

Potential Housing Sites

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

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?



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



Potential Housing Sites

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

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.

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



Potential Housing Sites

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

How about a small business park rather than housing?

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



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



Potential Housing Sites

NAME	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

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.

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



Potential Housing Sites

NAME	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

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

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.



TOURISM AND PLACES OF HISTORICAL INTEREST

Appendix 5



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



Arthur Martin-Leake's Grave, High Cross church graveyard with a commemorative plaque in the wall at the Lynch gate. Arthur Martin-Leake was the first man to be awarded the Victoria Cross twice. His first as a result of his bravery in Vlaikfontein 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



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.



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 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.



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



The Meridian Post –at Cold Christmas was erected in 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.



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	Map	Comments from the public
<p>All sites have been assessed and the least viable sites have been dismissed.</p>		<p>"Keep site T2-T1 open farming land. Green belt buffer zone between Ware and Thundridge"</p>
<p>Sites being consulted on have been deemed to have potential to meet the needs of the Parish going forward.</p>		<p>"87% reject development on existing greenbelt in village survey"</p>
<p>Only two sites are proposed for allocation.</p>		<p>"Lets keep Thundridge and Wadesmill Village status not make it more than that"</p>
<p>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 .</p>		<p>"Extra Car Park required for the playing field and pavilion at Cold Christmas Lane - Gets excess cars on the road when football matches on"</p>

High Cross Assessed Housing Sites and Consultation Comments

Policy notes

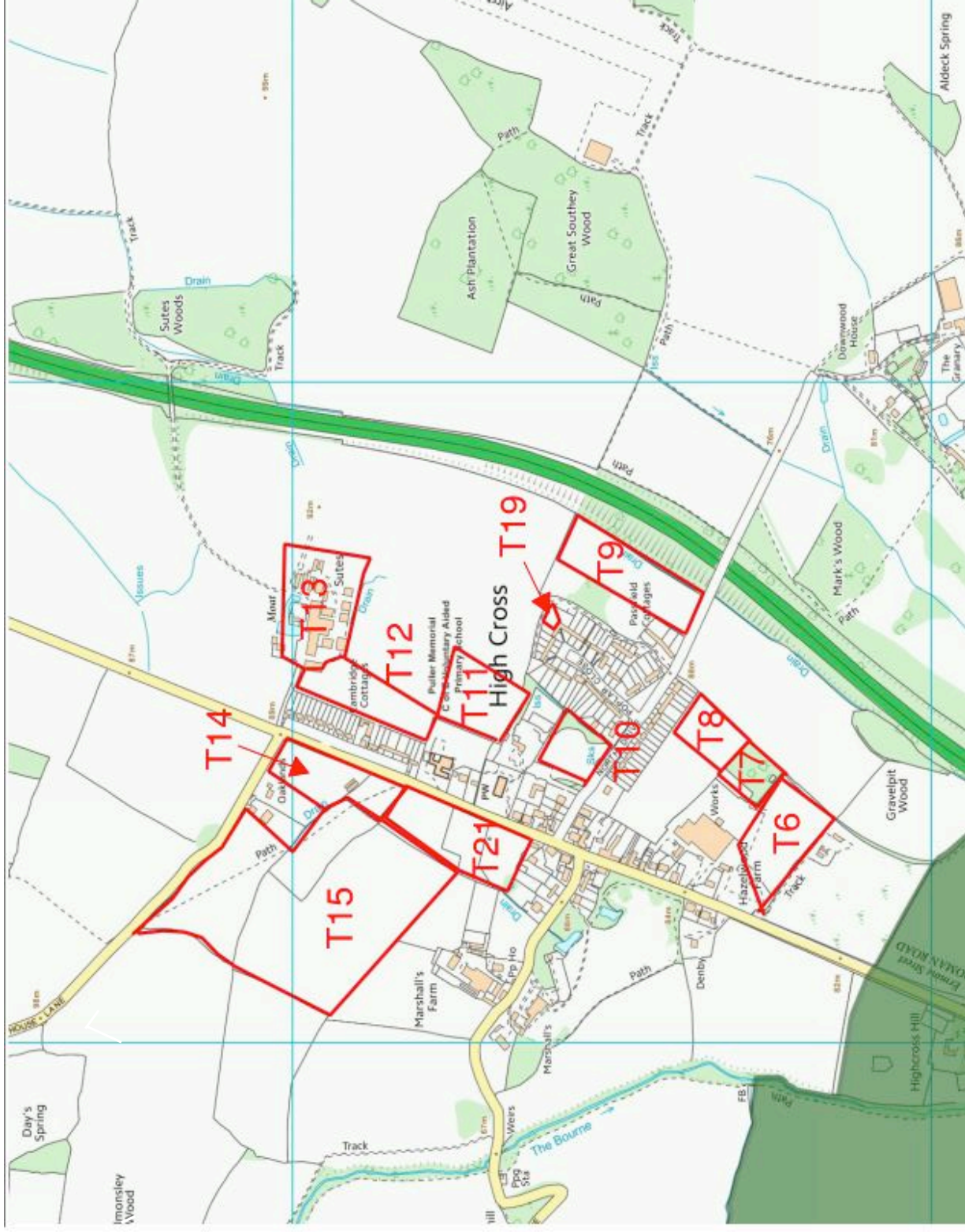
All sites have been assessed and the least viable sites have been dismissed.

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”

