising the immense value of this green space for the physical and mental good health of Thundridge, Ware and E.Herts residents and special interest groups from far afield.</p>	Para change	<p>Add a new para 2.8 (and re-number subsequent paragraphs) as follows:</p> <p>"The Rib valley is an exceptionally unusual example of unbroken activity and occupation for at least two millennia, in a landscape that has remarkably not been disturbed or archeologically investigated and has great historic significance.</p> <p>Then add amended wording for paragraph 2.12 to new paragraph 2.8 and delete 2.12.</p>	THNP12
	10	<p>Check home ownership figure as source below appears to give a marginally different figure: https://www.nomisweb.co.uk/reports/localarea?compare=E04004754</p>	No change	See response to comment by HCC	EHDC
2.1 3	10	<p>Change the word 'ratified', to 'designated' to reflect the legislation and common language. Also add the full date (5th September 2017) on which the Council formally designated the area for clarity.</p>	Para change	In para 2.13, change the word 'ratified', to 'designated'. Also add "5th September" before 2017.	EHDC
3.1	11	<p>Replace 'Statement of Consultation' with 'Consultation Statement'</p>	Para change	Replace 'Statement of Consultation' with 'Consultation Statement'.	EHDC
	11	<p>The key that accompanies the diagram is currently incorrect as it shows that Thundridge Parish Council is responsible for the last 3 processes which are District Council responsibilities. Diagram is correct overall but the key needs to be changed</p>	Para change	Amend Figure 2 so that the key shows a square for Thundridge Parish Council and a Diamond for East Herts Council.	EHDC

	3.8	12	<p>Paragraph 3.8 Para 3.8 – “Results from the questionnaire also helped members of the Advisory Committee to supplement survey data with a socio-economic profile of the parish and its residents. A clear message was provided, both from the survey and the open events, about residents’ concerns. The main issues mentioned were as follows:• A need to improve public transport” The villages within the PSNP are served only by the 331 Bus service, linking the villages to Ware, Hertford, Buntingford and other villages on the routes, and providing access to rail services and the wider public transport provision in the area. Understanding what would constitute an improvement could make achieving an improvement more likely. There is no specific policy within the document that details either how improving public transport could be achieved or how a successful outcome could be measured beyond that outlined within Appendix 1 which lists:“Appendix 1 • Campaign to improve the bus service • Encourage use of public transport rather than private cars • Investigate options for car parking at village facilities including schools • Reduce congestion around facilities and encourage events” To meet the aims set out within Appendix 1 and the key objectives set out within the PSNP, relevant policy would be required. Whilst the Local Transport Plan and EHDC District Plan policy support increasing sustainable transport, this is not recognised within the PSNP. The transport policies within the PSNP are limited to parking provision, restricting the ability of the parish council to meet the aims and objectives of the PSNP. As an additional note, the PSNP should inform developers that they need to pay public transport contributions via their S106 agreements to enhance public transport.</p>	Policy change	<p>Add a new heading after policy THFS6: "Sustainable Transport" Add to the beginning of para 5.44:"The aim to encourage sustainable transport initiatives is stated in Objective H and measures to achieve this are included in the Action Plan at Appendix I. However, the villages suffer from on-street parking overflowing from residential developments and generated around community facilities." Delete "also" from the first sentence of para 5.44 Add a new para below para 5.44 For a policy on Sustainable Transport Policy to be successful, it must be made clear to a developer, that the transport issues for the villages must be assessed and bespoke solutions found. Guidelines on thresholds for transport statements/assessments and travel plans are vague. The NPPF paragraph 111, suggests that developments that will generate significant amounts of movement should be required to provide a travel plan and a transport statement or assessment should accompany a planning application. A relatively small development would be capable of generating a significant level of movement in the context of a rural village. Proposals to mitigate the impact of additional movements should be submitted with a development proposal. Insert new policy "THFS7 - Sustainable Transport". All proposals for development in the village must provide a traffic assessment, this assessment should be proportional to the scale of the development proposed. It should include an assessment of the potential impact of increased traffic on pedestrians, cyclists, road safety, parking and congestion and any measures designed to</p>	HCC
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					mitigate such impacts.II. Proposals to increase off-street car-parking provision for employment and leisure use to relieve traffic congestion and increase sustainable transport provision will be supported in principle as long as they comply with other policies in the Plan. II. Contributions will be sought to achieve these improvements through S106 agreements, or other funding mechanisms."	
	3.1 6	14	Replace 'Statement of Consultation' with 'Consultation Statement'	Para change	Replace 'Statement of Consultation' with 'Consultation Statement' in last paragraph.	EHDC
	3.1 7	14	Last few sentences are slightly confusing from a chronological point of view as it refers to 'This pre-submission draft' being subject to this consultation, the next sentence then refers to 'that consultation'. Whilst it's noted that this is to reflect the status of a NP that will be submitted (reg. 15) both sentences will need to be reworded again for clarity before submission.	Para change	In paragraph 3.17 replace "This" in the penultimate sentence to "The". Also replace "will be" in the final sentence to "was".	EHDC
Objectives	A	16	Suggest replacing the word 'importance' with 'significance' of heritage assets, with reference to the National Planning Policy Framework terminology, including that planning should 'conserve heritage assets in a manner appropriate to their significance' Also recognise the significance of historic landscapes with high potential for future research Therefore, suggest amending to: 'Preserve and enhance the character of the built environment in the villages. Recognise the significance of heritage assets across the parish, both within current village boundaries and the surrounding landscape, including conservation areas, listed buildings, other known historic features and areas with the potential to yield new insights into our historic past.'	Objecti ve change	Amend Objective A: "Preserve and enhance the character of the built environment in the villages and recognise the significance of heritage assets including landscapes, conservation areas, listed buildings and other historic features and areas."	THNP12

Objectives	I	16	Amend to 'Protect and enhance the designated green belt and green corridors (ref THE8) in the parish'	Objective change	No amendment to Objective I but Amend Objective B: Add ", green corridors and local wildlife areas"	THNP12
Objectives		16	There is of course a degree of aspiration allowed within a Neighbourhood Plan and particularly the Objectives. There is a question about whether Objective H should be included when there are no specific policies or criterion relating to transport or traffic directly, this is the same with Objective E where there is no specific reference to tourism in policies. Objective C also says that it will 'mitigate against', if this is to be retained it should use the word 'militate' instead of 'mitigate'	Objective change	New policy THFS7 added to achieve Objective H Objective E delete "tourism and" Objective C remains the same. The District Plan uses 'mitigate' not "militate".	EDHC
Objectives		61	Key Objective H Policy THH9 is referenced as achieving Key Objective H • Manage the effects of increased traffic through the parish and encourage the provision of sustainable transport" The policy will not achieve this objective and would contribute to increasing traffic through the village by enabling more private car trips.		Update Appendix C to reflect new policy THFS7 and amend Basic Conditions Statement Add in second column of Appendix C against Objectives G and H "POLICY THFS7 - Sustainable Transport"	HCC
	5.2	17	Heritage assets and the contexts, settings and landscapes within which they are placed. (The significance of a historic asset is degraded and reduced when its historic context is removed)	Paragraph change	In paragraph 5.2 add in first sentence after "assets", "and their contexts, settings and the landscapes within which they are placed".	THNP12

THE1 - Listed Heritage Sites	18	<p>Beechwood Homes question whether it is necessary to include this draft policy in the TNP, as there is already a duty on EHDC to preserve and enhance Conservation Areas, and heritage assets.</p> <p>If kept, this policy needs to ensure that it is fully compliant with the objectives of the NPPF. Paragraph 185 of the NPPF</p> <p>The wording of this policy should be clear that proposals for development which have an impact on designated heritage assets can have a positive impact on heritage assets and their settings and that there may be opportunities within the Parish to achieve this.</p> <p>It is therefore suggested that Policy THE1 should either be re-worded to make it consistent with the NPPF and existing strategic policies of the development plan, or simply deleted to avoid unnecessary duplication with existing strategic policies.</p>	No change	The policy does not differentiate between positive impact or negative impact and does not need rewording other than the title and minor amendment to criterion I (see response to EHDC comment).	BOYER
THE1 - Listed Heritage Sites	18	<p>Change title to 'Designated Heritage Assets' rather than 'Listed Heritage Assets' to reflect that the policy also refers to Scheduled Monuments.</p> <p>Recommend that criterion I of the policy is reviewed to avoid any repetition and also to align with District Plan Policy HA1 and other Neighbourhood Plans.</p>	Policy change	In policy THE1, Change the title to "Designated Heritage Assets" and replace the word "possible" with "appropriate" near the end of criterion I.	EHDC
THE2 - Conservation areas	18	<p>Part II of Policy THE2 is not clear and is unambiguous as it specifically refers to seeking a Conservation Area designation for High Cross, not clearly stating that either High Cross is, or is not situated within a designated Conservation Area.</p> <p>Until such a time that High Cross is formally designated as a Conservation Area, it is wholly inappropriate for the draft TNP to refer to a proposal to designate a Conservation Area in High Cross. Any references to a Conservation Area in High Cross must therefore be deleted from Policy THE2 and other parts of the TNP.</p>	Policy change	A conservation area designation for High Cross is already being considered by East Herts. The neighbourhood plan highlights those designated and non-designated heritage assets that are particularly important for the community. In Policy THE2 add before the first sentence of part II "The centre of High Cross has been identified through the neighbourhood plan process as a non-designated heritage asset." Also add at the end of paragraph 5.5 "The centre	BOYER

					of High Cross is therefore considered a non-designated heritage asset in the Plan."	
THE2 - Conservation areas		18	The aspiration to have a Conservation Area (CA) for High Cross should not be included in policy text. As there is not currently a CA for High Cross the inclusion of this in the policy itself is unjustified. This is only an aspiration of the Parish at this stage and so reference to it should be in the supporting text, not in the body of Policy THE2. Limb II of policy THE2 should be deleted. The Parish Council does not have the power to designate CAs; only the Local Planning Authority or Historic England can designate areas as such. Therefore, emerging policy THE2 is not effective.	Policy change	See response to comment by BOYER	BID
	5.9	19	The Meridian post is not best described as being 'near Swangles' – in fact it is directly opposite Cold Christmas cottages	Para change	In paragraph 5.9, change the fifth bullet point to: "A Meridian post is directly opposite Cold Christmas cottages. There was a Meridian post placed in the year 1984, wherever the Greenwich Meridian line crossed a public highway in England"	THNP12
THE3 - Non-designated Heritage Sites		20	Replace 'non-listed' with 'non-designated'. Consider deleting the sentence in brackets that relates to trees and hedgerows at the end of criterion II. as it does not add an exhaustive list of considerations and only adds ambiguity to what could be considered part of a setting.	Policy change	Replace 'non-listed' with 'non-designated.' Deleting the sentence in brackets that relates to trees and hedgerows at the end of criterion II.	EHDC
	5.10	20	Including push chair and mobility chairs	Para change	Amend para 5.10 adding " including those with mobility chairs and push chairs "after "and visitors" in the last sentence.	THNP12

THE4 - Important views		21	My client objects to the proposed allocation of Land at North Drive, High Cross as a Local Green Space (LGS). As a general comment, the appeal has now been decided, and therefore reference to this should be removed from the policy wording.	No change	Noted. See also response to EHDC comment	BID
THE4 - Important views		21	Including push chair and mobility chair+A33:D33rs	Policy change	Move the first sentence Policy THE4, criterion II to paragraph 5.11 as the penultimate sentence replacing "Any new development within " with "Development proposals impacting" In Policy THE4 replace criterion II with "Development proposals must include an assessment of the impact that development will have on these key views. Proposals where a harmful impact is identified will only be permitted where appropriate mitigation measures can be delivered."	EHDC
THE4 - Important views		21	The whole of the Rib valley, not just as a view but the whole wildlife, ecological aspect	No change	This policy is about views so the proposed wording is not appropriate here.	THNP16
THE4 - Important views		21	Include additional view, or use to replace existing View 8. Note: if View 8 is retained, it incorrectly states Cold Christmas is on the horizon. In fact, the current picture barely shows Swangles to the extreme left. Also note: The area to the west of Swangles has been considered for development in the recent past and the Ware North development is already approaching Ashridge Common, so development of this area, or the appearance of developments on the ridgeline is a possibility. "From Youngsbury Arboretum, containing Roman tumuli, this view takes in a large swathe of the historic features and rural character of the Rib valley, from right to left: Sawtrees Wood, Sawtrees Farm, Richmond Field and Burleigh Common, Hollytrees,	Policy change	In Policy THE4 VIEW 8, change the name to "Youngsbury to South and West".On page 26 change the name of VIEW 8 to "Youngsbury to South and West"Insert replacement photo. Change the description to:Here the beauty of the farm land bordering the Youngsbury Estate Arboretum and Rib Valley can be appreciated from the bridleway which forms part of the Harcamlow way, a long distance footpath crossing 3 counties (Essex, Herts and Cambs) and linking Harlow to Cambridge. The land lies on the Greenwich Meridian dividing the east and west hemispheres of the globe. Taken from Youngsbury Arboretum, this view takes in a	THNP12

			Mountains, Meadow View Cottages Buckney wood, Ashridge Common, Cold Christmas Cottages, Swangles and finally the recently planted Jubilee Wood.		large swathe of the historic features and rural character of the Rib valley, from right to left: Sawtrees Wood, Sawtrees Farm, Richmond Field, Hollytrees, Mountains, Meadow View Cottages Buckney wood, Ashridge Common, Cold Christmas Cottages, Swangles and finally the recently planted Jubilee Wood. The horizon is not disrupted by built development and should remain so. This is a wonderful example of a view undistracted by modern development and a beautiful undulating landscape, which deserves to be protected from new built development.	
THE4 - Important views		21	<p>Include additional view:</p> <p>“This view runs to the North and East along Ashridge Common along the South side of the valley. In ancient times, this would have been a key route through ancient woodlands, of which Buckney Woods in the distance to the right is a remnant. The white building of Timber Hall, containing 9th Century timbers, is visible and the roofs of Meadow View Cottages just appearing over the top of the sunken Cold Christmas Lane.”</p>	No change	This view is not sufficiently special and the history specified does not justify the view being included.	THNP12

THE4 - Important views		<p>21 Include additional view: Note: there have been a number of development proposals in the areas covered by this view, including a solar panel farm in the area of Richmond Field and small scale residential developments around Sawtrees, this is indicative that this is an area considered to have development potential.</p> <p>From Tylers Hill Wood there is an uninterrupted view around more than an entire quarter of the compass from almost North East to past South. On the left is the Southern end of Sawtrees Wood of hornbeam, coppiced for charcoal used in maltings, late medieval Sawtrees farm, Richmond Field and Burleigh Common containing bronze age round barrows, following round to Buckney Wood and finally Ashridge to the South at the right of the view. On a clear day, a view can be had almost directly due South nearly 24 miles into the heart of London to the distinctive silhouette of the Canary Wharf building.</p>	Policy change	<p>In Policy THE4, create a new view: VIEW 11: Tylers Wood East to South</p> <p>On page 27 add new VIEW 11 - Tylers Wood East to South insert replacement photo. Add new description:</p> <p>“From Tylers Hill Wood there is an uninterrupted view around more than an entire quarter of the compass from almost North East to past South. On the left is the Southern end of Sawtrees Wood of hornbeam coppice, late medieval Sawtrees farm, Richmond Field and Burleigh Common containing bronze age round barrows, following round to Buckney Wood and finally Ashridge to the South at the right. Any development must maintain or enhance this rural view.”</p>	THNP12
THE4 - Important views		<p>21 From Mountains this is a view to the North and towards the West as the Rib river comes South and turns to the East. Along the line of sight is Thundermarsh, where Boer, WW1 and WW2 soldiers had a rifle range, and it was bombed more than once. Gosswood is visible to the left coming down the valley side and in the centre distance Havens End wood, with evidence of habitation from Roman times to living memory. Tylers Wood is in the far right hand distance</p>	No change	<p>This view is not sufficiently special and the history specified does not justify the view being included.</p>	THNP12

THE4 - Important views		24	<p>View 6 'VIEW 6 - Wadesmill and Thundridge Villages from Cambridge Road This view is looking south from the Clarkson Memorial with The Feathers Inn in the foreground, a 17th century coaching inn, and the Victorian parish church of St Mary's at the top of the hill. These two key buildings must remain part of the view enjoyed by local people and visitors driving through on the main road. Both buildings add character to the landscape and have historical value." The view should be maintained for people traveling on the public highway, not just those driving.</p>	Para change	<p>Add to description of VIEW 6: After "enjoyed by local people and visitors" replace "driving through on the main road" to "on the public highway."</p>	HCC
THE4 - Important views		26	<p>View 10 is referred to as being "the most cherished in High Cross", although both the policy and the wording does not refer to an evidence base which demonstrates that this specific view should be considered an Important View. The supporting text further goes on to state that the "view captures the listed church and The Rectory in their idyllic setting of mature trees". The church tower is actually visible, in the wider landscape, over roof tops and in glimpsed views. This contributes to the significance of the asset but it is clear that there are no formal views or viewpoints identified in the settlement and therefore appreciation of the tower is tangential rather than invited. Without the evidence base to demonstrate the reasoning behind the list of Important Views, Policy THE4, in particular View 10, must be removed from the TNP.</p>	No change	<p>For evidence base see results of public consultation contained in Consultation Statement. Also note addition of quote from appeal statement APP/J1915/W/17/3181608 in response to EHDC on VIEW 10</p>	BOYER