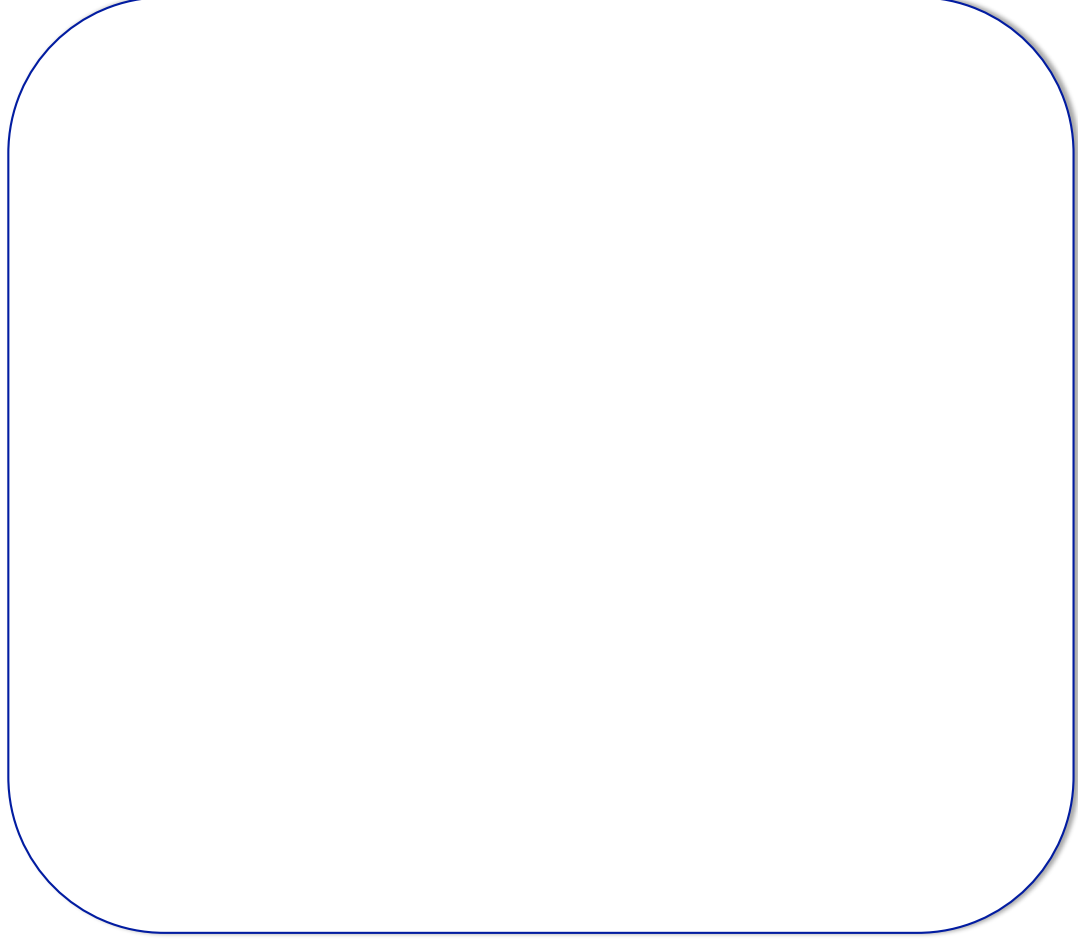
Thundridge Parish Housing Consultation

Comments

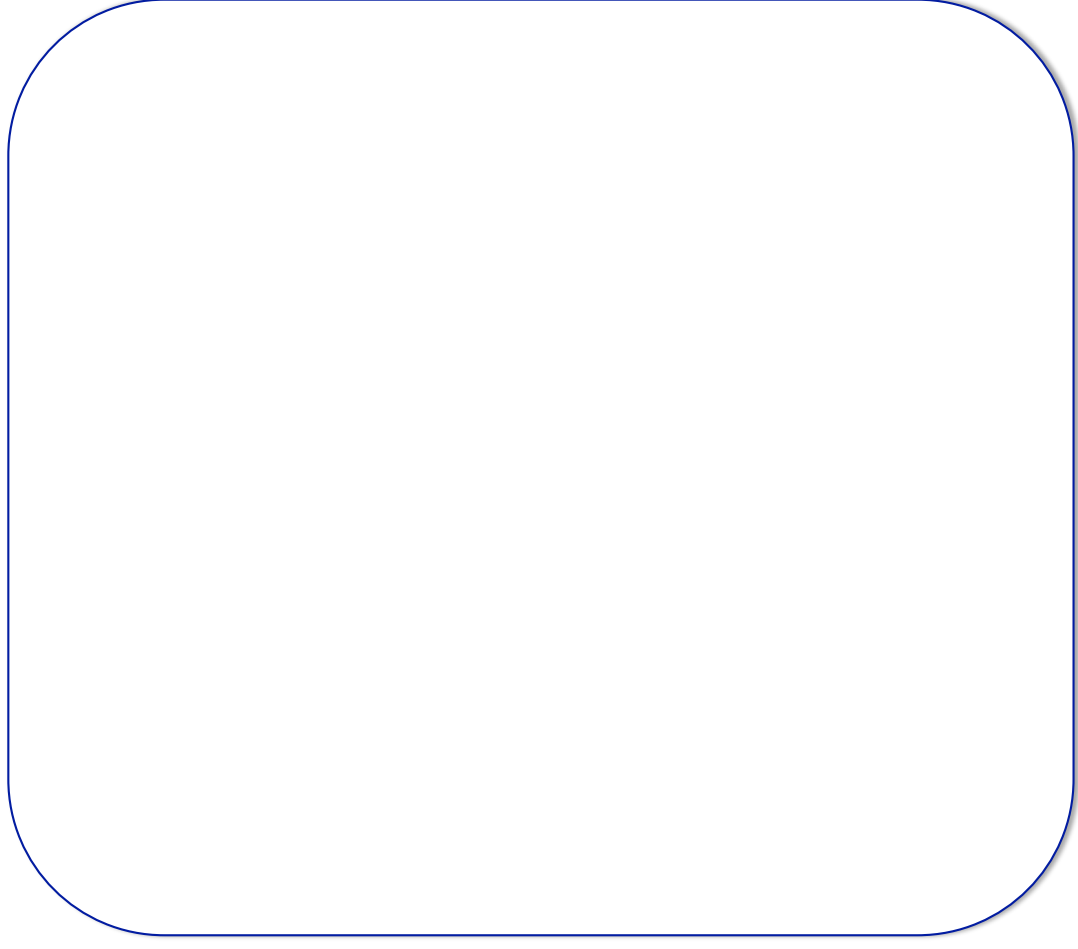
- 33% of survey respondents would be interested in downsizing over next 15 years.
- 29% would be interested in moving to accommodate care/support needs if suitable properties were available.
- 27% of houses are currently in single occupancy.
- 14% of properties are single occupied by over 65s.
- 34% 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?