	View 10	26	Last sentence says that any development which impinges on the view will be rigorously rejected. This should be deleted as a planning application cannot be 'rigorously' rejected.	Para change	View 10 on page 26, delete last sentence and add to end of first paragraph "An application to develop Glebe Field was dismissed on appeal in February 2019 (APP/J1915/W/17/3181608) where the Inspector noted that "Distinctive and attractive views of the Church's town and spire could be clearly seen from North Drive (paragraph 12). Any development that blocks the public view of the church and rectory from North Drive will not be supported."	EHDC
	View 10	26	Our client objects to the identification of Important View 10 and the observation that it is "the most cherished view in High Cross". There is a lack of compelling evidence to demonstrate this and therefore it should be removed from the Pre-Submission version Neighbourhood Plan.	No change	See response to comment by BOYER	BID
THE4 - Important views		27	This policy identifies 'View 10' as crossing the land at North Drive. View 10 is named 'St John's Church and the Rectory across Glebe Field from North Drive, High Cross'. Limb II of Policy THE4 -The flexibility of this wording is acknowledged; however, we object to the supporting text for View 10 which states this view is "the most cherished in High Cross". More evidence is required to support this claim. Furthermore, the supporting text states that "any development that impinges on this view will be rigorously rejected". This does not align with the wording of Policy THE4 which allows development within views where the impact of the development on a view is assessed, and any appropriate mitigation measures identified are delivered. We object to the identification of Important View 10 and request that this is removed from the Pre-Submission Neighbourhood Plan.	No change	See response to comment by BOYER and EHDC	BID

THE5 - Local Green Space		28	Playing fields within Schools are always at risk from development. I believe this should have further protection and be designated Green space. This area has in the past been a key benefit to the village providing sporting space for our younger children and space for School Fete's which have been a key event in the Village Calendar.	No change	The respondent does not specify a particular playing field so it is difficult to include one in the policy. School playing fields are protected by virtue of their importance as recreation space for the school.	THNP1
THE5 - Local Green Space		28	Objects to the designation of Anchor Lane Meadow as Local Green Space. The reasons for this include: that the site is a flood pane 3 and part of the greenbelt also, the owners have issues with trespassers. The respondent also asked to be kept informed regarding this development.	Policy change	Delete Anchor Lane Meadow (LGS4) from policy THE5 - Local Green Space and the title, picture and paragraph (LGS4) on page 31. Renumber LGS 5 to 10 in the policy and the titles above each subsequent photograph. Although no planning justification was given, the personal feelings of the private owner have been taken into consideration along with the protection already afforded to the meadow, which is located in the Green Belt and in the river flood plain.	THNP10
THE5 - Local Green Space		28	Update LGS10 to reflect recent decision to dismiss current appeal on Glebe Field.	Policy change	Delete "(pending the dismissal of the current appeal)" in title of LGS10 Add after first sentence in description of Glebe Field: The importance of the site was noted in Appeal decision APP/J1915/W/17/3181608 "...the open space of the site contributes to the semi-rural character and appearance of the village" (paragraph 24) and to the setting of the church (paragraph 12).	EHDC

THE5 - Local Green Space		28	It is not appropriate to designate Glebe Field as a Local Green Space as it does not currently exist as an open space and makes no public contribution. The site also has no particular local character and is not an area that can be regarded as having particular beauty, recreational value, tranquillity or richness in wildlife. The land could only acquire these qualities if it was made available for public use as part of a new development. The land therefore does not currently fit the criteria for a Local Green Space designation and should not be designated as such within the draft TNP.	No change	Glebe Field is an open space albeit not currently with public access. It is not a requirement for LGS to have public access. Appendix G sets out the reasons for the designation of the field. See also quote from appeal statement APP/J1915/W/17/3181608 in response to EHDC comment.	BOYER
	LG S1 0	29	To conclude, the Pre-Submission Neighbourhood Plan for Thundridge fails to meet basic conditions A and D, particularly with regard to the Local Green Space (LGS) designation and specifically LGS10 'Land at North Drive, High Cross'. The LGS designations do not meet all three criteria set out at paragraph 100 of the NPPF. Therefore, the Local Green Space designations do not fully comply with relevant national policy (basic condition A) and do not contribute towards the achievement of long-term sustainable development (basic condition B).	No change	The designation of LGS10 does meet all three criteria set out in paragraph 100 of the NPPF i.e. that it is close to the community it serves, is demonstrably special to the local community and is local in character (less than 10 ha in size). See also quote from appeal statement APP/J1915/W/17/3181608 in response to EHDC comment.	BID
	LG S1 0	33	Update LGS10 to reflect recent decision to dismiss current appeal on Glebe Field.	Para change	Delete penultimate sentence of description of LGS10 on page 33	EHDC
THE6 - Protected Recreational Open Spaces		34	The PIT', between Woodlands Road and Ducketts wood has been for many years an important recreational area, and should continue as conceived by the donor of the land. It is much more important to have a space such as this where kids can learn to ride bicycles etc. away from traffic. The recent Council move to minimise this is to be deplored. That land was there well before the Ducketts Wood development. Those residents should have been aware of its use before moving in adjacent.	No change	For information on the PIT see Policy THE5. It has been designated as a Local Green Space recognised as having recreational value in Appendix G.	THNP3

THE7 - Conserve & Enhance Biodiversity		38	Consider inclusion of recently planted Jubilee Wood at Swangles	No change	Planting not sufficiently established to create new wildlife habitat.	THNP12
THE7 - Conserve and Enhance Biodiversity		38	The term 'in perpetuity' should be deleted as it is not something that could be practically managed through the planning system. Question whether criterion I. and criterion II. add anything further than current District Plan policies or Planning Practice Guidance which relates directly to Ancient Woodland and Veteran Trees and decision-making. The last sentence of criterion III. is unclear and the criterion in general doesn't necessarily add more than District Plan Policy NE3.	Policy change	This policy serves to highlight the specific wildlife and habitat assets in the neighbourhood plan area and refers particularly to land identified as important, that is not specifically designated a local wildlife site. In policy THE7, delete the term "in perpetuity" at the end of the first sentence.	EHDC
THE7 – Conserve & Enhance Biodiversity		38	[Summarised] Remove Poles Lane Site from Policy THH6	No change	See response to EHDC Comment on POLICY THH6 (Poles Lane Site removed)	SCOTT
	5.2 4	38	Rib Valley is a well-known and used leisure corridor for walking, cycling (e.g. Womens Tour cycling race 2015, 'Ware's Cambridge' 2019), hiking, riding, fishing, bird watching, driving rally's (Flying Scotsman Rally 2013), photography and more. This is not just for parish residents but also for special interest groups from across E.Herts and further afield It hosts the Hertfordshire way (E/W), Harcamlow Way (N/S) and Ashridge bridleway.	Para change	Amend para 5.24 by adding the sentence in para 5.25 as the penultimate sentence of 5.24. Then in para 5.24 add after "long-distance footpaths" "the Hertfordshire way (east to west) and the Harcamlow Way (north to south). It is also used for leisure pursuits such as cycling, bird watching, fishing, and photography." Add a new paragraph 5.25 (see response to EA comment)	THNP12

THE8 - Green Corridors and the River Rib	39	<p>The Rib Valley contains one of only 200 chalk rivers known globally and a habitat 'recognised as a priority habitat for protection under the UK Biodiversity Action Plan'. The Rib catchment is the only known UK site for the rare sedge <i>Carex cespitosa</i>. They have been described as 'Hertfordshire's rainforests' but are already damaged and under increasing threats from excessive water extraction due to population growth, lower rainfall due to climate change, silting from run off soil, pollution and invasive non-native species such as Himalayan Balsam and giant hogweed.</p> <p>Simply restricting development to within 10m of the river bank seems an inappropriately small level of protection.</p> <p>Also note the Rib is described as 'flashy' due to its clay catchment and has an extensive flood plain.</p> <p>See https://www.oliverheald.com/campaigns/chalk-streams and http://www.riverleacatchment.org.uk/index.php/rivers-rib-quin-about-us/rivers-rib-quin-catchment-description</p>	Policy change	<p>Under Policy THE8, change the first bullet point to:</p> <ul style="list-style-type: none"> • The River Rib is a chalk stream, vulnerable to both low flow problems and to flooding as well as silting up and pollution. The Rib Valley contains one of only 200 chalk rivers known globally and a habitat 'recognised as a priority habitat for protection under the UK Biodiversity Action Plan'. The Rib catchment is the only known UK site for the rare sedge <i>Carex cespitosa</i> and has been described as 'Hertfordshire's rainforests' From the point where the river turns to flow westwards, towards Thundridge and Wadesmill, Bridleway 24 and then Footpath 22 follow the river valley. Any development that negatively impacts public access to the river will be refused. Any development scheme adjacent to the River Rib should be designed with a naturalised buffer zone of at least 10m from the top of the bank in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance. 	THNP12
THE8 - Green Corridors and the River Rib	39	<p>Whilst no site allocations have been made in close proximity to River Rib designated Main River, The Thundridge Parish area includes areas of Flood Zone 2, 3a and 3b, associated with the floodplain of the River Rib and its tributaries. Flood Zone 2 is defined by Table 1 of the National Planning Practice Guidance, Flood Risk and Coastal Change (Section 25) as having a medium probability of flooding (1 in 1000 year), Flood Zone 3a as having a high probability of flooding (1 in 100 year), and Flood Zone 3b as having the highest probability of flooding (1 in 20 year).Development should be kept out</p>	Para change	<p>Add a new para 5.25 "Parts of the Plan area include Flood Zones 2, 3a and 3b, associated with the floodplain of the River Rib and its tributaries. Development in these areas should be avoided where possible and no development should take place in Flood Zone 3b, unless it is compatible with the purpose of safely storing floodwater or essential development."</p>	EA

			<p>of these areas where possible. In particular, no development should take place within Flood Zone 3b. We would object in principle to any planning applications in the future that propose such development, unless for either water compatible or essential development. This is due to the role of Flood Zone 3b as the functional floodplain, with the purpose of safely storing floodwater during times of flooding. For any new development in Flood Zones 2 and 3a, a Sequential Test should be undertaken in order for the development to be considered appropriate in this location. Should the site pass the Sequential Test, a Flood Risk Assessment (FRA) will need to be submitted with a planning application, in line with paragraph 103 of the NPPF. The FRA must demonstrate that the development is safe without increasing flood risk elsewhere, and where possible reduces flood risk overall. We strongly support Policy THE8 Green Corridors and the River Rib which included requirements for the protection and enhancement of the conservation value of the River. The above policy ensures that the River Rib and its tributaries include a naturalised buffer zone of at least 10 metres from the top of the bank in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance. This requirement is in line with East Herts' District Plan Policy NE3 Species and Habitats.</p>			
THE8 - Green Corridors and the River Rib		39	<p>The policy sets a buffer zone of 10m regarding the River Rib, is there a justification as to why this is different from the 8m distance set by the Environment Agency?</p>	No change	Environment Agency did not question the buffer zone and in previous consultations has requested a buffer of 10m.	EHDC

THE9 - Climate Change		40	Unclear whether this a Climate Change policy or a housing policy?	Policy change & Para change	Move this policy and its associated title "Climate Change and Sustainable Energy" and text in para's 5.26 and 5.27 to the end of the policy section to replace Static Caravan policy and para 5.68 which will be deleted.	EHDC
	5.28	40	The reference to paragraph 12 of the NPPF is incorrect – this should be a reference to paragraph 152 instead.	Para change	In page 40, para 5.28, change '12' to '152'	EHDC
THFS1 - Assets of Community Value		41	As Glebe Field is at present private land used as a horse grazing field and does not benefit from having any form of public access, it does not provide for the social well-being or social interests of the local community and therefore fails to meet the fundamental criteria for an Asset of Community Value. Any reference to Glebe Field as an Asset of Community Value must therefore be removed from all parts of the TNP.	No change	Glebe Field has been identified as valued by the community. This is a fact backed up by the consultation carried out (See Consultation Statement). It is not listed in the policy as an Asset of Community Value (ACV). However, an application has been made to list the field as an ACV.	BOYER
THFS1 - Assets of Community Value		41	Norman Woodson Sports field, Thundridge is in need of car parking. Is it possible to obtain small part of field to east. At moment, cars park in Cold Christmas Lane on the pavement and surrounding roads, clogging and blocking.	Action Plan	In the action plan and under the section 'facilities, it reads "Investigate options for car parking at village facilities including schools." Add "and sport fields such as Norman Wodson Sports Field".	THNP11
	5.34	41	Update to reflect recent decision to dismiss current appeal on Glebe Field.	Para change	Delete third sentence "At the time of writing" from para 5.34 Penultimate paragraph delete "pending the outcome of the appeal."	EHDC
THFS4 - New or Expansion of Busines Space		43	It is essential that Within our community that we have a balance and work opportunities are provided alongside residential needs Within this policy I believe there should be some protection of land currently used for Business purposes to protect it from being turned over for residential use.	Policy change	The main employment area in Thundridge, Thundridge Business Park and in High Cross, Oakley Horseboxes, are designated as Village Employment Areas (Policy VILL4) in East Herts District Plan. These two sites are within the village boundary and this should be reflected in the policy. Amend Policy THFS4 by adding "within a village	THNP1

					boundary" in criterion (a) after "on an existing employment site".	
THFS4 - New or Expansion of Business Space		43	Recommend that District Plan Policy ED1 is referenced in the policy when referring to existing employment land for clarity.	Policy change	In Policy THFS4, insert after "overspill)" in criterion a) "and in accordance with Policy ED1 of the East Herts District Plan"	EHDC
THFS5 - Home Working		43	Question whether this policy adds anything further to District Plan Policy ED4, is there potential that this policy could inadvertently support unsustainable development?	No change	This policy is very specific to the rural parish, discusses the design of the proposal and also ties the development to be primarily for occupants of the dwelling. It is therefore slightly different to District Plan policy ED4. ED4 is not a strategic policy. The scale of any development is not likely to support unsustainable development as the alternative is for the occupants to travel to a place of work by private vehicle due to the lack of sustainable transport serving the villages.	
	5.4 7	44	Should reference 'at least 1,000 dwellings'. In the last sentence it is recommended that the word 'updated' is used instead of reviewed to reflect the language in the NPPF.	Para change	Amend para 5.47 to add "at least" after "including" in the first sentence. Amend last sentence to replace "reviewed" with "updated"	EHDC
THH1 - Green Belt		45	Agree to make representations at the next review of the District Plan to also extend greenbelt Eastwards along the Rib Valley, recognising its role in maintaining separation between Ware and Thundridge, its status already acknowledged in this document as a green corridor, and its rural character and views and ecological & historical significance.	No change	See response to EHDC comment	THNP12

THH1 - Green Belt		45	<p>Recommend that the policy is deleted as it does not go any further than the District Plan policy or National Policy regarding Green Belts.</p> <p>The reference to a future extension of the Green Belt is also not a subject that should be included within a policy as it would have no weight when determining development proposals.</p>	Policy change	<p>Delete policy THH1 - GREEN BELT Without the second sentence it does not add anything to the provisions already in the District Plan</p>	EHDC
THH1 - Green Belt		45	<p>With regard to High Cross, this draft policy states that “the Parish Council will make representations to East Herts Council with a view to extending the Green Belt to include the Group 2 village of High Cross at the next review of the District Plan”. As per the comments made in relation to draft policy THE2, this is an aspiration and should be included in the supporting text rather than the formal policy wording itself</p> <p>Policy THH1 ‘Green Belt’ is only an aspiration and therefore is not an effective policy. Reference to this should be deleted from the policy.</p>	No change	Policy deleted see response to EHDC	BID
	5.48	45	<p>Whilst the northern part of the Parish is designated as Rural Area Beyond the Green Belt (GBR2) the village of High Cross is not. That area within the village boundary is not designated as policy GBR2 but the area outside it is. The first sentence should be amended to reflect this.</p>	Para change	<p>Amend the first sentence of para 5.48 to "The northern part of the parish is designated in the East Herts District Plan as Rural Area Beyond the Green Belt."</p>	EHDC
	5.50	45	<p>The reference in the 3rd sentence relates to the District Council’s SLAA ‘rejecting’ sites – the SLAA is a technical study used to identify the development potential of sites and inform Local and Neighbourhood Plan’s as well as land supply matters in the future - a site is not formally ‘rejected’.</p> <p>Consider deleting the first part of the 3rd sentence and instead say ‘The sites contained within the District</p>	Para change	<p>Delete first part of third sentence. Replace with “The sites contained within the District Council’s SLAA fully informed the work undertaken by the Housing Topic Group.” Next sentence to read “All of the sites were re-assessed by the Topic Group, together with other sites....”</p>	EHDC

			Council's SLAA informed the work undertaken by the Housing Topic Group, together with other sites...			
	5.5 1	45	This paragraph (alongside Appendix H) needs to be re-written as it has misunderstood the policies that relate to Group 2 villages. The supporting text in the village chapter of the District Plan (paragraph 10.3.8 to 10.3.9) sets out that Group 2 villages can bring forward small-scale development on the periphery of the built-up area of the village in addition to limited infill development when identified in a Neighbourhood Plan. Whilst there is no strategic requirement for Thundridge Neighbourhood Plan to identify housing sites, it can allocate small scale sites outside the designated village boundary	Para change	Change para 5.51 to the below: "As explained in Appendix H, the strategic context for housing policy was determined by the emerging East Herts District Plan. The policies in the adopted District Plan now apply as a template for housing and other development in the parish. In both Thundridge and Wadesmill, which are "over-washed" by the Green Belt, the scope for development is limited. In High Cross, which is a Group 2 Village, development would normally be limited to areas within the defined village boundary. The District Plan, in policy VILL2, states that, in addition to limited infill development, small-scale development identified in an adopted Neighbourhood Plan will be permitted. Although some sites outside the main core of High Cross were considered, the distribution of future housing development is limited to areas within the defined village boundary. " Amend Appendix H paragraph 8. to add to the last sentence ", such as small scale development identified in an adopted Neighbourhood Plan. Delete "draft" from paragraph 10. Delete paragraph 11. and the table below it. Add a new paragraph 11 "For a full explanation of the housing site assessment process see the Thundridge Neighbourhood Plan Housing Site Assessment Process - Reference Document."	EHDC