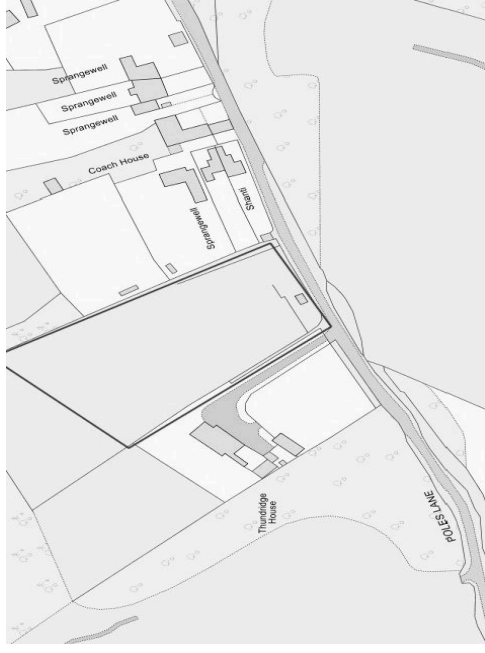
T19 (Poplar Close)



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

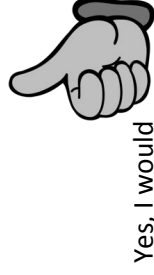
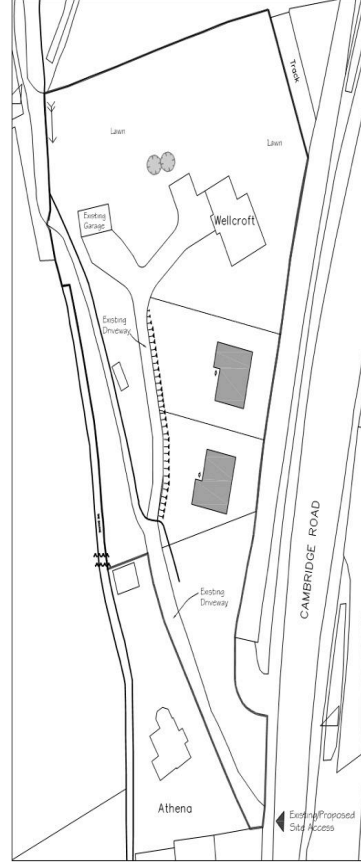
Housing Site - Outside Village Boundary – in the Green Belt - for information only

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?



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



1:2714 | © Crown copyright and database right. All rights reserved (100052209) 2018 ©



- 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



Yes, I do



No, I wouldn't

Would you support the development of this site?

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



© Crown copyright and database right. All rights reserved (100052209), 2018

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

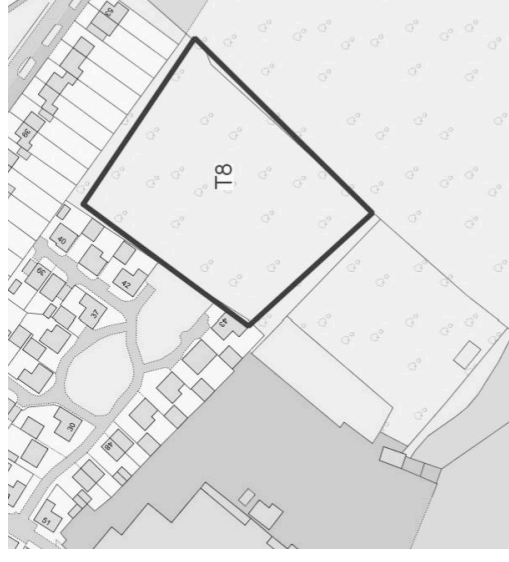
- A greenfield site located behind Canterbury Park and adjacent to T7 it is bordered on two sides by existing development.
- The site is located outside the designated High Cross Village Boundary.
- Owners proposal is for a scheme for 21 dwellings has been prepared comprising:
 - Eleven 4 bedroom detached 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




© Crown copyright and database right. All rights reserved (100052209) 2018

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?