THH2 - Distribution of Development	46	<p>Question whether criterion 1. is necessary given that this position is set out in the District Plan village policies. The variation of language between the VILL2 policy in the District Plan might have more detrimental impacts and create ambiguity unnecessarily.</p> <p>It is difficult to assess the suitability of the two site allocations identified within this policy and subsequently in policies THH3 and THH4 as there is no evidence document published to show the site selection process other than that included in Appendix H which only compares the 2 sites allocated.</p>	Policy change	<p>Delete everything in the policy before "The following sites ..." and delete "or 2" in 1.</p> <p>Additional evidence document to be prepared to justify site selection process, however the site was only assessed for one home so the policy has been amended accordingly.</p>	EHDC
THH2 - Distribution of Development	46	<p>There are two obvious building plots in Old Church Lane, between Rivers Reach and Mill House. These are clearly infill, and the tidying up of both would be supported by the current residents of these two properties. Behind Anchor Lane Cottages there is a strip to the North of the access road which is retained by the local authority when properties have been sold. The intention was always said to be to use this, plus possibly a small amount of additional land to build Elderly persons accommodation. This is land already in 'Council' ownership.</p>	No change	<p>Infill development is dealt with in POLICY THH7. No additional sites will be added to the Plan until a review is undertaken.</p>	THNP3
THH2 - Distribution of Development	46	<p>North Drive totally unsuitable to take extra traffic (100 cars for residents + service vehicles) Even if upgraded before development allowed what guarantee do we have that it will be maintained thereafter. These locations are not suitable for retirement homes due to distance from garage/shop and bus stop. Residents of such more likely to suffer from reduced personal mobility and/or may not be allowed to drive due to medical reasons.</p>	No change	<p>See comments on individual sites</p>	THNP14

THH2 - Distribution of Development	46	[Summarised] Para 5.51 is incorrect. Site THH2 is the only site put forward for consideration through the NP process. Policy VILL2 has been interpreted incorrectly.	No change	See response to EHDC comment on para 5.51. Many sites were considered through the NP process (see Consultation Statement). Policy VILL2 has not been interpreted incorrectly. The Parish Council chose not to allocated development outside the built-up area as defined on the Policies Map.	SCOTT
THH3 - Garden at Poplar Close, High Cross	47	No vehicle access to this site, road access must be improvement before any work starts	Policy change	Vehicular access would be from the rear. Amend policy "prior to any works, access to this site will need to be improved."	THNP13
THH3 - Garden at Poplar Close, High Cross	47	<p>The first sentence refers to 'identified local housing need', has this been identified in a subsequent paper or evidence-based document? This should be referenced if so, if not suggest deleting reference.</p> <p>Does this site include the demolition of any existing buildings? Question how access can be secured via Poplar Close when there appears to be no access available across gardens/public land and between current properties. Likewise construction traffic might have issues in accessing site from North Drive (to the north of the site).</p> <p>Criterion (d) applies the parking provisions set out in Policy THH9 – if two dwellings are proposed alongside a high level of parking provision will this site be deliverable in terms of neighbour amenity. 1 or 2 dwellings to the rear of the current property would also be contrary to the existing character of the area and go against the grain of development currently set out in Poplar Close.</p>	Para change	<p>Amend POLICY THH3</p> <p>Criterion (a) to say "provision of 1 dwelling"</p> <p>Criterion (c) to "access for pedestrians, road users and construction traffic to be from rear service road providing access to 30-36 North Drive, which should be made up to adoptable standards, including drainage and lighting, before construction takes place"</p> <p>Add new paragraph after 5.52 "Site T19 (POLICY THH3) would be served from the rear service road providing vehicular access to 30-36 North Drive and the parking area behind 24-21 Poplar Close. This access road should be improved prior to any development taking place at the rear of 20 Poplar Close.</p> <p>Add an additional subsequent new paragraph "The site would be suitable for one small home (one or two-bedroomed) flat or bungalow, in accordance with the housing needs identified in the Thundridge Parish Neighbourhood Plan Survey, where 93% of those respondents</p>	EHDC

					<p>identifying a need for more flats and maisonette's wanted 1 or 2-bedroomed homes and 70% of those respondents identifying a need for more bungalows wanted 1 or 2-bedroomed homes.</p> <p>The addition of one small home with a maximum of two parking spaces could be provided on the site. The grain of development at the rear of Poplar Close is already characterised by homes facing the access road, several large outbuildings and areas used for parking.</p>	
THH3 - Garden at Poplar Close, High Cross		47	[Summarised] We question the deliverability of the site. The site was assessed throughout the NP process for one dwelling and there is no evidence to support an allocation for 2 properties on this site. There is no clarification of 'small dwellings' in the policy or the NP. There is no pedestrian or vehicular access to this site from Poplar Close which renders this site unachievable.	No change	The garden at Poplar Close was allocated because the site was put forward as part of the search for sites throughout the neighbourhood plan process and was assessed as a suitable site within the defined High Cross village. Policy has been amended to 1 home, criterion (c) amended and 'small dwelling' defined (see response to EHDC comment).	SCOTT
THH4		48	No vehicle access to this site, road access must be improvement before any work starts	No change	See comments on THNP1	THNP13
THH4 - The Greenhouse Site, off North Drive, High Cross		48	<p>I would like to express my serious objections to the incorporation of this site within the Neighbourhood Plan for the following reasons</p> <p>1) I understand that East Herts has now achieved its requirements in terms of development. Therefore I see no need for this or any major development within the Village</p> <p>2) All Traffic to these properties would be via North Drive which is over-crowded as it stands.</p> <p>3) This development with require the construction of a</p>	Policy change	<p>Amend policy THH4 as follows:</p> <p>Replace criterion (a) with "around 17 dwellings are provided (subject to sufficient parking spaces being provided to satisfy criterion (f) below"</p> <p>Delete "at least" in criterion (b)</p> <p>Amend criterion (c) to read "the height, mass and form of the buildings should complement</p>	THNP1

			<p>new road link from North drive to the development. This will remove a significant amount of unofficial parking used by properties (Generally Housing Association properties) That don't have any parking of their own. This will force these vehicles to less appropriate locations in the village.</p> <p>4) Looking at Policy THH9 this would appear to require a development of 20 properties to have 70+ Parking spaces. This will add hugely to the traffic in North Drive.</p> <p>5) The Greenhouse site is currently generally wooded and there will be a loss of trees should it be developed</p> <p>6) North Drive is an un-adopted bridleway and is not fit to accept any further development off it.</p> <p>7) I do not believe that proper consideration has been given to this site in respect of size to accept 20 properties and 70+ Parking positions. I would suggest if policies were accepted by developer they could not get 20 properties on the site and conform to the Neighbourhood plan</p>		<p>the character of North Drive, which is a mixture of single storey, 1.5 storey or 2 storey homes. Amend criterion (e) by replacing "will need to be carefully managed" with "which should be made up to adoptable standards, including drainage and lighting, before construction takes place"</p> <p>Amend criterion (f) to read "parking is self-supporting, to ensure it satisfies current and future needs of residents, in accordance with Policy THH9"</p> <p>Add new criterion "(g) the habitat values of the area of scrub be assessed so that a net gain in biodiversity on the site is achieved."</p>	
THH4 - The Greenhouse Site, off North Drive, High Cross		48	<p>Extra traffic on North Drive is not good. Construction traffic on North Drive will destroy the road rapidly. There should be a condition that means the road is completely rebuilt to adoptable standard including drainage and street lighting BEFORE any construction work starting.</p>	Policy change	See response to THNP1	THNP4
THH4		48	<p>North Drive not suitable road for heavy lorries. Too many houses for a small site.</p>	No change	See response to THNP1	THNP7
THH4		48	<p>High Cross has already taken more than its share of new housing development and more housing means more strain on roads and more parking problems</p>	No change	See response to THNP1	THNP18

<p>THH4 - The Greenhouse Site, off North Drive, High Cross</p>		<p>48</p>	<p>Criterion (b) requires a higher affordable housing provision than set out in the District Plan Policy HOU3 where affordable housing provision is set 'up to 40%' rather than 'at least 40%' as set out in the Neighbourhood Plan policy. This should be amended to reflect the District Plan policy.</p> <p>Criterion (b) also refers to priority for starter and retirement homes – has this been identified in a subsequent evidence-based document? If so reference should be made to it.</p>	<p>No change</p>	<p>See response to THNP1</p> <p>Add two new paragraphs before para 5.53 as follows:</p> <p>The Greenhouses site (Policy THH4) is the only site identified for housing in the Plan which is sufficiently large to accommodate a mix of housing types and sizes, as identified in the following Housing Needs section. The Basic Statistics quoted in the introduction support the findings of the Neighbourhood Plan Survey indicating that the % of residents aged 65 and over is significantly higher in Thundridge Parish than in East Herts District as a whole. Policy THH4 is therefore justified in asking for retirement homes to be prioritised. In addition, as evidenced in Appendix H, only 32% of homes are one or two-bedroomed whereas 61% of homes are occupied by one or two people. This indicates a significant issue with underoccupation.</p> <p>It is also recognised that in order to minimise the additional traffic using North Drive; smaller homes would be likely to generate fewer private vehicles. It is essential that the right mix and type of homes is provided on this site. The site allocation was specifically supported by the community precisely because it could meet the needs of the village, not currently provided for.</p>	<p>EDHC</p>
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THH4 - The Greenhouse Site, off North Drive, High Cross		48	<p>The site is outside the Green Belt and free from other designations or constraints. Modest development at this location at the edge of the village would be commensurate with the scale of High Cross and provide greater support to local services and facilities. It also provides the opportunity for future residents to benefit from local job opportunities.</p> <p>David Wilson Homes have been granted planning permission to develop the site to the south of North Drive. Part of the S106 agreement for their application included an offsite upgrade to the swale and head wall to overcome local flooding issues. These improvements are located within the site of land north of North Drive and the swale will be approximately 70% larger than its current configuration. Beechwood Homes have been working closely with East Herts District Council and David Wilson Homes to resolve issues that are inherently linked to all parties. This provides a clear benefit to the local community through an enhanced drainage feature.</p>	No change	<p>Note: New para's to justify the site allocation will be added (see response to EHDC)</p> <p>As the development of Glebe Field has been dismissed at appeal, the development of this site would have to be improved to adoptable standards, including drainage and street lighting, before any development could commence.</p>	BOYER
THH4 - The Greenhouse Site, off North Drive, High Cross		48	<p>[Summarised] It is considered that Policy THH4 of the NP is not deliverable, nor realistic, given it possesses a number of identified constraints and has not been subject to an appropriate assessment. The site was assessed in the SLAA for 17 dwellings and there is no evidence to support an allocation of up to 20 dwellings. Viability of improving up North Drive up to the Greenhouses site is questioned (reference to Glebe Field).</p> <p>There is substantial tree covering on the site which should have been a factor in the site assessment.</p>	No change	<p>If East Herts agree to develop the site, it should be for no-more than 17 homes. If the site were to be developed, North Drive would have to be made up to adoptable standards before construction could take place (see response to other comments). The HCC requirement for Glebe Field was improvement of North Drive up to the Greenhouses site.</p> <p>The value of the scrub area to wildlife is minimal as discussed with Herts & Middlesex Wildlife Trust although this would be considered in any planning application. (See response to THNP1)</p>	SCOTT

THH4 - The Greenhouse Site, off North Drive, High Cross		48	[Summarised] Policy THH4 should also accommodate the Addington Holdings land (adjoining the site to the south east) in order to provide for additional housing development, public open space and landscaping to support the community vitality for High Cross and the surrounding cluster of villages but in which new development is located away from sensitive heritage assets. An increase in the size of the allocated parcel of land can provide for a mixture of open market and affordable dwellings which are located in the village at a location which retains the historical character of High Cross; whilst also ensuring a meaningful landscape strip is provide on the eastern edge of the enlarged site to screen it from the A10 bypass. With an enlarged site, access to both the existing site and the enlarged site can be safely accommodated. As a result, the site can be considered deliverable and there is no reason why it would not be put forward in the draft Thundridge Neighbourhood Plan as a suitable site for development.	No change	The site has not been put forward for development at any stage in the preparation of the neighbourhood plan. The site is not within the defined village boundary and there is no requirement for a neighbourhood plan to consider allocating sites for housing development outside the village boundary. Many other sites have been put forward for assessment during the plan preparation process and they have all been discounted in favour of sites within the village boundary. Consideration of a new site at this late stage in the preparation of the plan would mean an additional consultation prior to submission of the neighbourhood plan to East Herts Council, which is neither desirable or supported by the Neighbourhood Plan Advisory Committee or the Parish Council.	RURALS
THH5 - Housing Mix		49	Thundridge and Wadesmill both need housing for couples currently living in large family homes who ideally wish to stay living in the village. There is no suitable accommodation for these individuals. The Wadesmill site could easily accommodate 2 small dwellings and have no impact on the village apart from enabling people to continue living within the parish boundary. Unfortunately large family accommodation is currently being occupied by 1/2 individuals in a many case.	No change	Noted.	THNP8
	5.5 4	49	The first sentence refers to Chapter 16 of the District Plan setting out aspirations of various housing types. This should be changed to 'Chapter 14' to reflect the housing chapter in the District Plan.	Para change	In the first line, change reference in brackets from "Chapter 16" to "Chapter 14".	EHDC

THH6 - Rural Exception Sites		51	<p>There is a reference to a 'Site at Wadesmill Hill' we understand from the consultation event, that this is reference to the site owned by us adjacent to Wellcroft. If that is the case we propose the site is unambiguously identified in the document to avoid any potential for confusion at a later date.</p> <p>Additionally for this site in our original submission to the consultation, we proposed specifically 'Over 60's' bungalows. While we understand the rural exceptions caveat, we would still plan to focus any proposed specific development on meeting the needs of local older residents.</p>	No change	See response to EHDC comment	THNP2
THH6 - Rural Exception Sites		51	<p>In the introductory wording: It would be useful to say that the properties would be allocated via the Council's Housing Needs Register.</p> <p>Criterion (a) (2) needs more detail as it is subject to challenge. Suggested replacement wording below:</p> <p>'Close family of existing Parish residents who have been resident in the Parish for a period of at least 5 years prior to the date of the letting application and currently reside in the Parish ("Close Family" means the following categories of blood or formally adopted relatives: parent; adult child or adult sibling).</p> <p>Persons working for at least 16 hours per week for an employer in the Parish and have been continuously so employed for at least one year during the period immediately prior to the proposed letting date of the Affordable Unit.'</p> <p>Criterion b) and c) of policy are not acceptable as a Housing Association could not hold a void for potentially 32 weeks. The following replacement</p>	Policy change & Para change	<p>Replace policy THH6 as follows:</p> <p>"1. District Plan Policy HOU4 will be applied to homes on Rural Exception Sites. Properties will be allocated via the East Herts Council Housing Needs Register according to the following criteria:</p> <p>(a) Applicants who have been ordinarily resident in the Parish of Thundridge for the 12 months immediately preceding the date of application for the affordable housing unit or have at any time previously resided in the parish for at least five years, or</p> <p>(b) Close family of existing Parish residents who have been resident in the Parish for a period of at least five years prior to the date of the letting application and currently reside in the Parish. (NB: "Close Family" means the following categories of blood or formally-adopted relatives: parent; adult child or adult sibling.)"</p> <p>(c) "Persons working for at least 16 hours per week for an employer in the Parish and have been continuously so employed for at least one year during the period immediately prior to the</p>	EHDC

			<p>wording is suggested:</p> <p>‘In the event that there are no eligible nominations from the Parish then nominations from rural parishes falling within three miles radius of the Application Site will be next considered.</p> <p>In the event that there are no eligible nominations from the rural parishes then each time any Affordable Units become available, nominations from those in greatest need from elsewhere within the District of East Herts will be acceptable.’</p> <p>Criterion II. notes that there are two sites that could be considered as rural exception sites; the policy should be reworded to clearly note that other sites could still come forward. By including these sites within the policy it suggests that they are site allocations and therefore these should be fully deliverable sites.</p>		<p>proposed letting date of the Affordable Unit.”</p> <p>II. In the event that there are no eligible nominations from the Parish, then nominations from rural parishes falling within three miles radius of the Application Site will be next considered. In the event that there are no eligible nominations from the rural parishes, then each time any Affordable Units become available, nominations form those in greatest need from within the District of East Hertfordshire will be acceptable.”</p> <p>Delete last sentence of paragraph 5.60.</p>	
THH6 - Rural Exception Sites	51	[Summarised] Policy THH6 is inconsistent with the objectives I and Policy THH1 and Policy THE7. The NP does not demonstrate the the two sites in the policy are sequentially preferable to the remaining sites put forward for consideration.	No change	Policy THH6 substantially amended and part II. Removed (see response to EHDC comments).	SCOTT	
THH7 - Infill Developments	52	Title of section relates to Density then the supporting text prior to the policy refers to infill on brownfield sites – this policy currently doesn’t refer to density and the policy refers only to infill development. If the aim of the policy is to deal with brownfield development proposals, then it needs rewriting and clarification within the supporting text and the aforementioned title. If this policy refers purely to infill development then it does not add anything further than District Plan Policy VILL2 and should be deleted.	Policy change & Para change	<p>Amend Sub-heading before paragraph 5.61 to "Density of Small-scale Housing and Infill Development"</p> <p>Amend POLICY THH7 to read "In the defined village boundaries of High Cross, Thundridge and Wadesmill and the hamlet of Cold Christmas, applications for small-scale housing or infill development on brownfield land will be considered favourably provided; it does not increase net housing density in the immediate environs of the site, the proposal does not lead</p>	EHDC	