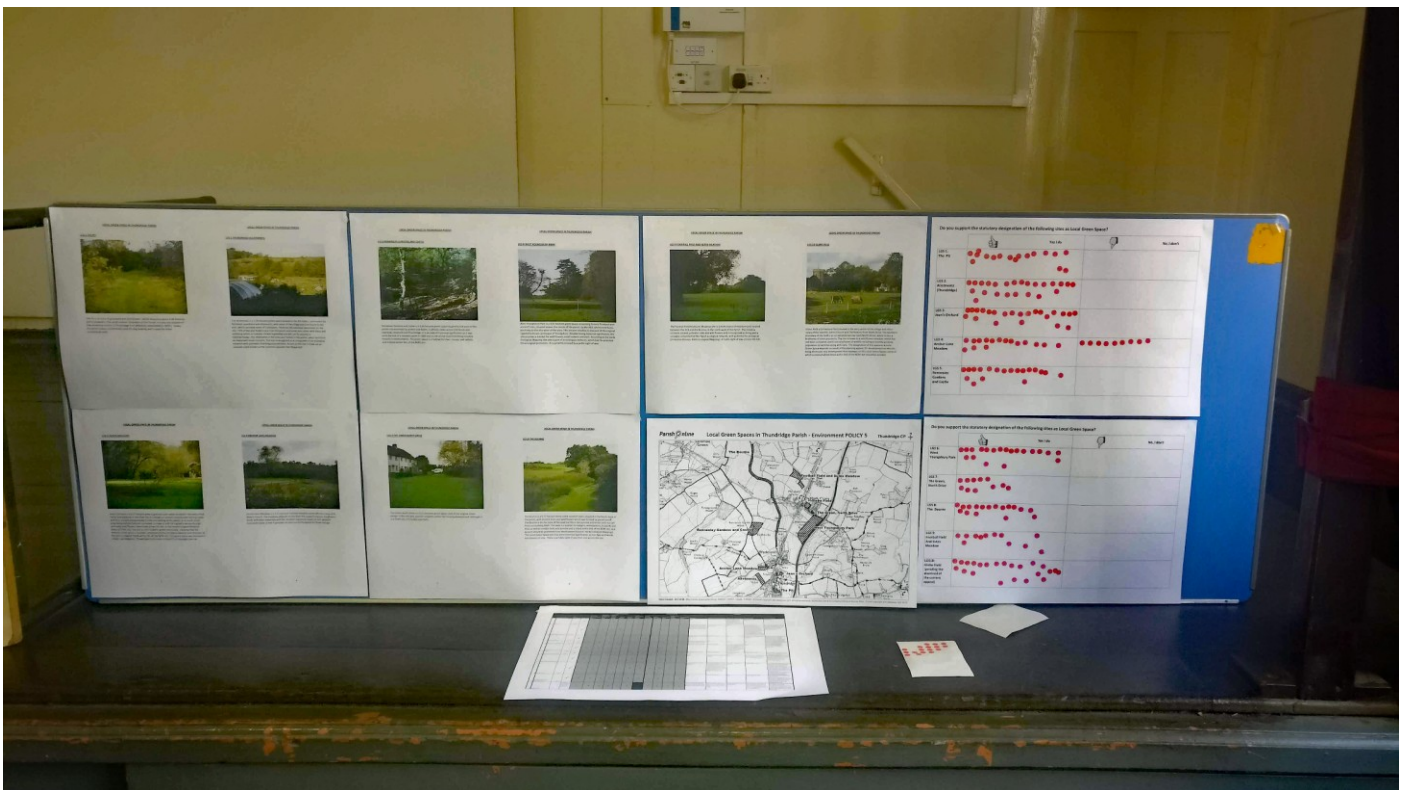
Environment Policies

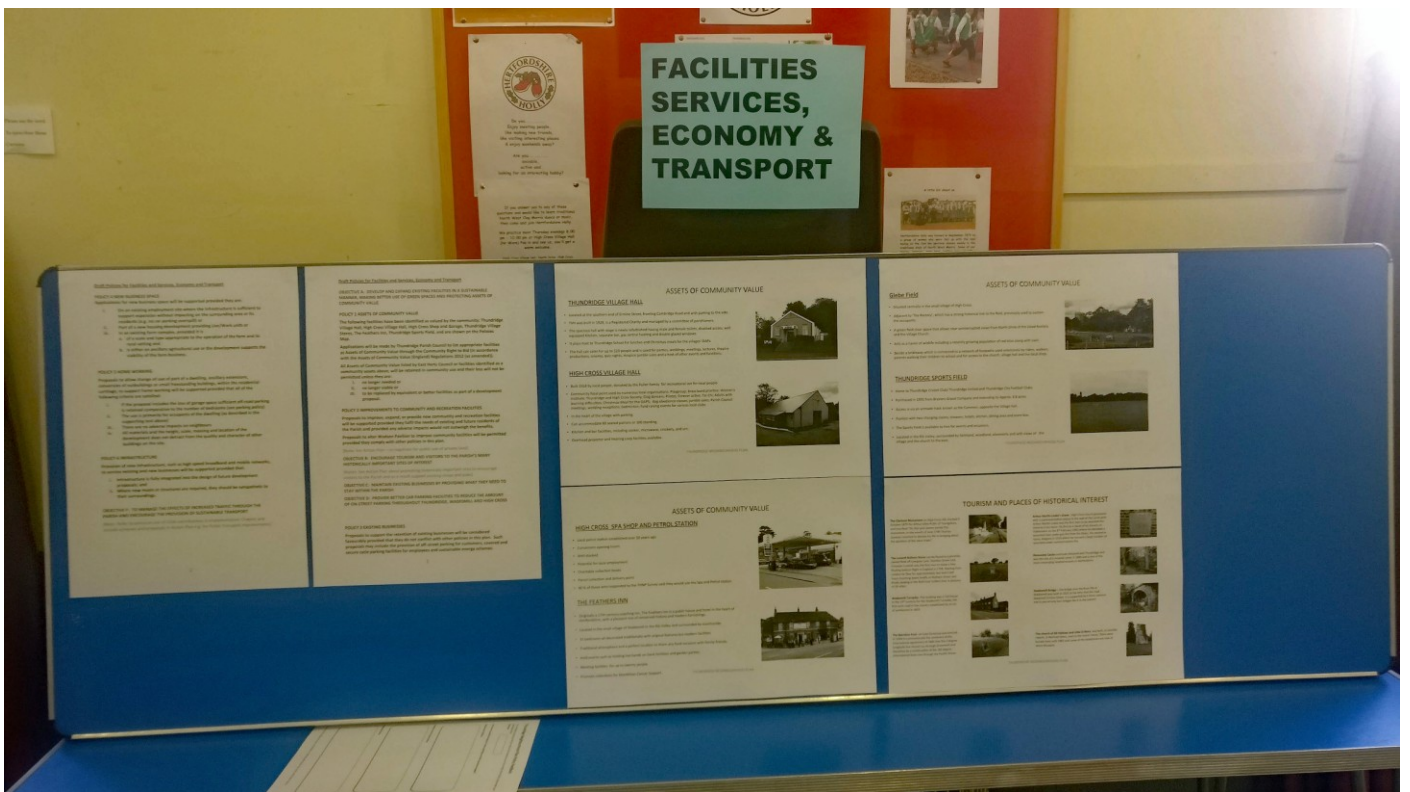
Facilities and Services Policies

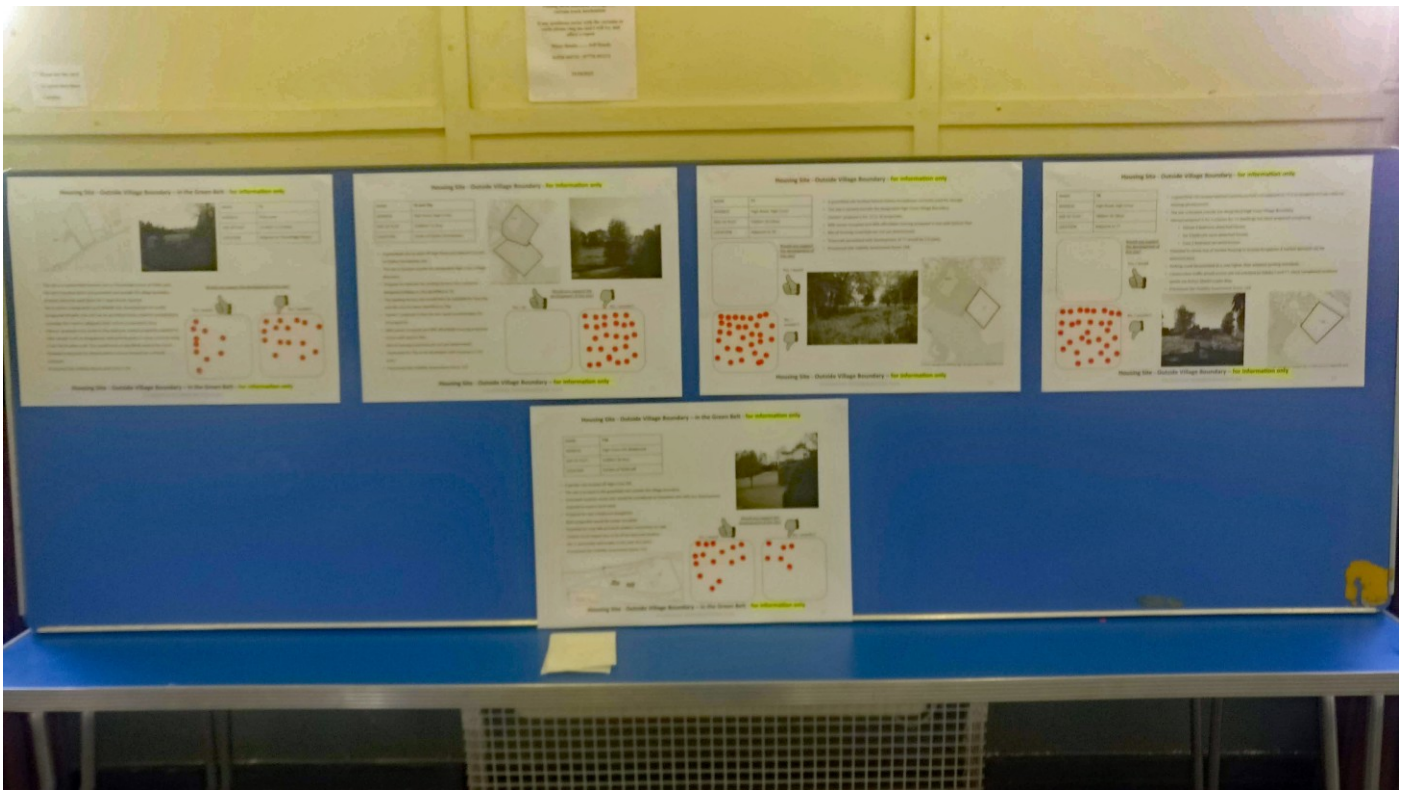
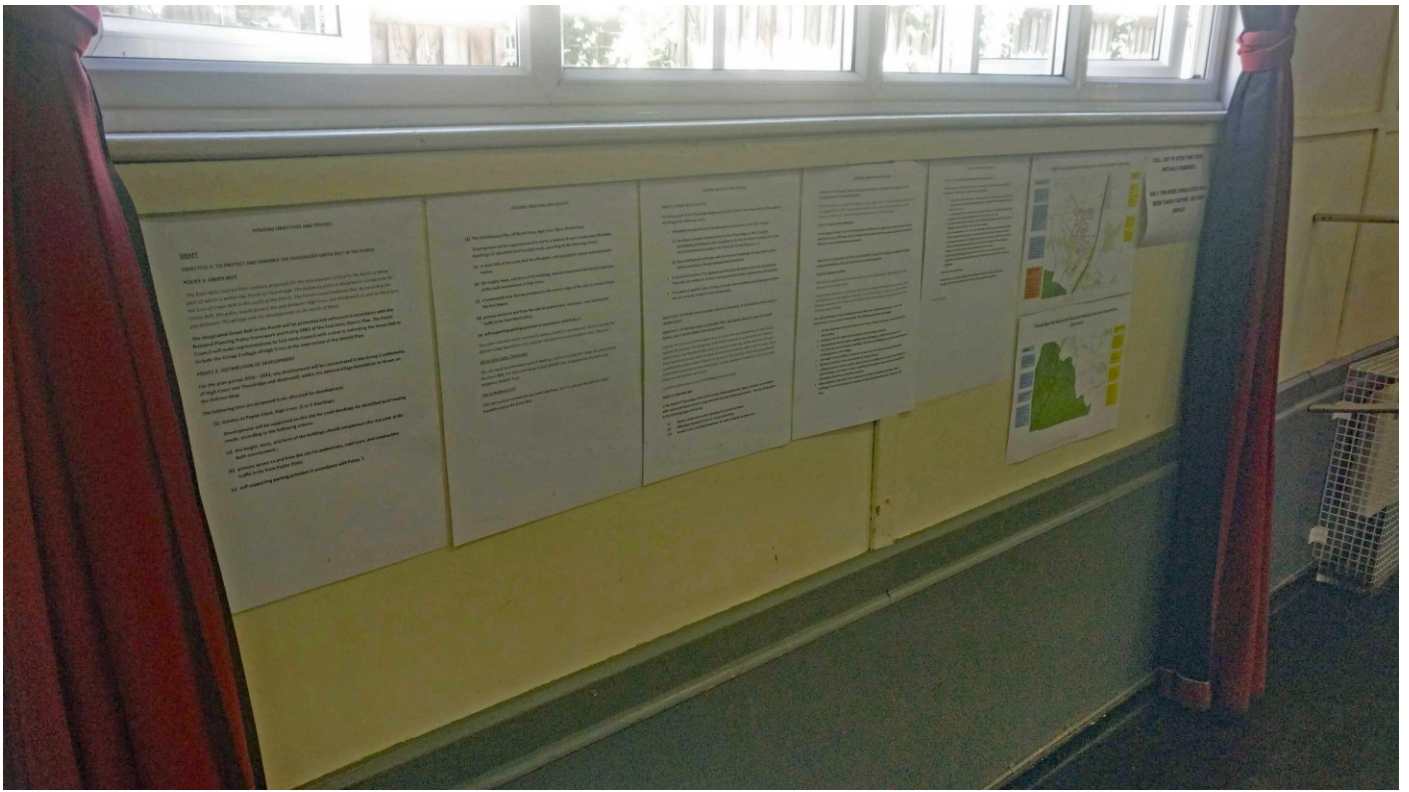
Housing Policies

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

Appendix 5a



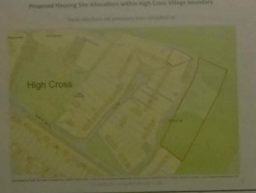






Housing 100 Assessment Scores - Sites T26 & T27

Site	Score	Notes
T26	85	Highly suitable
T27	75	Medium suitable



Proposed Housing Sites

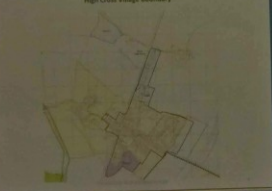
Site	Size	Notes
T26	1.2ha	Highly suitable
T27	0.8ha	Medium suitable

- A number of comments received on the plan.
- The plan is based on the High Cross Village Boundary.
- The plan is based on the High Cross Village Boundary.
- The plan is based on the High Cross Village Boundary.
- The plan is based on the High Cross Village Boundary.
- The plan is based on the High Cross Village Boundary.

Proposed Housing Sites

- A number of comments received on the plan.
- The plan is based on the High Cross Village Boundary.
- The plan is based on the High Cross Village Boundary.
- The plan is based on the High Cross Village Boundary.
- The plan is based on the High Cross Village Boundary.
- The plan is based on the High Cross Village Boundary.

- Thundridge Parish Housing Consultation Comments
- 85% of survey respondents would be interested in downsizing over next 10 years.
 - 20% 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.
 - 14% of properties are occupied by 2 people.
 - Only 8% of properties are 3 bed and 20% are 2 bed houses.
 - Village has a higher proportion of 2 and 3 bed houses than East Herts, East of England and England average.



What is your opinion?

Very Good

Good

Fair

Poor

Very Poor

Other

What is your opinion?

Very Good

Good

Fair

Poor

Very Poor

Other

Appendix 5b

Thundridge Neighbourhood Plan Policy Feedback

- SG12 0UE I strongly oppose the traveller/gypsy 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 (gipsey) 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 derycldipper@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 Neighbourhood 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.

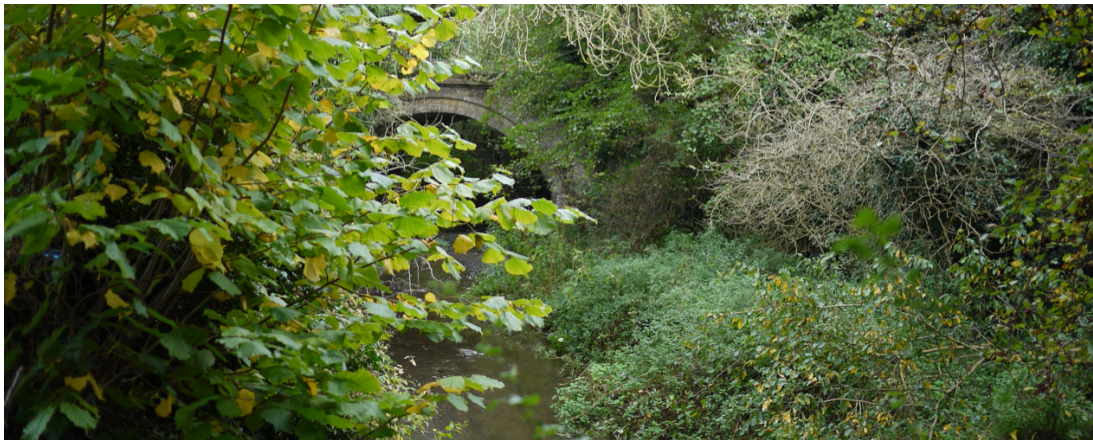
III. Other areas of the parish coloured green on the Hertfordshire Ecological Network Mapping contain habitats listed in Section 41 of the NERC Act. Development, which would cause significant harm to these areas, should either be refused, or the mitigation hierarchy applied. If permission is granted 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.