					to a loss of land in employment use, it makes a positive contribution to the street scene and complies with District Plan policy VILL2."	
THH8 - Design Criteria		53	<p>This policy often uses vague language such as ‘traditional character’, ‘historic design vernacular’ or ‘traditional design features’ – whilst it is accepted that these are sensible objectives, there is no demonstration of what is meant by any of the previous terminology and there could be room for misinterpretation.</p> <p>Consideration should be given to collating evidence and examples of what would demonstrate traditional design in order to guide decision-making.</p> <p>Criterion (f) refers to views and impacts on listed buildings – both of which have been covered in previous policies. Likewise infilling has been covered previously as well (pending any changes).</p>	Policy change	<p>Amend POLICY THH8 (a) by adding "including traditional design features, as set out in the Thundridge and Wadesmill Conservation Area Appraisal and Management Plan and the High Cross Thundridge Assessment as a Conservation Area (BEAMS, August 2018)</p> <p>Amend criterion (d) adding "appear to" after "should"</p> <p>Delete criterion (e) as it is now contained within criterion (a)</p> <p>Amend criterion (f) to "Any infilling should not reduce significantly the garden areas which are essential to the setting of character properties"</p> <p>Amend criterion (g) by replacing "materials" with "fabric"</p> <p>Add a new paragraph after para 5.65 as follows: "The design of a development built in 2017/2018 in High Cross has resulted in a detrimental impact on the character of the village and loss of amenity for adjacent occupiers, by allowing significantly increased densities and building heights. Properties of 2.5 storeys should have the appearance of a 2 storey house or ground levels should be lowered to reduce the overbearing appearance of properties with higher ridge heights than surrounding development.</p>	EHDC

THH10 - Static Caravans		54	<p>5.68 reports that ‘no further pitches for static caravans are considered to be necessary’ – the assessment of needs is a strategic matter dealt with at a District level and the Neighbourhood Plan should not seek to undermine this.</p> <p>Policy should be deleted as it conflicts with the NPPF by not being positively prepared with the objective of achieving sustainable development</p>	Policy change	<p>Amend policy THH10 to read: "Additional pitches for static caravans will be supported provided that all the following criteria are satisfied: (a) the density of development includes provision of private garden space for each pitch (b) the number of caravan pitches represents proportional growth of the village in which the site is located (c) sustainable travel options are available in the site location (d) occupation of the caravans is tied to families already in the parish</p>	EHDC
THH9 - Vehicle Parking in Residential Developments		54	<p>This policy should be amended to include ways of encouraging the uptake of sustainable travel options and reducing reliance on private cars. Increasing sustainable transport internally within the villages would achieve the aims set out within Appendix one, such as encouraging an uptake in use of the bus service which could lead to improvements, negate the need for any additional parking at schools and reduce parking issues around village facilities.</p> <p>Policy 1 of Local Transport Plan 4 emphasises on the enhancement of pedestrian, cycle and public transport routes to reduce traffic congestion and also improve the air quality and wellbeing of people. Paragraph 5.67 (Parking Facilities) states that car ownership levels in Thundridge are high and that public transport access and usage is low. The PSNP therefore seeks to apply the level of parking provision which is most appropriate to the characteristics of travel patterns in the parish. This is contradictory to the Policy one in LTP4. Increasing private vehicle parking would essentially enable private car use, and would likely contribute further to issues such as parking, congestion and speeding which have</p>	Policy change	<p>Providing insufficient parking in village locations badly served by sustainable travel options will not increase uptake of sustainable transport, where it does not exist. Whilst the policies in LTP4 are commendable, car ownership in the parish of Thundridge is high. If parking is not provided on private properties then it will overspill onto surrounding roads and cause congestion and a danger to drivers, pedestrians and cyclists.</p> <p>Amend criterion (f) by adding to the end of the criterion ", if insufficient space remains for the parking of two cars."</p>	HCC

			<p>been raised within the PSNP.</p> <p>Whilst EHDC is the planning authority responsible for parking provision and the District Plan recognises that parking provision at the correct level has significant importance, the evidence contained the PSNP is unlikely to be sufficient to necessitate an increased parking provision, and could undermine sustainable transport options. It is recommended that the focus of the PSNP policy is amended to concentrate on enhancing public transport rather than increasing parking facilities, and encouraging people to use modes of travel other than private cars.</p>			
THH9 - Vehicle Parking in Residential Developments		54	<p>This policy includes the application of local standards for various types of development – in order to deviate from the district-wide standards there should be adequate evidence supporting these changes. The policy in general encourages the use of cars as the primary transport and makes no reference to encouraging sustainable transport.</p> <p>Criterion (f) applies a presumption against the change of use of garages to alternative uses – however permitted development rights allow the conversion of a garage into a bedroom in some cases and so this criterion cannot apply. Consider deleting.</p>	No change	See response to comment by HCC. Criterion (f) only applies where planning permission is required.	EHDC
Policy Maps		56	The background of this map is out of date and does not show the development that has already occurred in the village.	No change	Cannot change the base map, it is provided by Parish Online - double check most recent base.	THNP1
Policy Maps		57	Include a wider scale map representing views not shown in the already included maps	Map change	Map updated	THNP12
Appendices	D	62	Does the Rib River itself not have any designated ecological status as a globally rare chalk stream.	No change	The River Rib does not have any ecological global status	THNP12

Appendices	H	68	[Summarised] We do not consider that the site assessments undertaken to inform the NP are robust. Scott Properties has consistently promoted the land at Sutes Farm, High Cross through the Neighbourhood Plan process, for residential development. Scott properties proposal represents the only realistic option to fund works at Puller Memorial School.	Appendix change	Agree Appendix H is insufficient, although further evidence is contained within the Consultation Statement. A fuller report on the site assessment process will be produced. The funding of works to Puller Memorial School is not a relevant consideration in assessing the suitability of the Scott Properties site outside, the village of High Cross, for development.	SCOTT
Appendices	I	70	Recognise the Thundridge Old Church Action Group (TOCAG) with the objective of taking responsibility for the permanent protection and maintenance of the church of Little St Marys and All Hallows in its current state of preservation, appearance and public access.	Action Plan	In the action plan and under the section "environment," and under the fifth row Project/ task - Agree a scheme for long-term maintenance of Thundridge Old Church Timetable - March 2020 Project Lead- TOCAG £ Cost Estimate - TBC Funding Source - TBC/ possible grant finding Outcome/ Sought Objective - To taking responsibility for the permanent protection and maintenance of the church of Little St Marys and All Hallows in its current state of preservation, appearance and public access	THNP12
Appendices			Non-listed designated assets could be identified on the Policies Map or in a separate Appendix for clarity.	No change	Not necessary see page 19, paragraph 5.9 and policy THE3	EHDC
General			We have just moved into Windmill cottages after relocating from Hoddesdon. The sole reason that we chose this location was due to the scenery and quietness of the area. Hoddesdon was getting far too built up. Now to see that you are proising on building directly on the view opposite our house is really outrages and upsetting. I would never had moved to the area had we been in receipt of this knowledge. The road will be far too busy and the view will be completely ruined. It's just unacceptable.	No change	This is not a proposal in the neighbourhood plan	THNP6

General		<p>I am unsure under which policy this should be lodged, but I would like to propose that acoustic fencing is either increased in height or new fencing be installed to lessen the constant traffic noise from the A10 by-pass. Noise levels are constant and do not contribute to a calm and peaceful environment in the village of Wadesmill.</p> <p>I would like to ask if the Parish would consider requesting the Highways Department to lay a proper metalled surface on the track (which is part of Youngsbury Lane) for numbers 15-19. This would make access more easy for vehicles delivering goods to these properties and stop a constant row of gravel being deposited on the metalled part of the Lane , also it would stop potholes becoming deeper and deeper on the track. Is this a viable proposition?</p>	No change	<p>The request to investigate noise levels around the A10 has been referred to the parish council to consider.</p> <p>We believe that Youngsbury Lane is privately owned. This is not a planning matter and cannot be included in the neighbourhood plan.</p>	THNP9
General		<p>Having checked our data, the area of Thundridge is not within the coalfield. We informed all non-coalfield LPAs (dated 20 March 2015) that for non-coalfield LPAs, including East Herts District Council, there is no obligation for them or any relevant Neighbourhood Forums or Town and Parish Council to consult us on any stage of the production of their Neighbourhood Development Plan as the Coal Authority's interests are only within the defined UK coalfield.</p>	No change		CAP
General		<p>Thank you for your consultation dated 18 February 2019. The following Neighbourhood plan is remote from the strategic road network. We therefore offer no comments in this case.</p>	No change		HE
General		<p>Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below</p>	No change		HIS.ENG

General			We live in Cold christmas and I do not feel able to comment on plans within High cross or Thundridge villages. Cold Christmas lies in the Rib valley and that valley running from Barwick to Bengo is of major significance. The valley is the first proper natural green break running east west of this side of London. The valley is used by a large number of people for recreational purposes including running, walking, cycling and horse riding as individuals and in organised events. The Rib valley should have at least the equivalent of green belt status	No change	Unable to designate green belt in a Neighbourhood plan	THNP15
General			Cowards Wood - we brought this up at the consultation and are disappointed that it is not mentioned. We feel it is a very important 'buffer' to the Ware North development for the Parish	No change	Noted.	THNP16
General			Very important not to build any houses near Thundridge Old Church, it would completely destroy the beauty of the whole area	No change	Noted	THNP17
General			It would appear that Thundridge Parish is located outside of our area of responsibility. We serve part of Hertfordshire (North Herts and Stevenage) but not East Hertfordshire District which includes Thundridge Parish. Therefore, we have no comments relating to the content of the Draft Plan.	No change	Noted	AW
General			Thundridge Parish is partially located within a Source Protection Zone 2, where groundwater is vulnerable and is used for drinking water abstraction. Any new development would need to ensure that there are no negative impacts upon groundwater quality, and where appropriate should contribute towards the remediation of any land contamination on the site.	No change	This is covered in District Plan Policy WAT2	EA