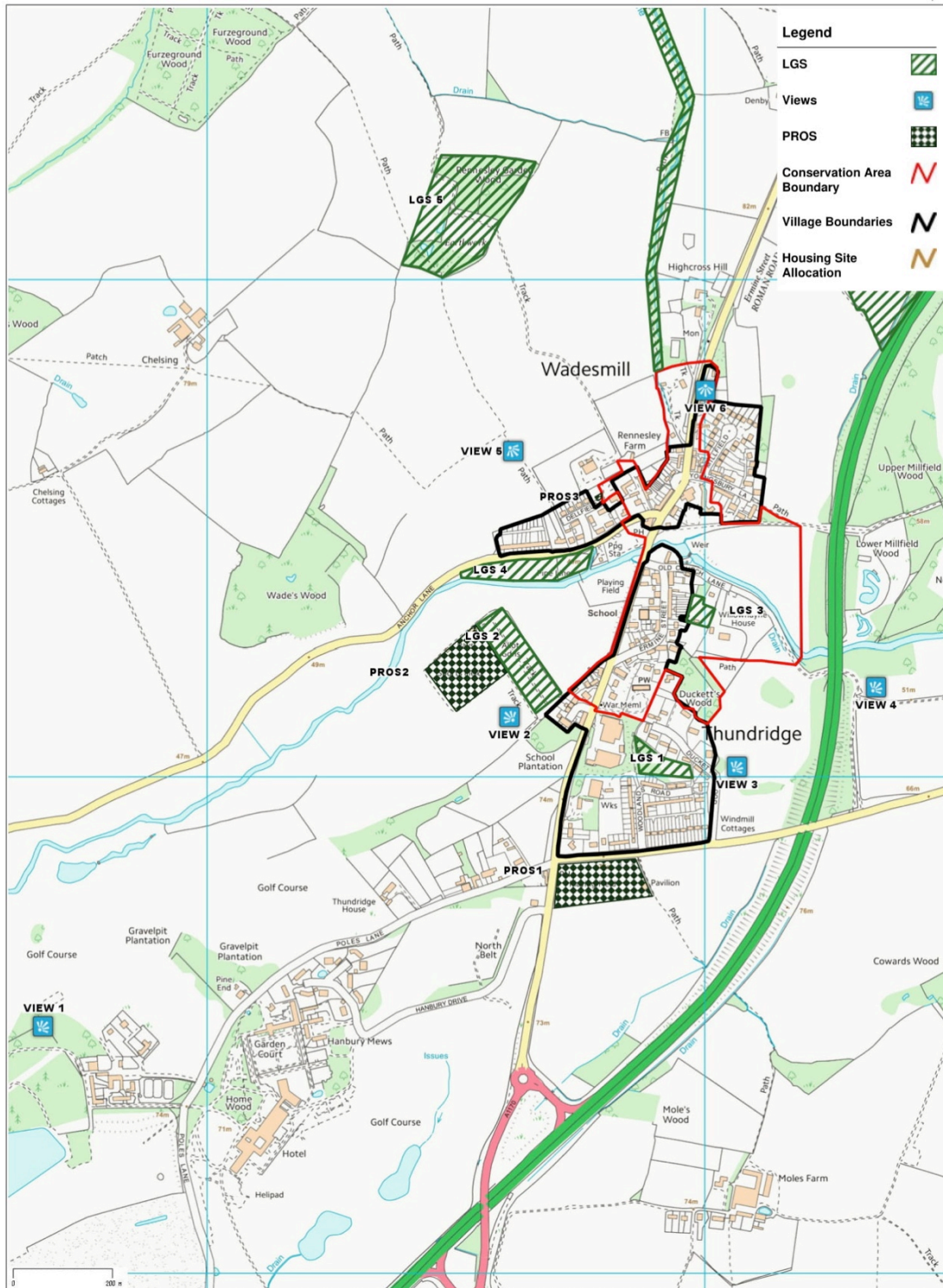
Policies Map

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



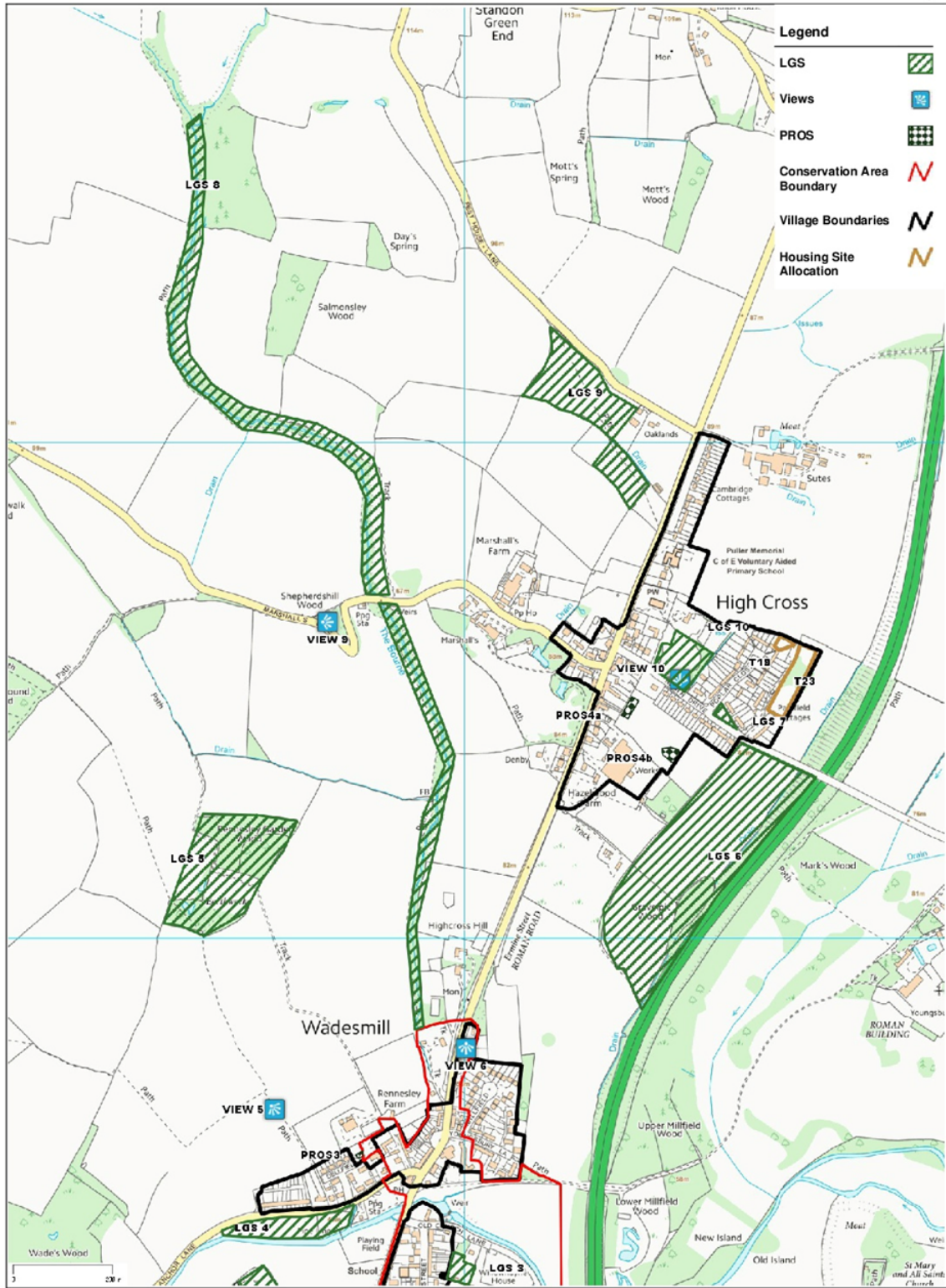
POLICIES MAP- THUNDRIDGE AND WADESMILL

Thundridge CP



Date Created: 12-11-2018 | Map Centre (Easting/Northing): 535544 / 217256 | Scale: 1:10000 | © Crown copyright and database right. All rights reserved (100052209) 2018

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
fionaforthmhc@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	Steptoe	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@naturallengland.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
aandjwilliams@hotmail.com imroth@talktalk.net	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 imroth@talktalk.net	Mrs J Gordon	Williams Imroth	The Monday Club Thundridge Table Tennis Club	Local society Local society	17.46 19.2.19 Not delivered
Theharrisfamily9@gmail.com pauline@warechoral.org.uk	Jane Pauline	Harris Preston	Jean's Orchard Ware & District Choral Society	Local society voluntary body whose activities benefit our neighbourhood area	17.46 19.2.19 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
Marshall's 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@simonlambdentist.com			Simon Lam Dentists is	a business based in the neighbourhood area: not delivered	Not delivered
spope@stalbens.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	The NPPF section 9 details how planning should promote sustainable transport, and policies should be developed to enable this. 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).	Para change	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;" 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. 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')"	HCC
	1.3	5	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	Para change	In para 1.3 change "2018" to "2019" . The intention to review at an appropriate time is correctly placed in the Implementation Section however, it could be signposted more clearly. Insert new heading before para 6.5 "Monitoring and Review" 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."	BID

Appendix 8

		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	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. 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.	Para change	Add a new para 2.8 (and re-number subsequent paragraphs) as follows: "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." Then add amended wording for paragraph 2.12 to new paragraph 2.8 and delete 2.12.	THNP12
	10	Check home ownership figure as source below appears to give a marginally different figure: https://www.nomisweb.co.uk/reports/localarea?comp are=E04004754	No change	See response to comment by HCC	EHDC
2.1 3	10	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.	Para change	In para 2.13, change the word 'ratified', to 'designated'. Also add "5th September" before 2017.	EHDC
3.1	11	Replace 'Statement of Consultation' with 'Consultation Statement'	Para change	Replace 'Statement of Consultation' with 'Consultation Statement'.	EHDC
	11	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	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 3.8Para 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 5.44Add a new para below para 5.44For 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
--	-----	----	---	---------------	--	-----

					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.'	Objective 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 'mitigate' 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 "mitigate".	EDHC
Objectives		61	Key Objective H Policy THH9 is referenced as achieving Key Objective H <ul style="list-style-type: none"> 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)	Para 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	<p>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).</p>	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	<p>In policy THE1, Change the title to "Designated Heritage Assets" and replace the word "possible" with "appropriate" near the end of criterion I.</p>	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	<p>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.</p> <p>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."</p> <p>Also add at the end of paragraph 5.5 "The centre</p>	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"
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	<p>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"</p> <p>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."</p>	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	<p>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.</p> <p>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</p>	THNP12

THE4 - Important views		Mountains, Meadow View Cottages Buckney wood, Ashridge Common, Cold Christmas Cottages, Swangles and finally the recently planted Jubilee Wood.		<p>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.</p>	
	21	<p>Include additional view: “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	<p>This view is not sufficiently special and the history specified does not justify the view being included.</p>	THNP12

THE4 - Important views	21	<p>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	21	<p>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/1915/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	<p>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.</p>	No change	<p>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/1915/W/17/3181608 in response to EHDC comment.</p>	BOYER
	29	<p>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).</p>	No change	<p>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/1915/W/17/3181608 in response to EHDC comment.</p>	BID
	33	<p>Update LGS10 to reflect recent decision to dismiss current appeal on Glebe Field.</p>	Para change	<p>Delete penultimate sentence of description of LGS10 on page 33</p>	EHDC
THE6 - Protected Recreational Open Spaces	34	<p>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.</p>	No change	<p>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.</p>	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 Carex cespitosa. 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. 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. See https://www.oliverhead.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 Carex cespitosa 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

THE8 - Green Corridors and the River Rib		39	<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> <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 Woodson 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 Business 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	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

	5.5 1	45	<p>Council's SLAA informed the work undertaken by the Housing Topic Group, together with other sites...</p> <p>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</p>	Para change	<p>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."</p>	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	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. 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). 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.	Para change	Amend POLICY THH3 Criterion (a) to say "provision of 1 dwelling" 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" 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. 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	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	<p>[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.</p>	No change	<p>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).</p>	SCOTT	
THH4	48	No vehicle access to this site, road access must be improved 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> <ol style="list-style-type: none"> 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 2) All Traffic to these properties would be via North Drive which is over-crowded as it stands. 3) This development with require the construction of a 	Policy change	<p>Amend policy THH4 as follows: Replace criterion (a) with "around 17 dwellings are provided (subject to sufficient parking spaces being provided to satisfy criterion (f) below" Delete "at least" in criterion (b) 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	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	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	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 Thunridge 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>
--	-----------	---	------------------	---	-------------

<p>THH4 - The Greenhouse Site, off North Drive, High Cross</p>	<p>48</p>	<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>	<p>No change</p>	<p>Note: New para's to justify the site allocation will be added (see response to EHDC) 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>	<p>BOYER</p>
<p>THH4 - The Greenhouse Site, off North Drive, High Cross</p>	<p>48</p>	<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). There is substantial tree covering on the site which should have been a factor in the site assessment.</p>	<p>No change</p>	<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. 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>	<p>SCOTT</p>

THH4 - The Greenhouse Site, off North Drive, High Cross	48	<p>[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.</p>	No change	<p>The site has not been put forward for development at any stage in the preparation of the neighbourhood plan.</p> <p>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.</p>	RURALS
THH5 - Housing Mix	49	<p>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.</p> <p>Unfortunately large family accommodation is currently being occupied by 1/2 individuals in a many case.</p>	No change	Noted.	THNP8
5.5 4	49	<p>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.</p>	Para change	<p>In the first line, change reference in brackets from "Chapter 16" to "Chapter 14".</p>	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.</p> <p>(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

		wording is suggested: ‘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 from those in greatest need from elsewhere within the District of East Herts will be acceptable.’ 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.		proposed letting date of the Affordable Unit.” 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 from those in greatest need from within the District of East Hertfordshire will be acceptable.” Delete last sentence of paragraph 5.60.	
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	Amend Sub-heading before paragraph 5.61 to "Density of Small-scale Housing and Infill Development" 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	EHDC

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>to a loss of land in employment use, it makes a positive contribution to the street scene and complies with District Plan policy VILL2."</p> <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	<p>The background of this map is out of date and does not show the development that has already occurred in the village.</p>	No change	Cannot change the base map, it is provided by Parish Online - double check most recent base.	THNP1
Policy Maps		57	<p>Include a wider scale map representing views not shown in the already included maps</p>	Map change	Map updated	THNP12
Appendices	D	62	<p>Does the Rib River itself not have any designated ecological status as a globally rare chalk stream.</p>	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 prosing 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			<p>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 Bengoe 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</p>	No change	Unable to designate green belt in a Neighbourhood plan	THNP15
General			<p>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</p>	No change	Noted.	THNP16
General			<p>Very important not to build any houses near Thundridge Old Church, it would completely destroy the beauty of the whole area</p>	No change	Noted	THNP17
General			<p>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.</p>	No change	Noted	AW
General			<p>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.</p>	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

p. 2019.30

**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

p. 2019.31

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>
-------------------------------	---

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

THUNDRIDGE



PARISH COUNCIL