General			[Summarised] The lack of consideration of the school within the NP process and the NP itself is disappointing. It was not included as an asset of community value or optional answer to where money should be invested in infrastructure.	No change	The school has been included in the NP process. However, the inclusion of a large housing development outside the village, to support improvements to the school, which have not been identified by the community as a priority for the parish, has not been considered. In addition, very few local children attend the school.	SCOTT
General			It should be noted that Ermine Street running through the village is a well-used route for vulnerable road users, with connections to other well used rural routes that provide vital links.	No change	Noted	HCC
General			Within the document, and as evidence by the references, the Local Transport Plan has not been considered in the preparation of the PSNP. HCC consider, as Highway authority, that significant amendments to the PSNP are needed to align to the transport objectives set out within the Local Transport Plan 4 and East Herts District Plan to conform to NPPF.	No change	See response to comments in each section	HCC
General			Corresponding Changes to Appendix C - Summary of Policies Mapped to Objectives	Appendix change		
General			Corresponding Changes to Appendix G	Appendix change		
Acknowledgements		4	Previously missing	Preface change	Add after last sentence of Preface "Thanks go to all contributors to the plan and acknowledgements for photographs include Jane Harris, Richard Hallman, David Blowers, Jacqueline Veater.	
EHDC photos		3 15 37 40			Add title to picture "Puller Memorial School" Add title to picture "Our rural parish" Add title to picture "Importance of conserving and enhancing biodiversity" Add title to picture "Accessibility and Green Corridors"	

THUNDRIDGE PARISH COUNCIL

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**MINUTES OF THE THUNDRIDGE PARISH COUNCIL MEETING HELD ON
MONDAY, 3rd JUNE 2019 AT 8.10PM IN WODSON PAVILION, COLD
CHRISTMAS LANE, THUNDRIDGE**

PRESENT: Cllr S Bosson (Chairman), Cllr B Hawes, Cllr K Saban, Cllr M Spackman, Cllr J Spackman, Cllr B Taylor.

Clerk: Belinda Irons

GovResources Ltd: Jacqueline Veater

Public: 1

19.54 Apologies for absence: none.

19.55 Declarations of Members Interests (pecuniary, non-pecuniary, personal):

Cllr Bosson: finance: reimbursement

19.56 Minutes of the Previous Meeting: 13th May 2019.

Cllr Saban commented that on reflection, she did not support speed restriction on Wadesmill Hill. The Chairman advised the six month rule where decisions cannot be revisited within six months from the original decision. He further commented that it was unlikely action would be taken within the next six months, and it should be an agenda item once the time limitation has expired.

Minutes of the meeting were agreed as a true and correct record of the meeting and were duly signed.

19.57 Urgent matters not listed anywhere else on the agenda (for inclusion on the next agenda for full discussion):

The Clerk provided a letter of resignation to the Chairman, citing personal reasons. The Clerk thanked Councillors for their support during a difficult personal time, and also thanked former Councillors including Cllr Andrews and the families of Councillors.

On behalf and with the support of all Councillors, the Chairman thanked the Clerk for her ongoing help and support in updating and modernising the administration of the Council. It was noted that the Clerk had taken on the role in very difficult circumstances following the sudden death of the previous incumbent.

19.58 Public discussion: limited to 15 minutes: no comments received

19.59 Co-option: an article advertising two vacancies has been submitted to inclusion in the newsletter.

19.60 Proposals to Members:

Cllr Bosson:

Chairman's signature..... 8th July 2019

THUNDRIDGE PARISH COUNCIL

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PROPOSAL: *That Thundridge Parish Council herewith agrees the changes, submitted through the Regulation 14 public consultation, ratified by Thundridge Neighbourhood Plan Advisory Committee, to the draft Thundridge Neighbourhood Plan.* PROPOSED: Cllr Bosson seconded Cllr M Spackman. AGREED AND RESOLVED UNANIMOUSLY.

PROPOSAL: *That Thundridge Parish Council herewith ratify the Submission Draft Thundridge Neighbourhood Plan and agree its submission to East Herts District Council for formal consideration under Regulation 15 of the Town & Country Planning, England, The Neighbourhood Planning (General) Regulations 2012 (as amended).* PROPOSED: Cllr Bosson, seconded Cllr J Spackman. AGREED AND RESOLVED UNANIMOUSLY.

PROPOSAL: *That Thundridge Parish Council herewith ratify the map of the Parish with the associated statement that the Neighbourhood Plan covers the stated area of the parish, a Consultation Statement and a Basic Conditions Statement which explains how the Neighbourhood Plan meets the requirements, which supports the Submission Draft Thundridge Parish Neighbourhood Plan, and agree their submission to East Herts District Council for formal consideration under Regulation 15 of the Town & Country Planning, England, The Neighbourhood Planning (General) Regulations 2012 (as amended).* PROPOSED: Cllr Bosson, seconded Cllr M Spackman. AGREED AND RESOLVED UNANIMOUSLY

Jacqueline Veater left the meeting at 8.25pm

Cllr B Hawes & the Clerk:

The Clerk advised that extensive documentation had been supplied to the internal auditor, Greenbiro Ltd. The internal audit report had been received. Financial documents had been supplied to Councillors for review and comment. The exercise of public rights notice has been posted to the website, along with external audit AGAR forms and documents.

Councillors reviewed the AGAR form at the meeting and made comment as necessary.

PROPOSAL: *That Thundridge Parish Council herewith review the effectiveness of the system of financial controls and make recommendations to ensure all risk is minimised.* PROPOSED: Cllr Hawes, seconded Cllr Bosson. AGREED AND RESOLVED UNANIMOUSLY.

PROPOSAL: *That Thundridge Parish Council herewith agree by resolution to ensure the electorate is able to exercise its public right to inspect the Parish Council accounts for a single period of 30 working days which must include the first 10 working days of July 2019, and this period will be between 17th June and 26th July) inclusive.* PROPOSED: Cllr Hawes, seconded Cllr M Spackman. AGREED AND RESOLVED UNANIMOUSLY

Chairman's signature..... 8th July 2019

THUNDRIDGE PARISH COUNCIL

p. 2019.32

PROPOSAL: That Thundridge Parish Council herewith agrees to accept the findings of the internal auditor and agrees to take appropriate action to ensure any recommendations are implemented. PROPOSED: Cllr Hawes, seconded Cllr Saban. AGREED AND RESOLVED UNANIMOUSLY.

Following review of all elements show on the Internal Control Statement, Councillors did not agree: **E. Expected income was fully received, based on correct prices, properly recorded and promptly banked; and VAT was appropriately accounted for.**

It has been noted in the minutes from November 2018 that Highfield Nursery has failed to comply with its lease termination requirements in that it failed to give 6 months notice, and failed to pay the lease for the notice period. Recorded delivery letters have been sent. One response has been received claiming medical reasons for non-payment. The Clerk will contact HAPTC to seek advice on recourse to the Small Claims Court. This explanation will be provided to the external auditor, PKF Littlejohn.

ACTION: CLERK

PROPOSAL: That Thundridge Parish Council herewith review and agree by resolution the Internal Controls Statement for 2018/19 except E which was not agreed. PROPOSED: Cllr Hawes, seconded Cllr M Spackman. AGREED AND RESOLVED UNANIMOUSLY

PROPOSAL: That Thundridge Parish Council herewith review and agree by resolution the Annual Governance Statement for 2018/19 PROPOSED: Cllr Hawes, seconded Cllr M Spackman. AGREED AND RESOLVED UNANIMOUSLY.

PROPOSAL: That Thundridge Parish Council herewith agree by resolution the Accounting Statement for 2018/19: PROPOSED: Cllr Hawes, seconded Cllr M Spackman. AGREED AND RESOLVED UNANIMOUSLY.

19.61 Thundridge Parish Neighbourhood Plan

Report by the Chairman of TPC NP:

Locality Year End Financial Report: submitted by GovResources Ltd. A new grant application has been submitted to Locality.

19.62 Planning: Planning applications:

3/19/0972/LBC 3/19/0971/HH	Sprangwell Centre, Poles Lane, Thundridge Proposed single storey front porch extension, conversion of existing outbuilding into utility area, removal of external door, conversion of existing basement, internal alterations and removal of attached front boiler enclosure. Demolition of front boiler enclosure: <i>no objection</i>
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Chairman's signature..... 8th July 2019

THUNDRIDGE



PARISH COUNCIL