



**PRE-SUBMISSION (REGULATION 14) DRAFT
HUNSDON AREA NEIGHBOURHOOD PLAN**

2019 – 2033

Foreword

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

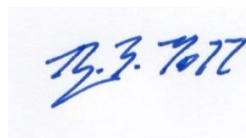
This is a community initiative sponsored by Hunsdon Parish Council with additional funding from central government. Members of the local community formed a Neighbourhood Plan Group and under the Chairmanship of Frank O'Shea have worked to develop this plan with technical support from professional consultants.

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

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

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

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



Bob Toll
Chairman, Hunsdon Parish Council



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Section 1 Introduction to Hunsdon Area Neighbourhood Plan

1 Introduction

The purpose of Hunsdon Area Neighbourhood Plan

- 1.1 The Hunsdon Area Neighbourhood Plan ('the Neighbourhood Plan') has been prepared under the provisions of the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012, and the Neighbourhood Planning Act 2017 (as amended). Under the legislation, Hunsdon Parish Council is the "qualifying body" for the production of the Neighbourhood Plan, which is a community-led framework for the future development and growth of the parish. It has been compiled on behalf of the Parish Council by the Hunsdon Area Neighbourhood Plan Group, which was set up on 18 April 2018 for the purpose of managing the process and drafting the document.
- 1.2 The area covered by the Neighbourhood Plan is shown in Figure 13. This was formally designated by East Herts Council on 29th November 2017
- 1.3 The Neighbourhood Plan has been prepared having regard to the policies of the East Herts District Plan, adopted in October 2018. It consists of a written statement and a policies map, which is depicted on an Ordnance Survey base. In decision-making, both the Neighbourhood Plan and the East Herts District Plan should be considered together.
- 1.4 Chapter 11 of the District Plan shows proposals to construct seven distinct "Villages" in the Gilston Area, to the north of Harlow. In total at least 3,000 dwellings will be completed by 2033 and another 7,000 dwellings beyond that date. Within Hunsdon Parish, the development will cover an area to the north of the A414 trunk road, on both sides of Church Lane, which is known as Village 7. This area will also include the former Hunsdon airfield and woodland to the north. These assets will be dedicated to the community and protected in perpetuity. The Gilston Area is covered by a joint Neighbourhood Group representing Hunsdon, Eastwick, and Gilston; this is separate to this Neighbourhood Plan Area, which covers the rest of Hunsdon parish. The two Neighbourhood Plan Areas are shown for reference see Figure 1).
- 1.5 The Plan has also been checked against government planning policies in the National Planning Policy Framework February 2019 (NPPF) and the on-line Planning Practice Guidance (NPPG). Within both the national and local frameworks, the Neighbourhood Plan is concerned with the development and use of land in the designated area in the period to 2033 and beyond. In accordance with national policy, the Plan seeks to promote sustainable development and embraces a range of social, economic, and environmental issues. It sets out a vision for the designated area, coupled to a range of planning objectives, policies, and proposals.

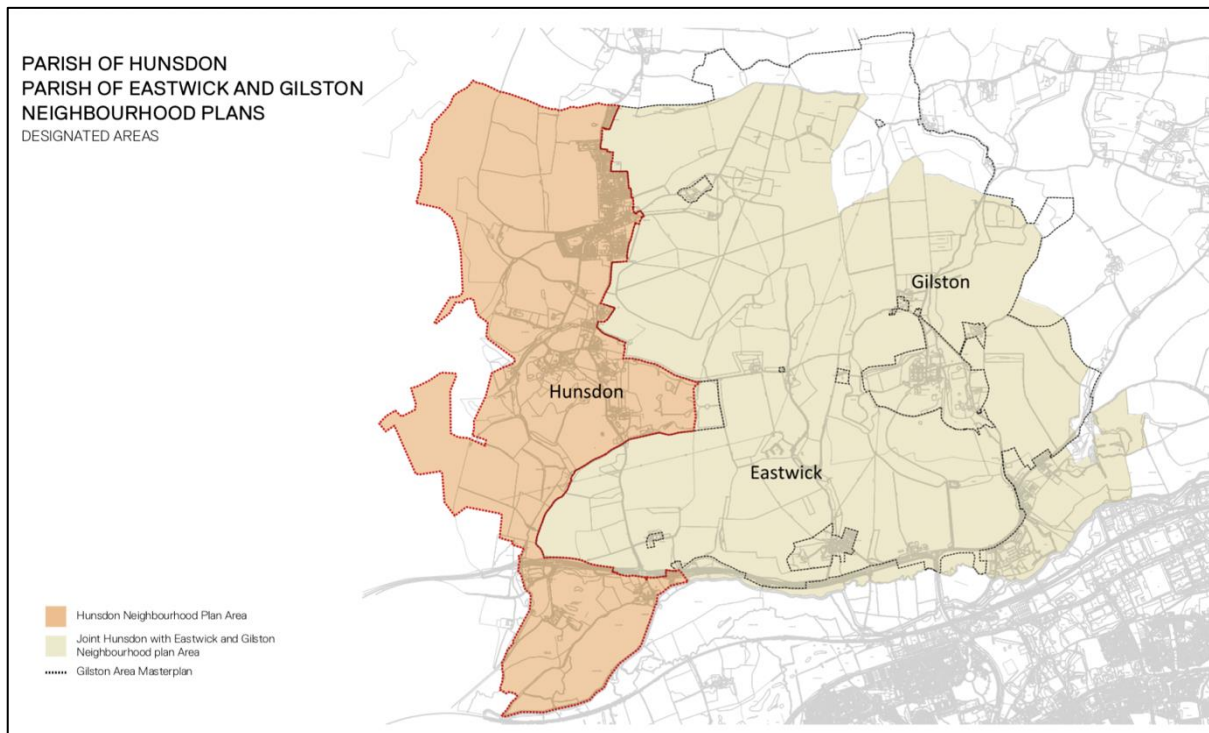


Figure 1: Interrelationship of both Designated Neighbourhood Plan Areas in Hunsdon Parish

- 1.6 A wide range of topics are covered in the Neighbourhood Plan, including the environment, heritage, housing, employment and business, infrastructure, transport, and community health and well-being. The selection of topics was very much influenced by the community in consultation and reflects concerns which are important for the area and its residents. Specific topic-based policies and proposals are set out below in Chapters 5 to 12. These indicate the designation of land for various forms of development, as well as highlighting those sites and areas which should be protected and enhanced. Where appropriate, policies and proposals are shown on the Policies Map, which is cross-referenced to this document. It is important to note, however, that this document is concerned primarily with the development and use of land within the designated area. Wider community aspirations have been raised in the various rounds of public consultation, but not all of these can be accommodated within land use policies. For this reason, non-land use matters are not included in the policies covered in Chapters 5 to 12.
- 1.7 These non-land use matters are captured in the Task List in Appendix B. The Action Plan sets out a list of projects and proposals that can be carried out by the community, the Parish Council and other bodies during the life of the Neighbourhood Plan.
- 1.8 The process of preparing the Plan is set out in Chapter 3, showing that it is based on proactive involvement with the local community at all stages of its

formulation. As a result of this process of active engagement, it is believed that the document captures the essence of life in the community. Despite the pressures associated with the development of the Harlow and Gilston Garden Town, the Plan aspires to ensure that the vitality of the community continues into the future, whilst not inhibiting local enterprise and innovation.

The Basic Conditions

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

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

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

2 About the Neighbourhood Plan Area

Hunsdon Parish

- 2.1 The parish of Hunsdon lies within the District of East Herts. It is a typical rural parish having primarily agricultural economic activities with the bulk being arable farming. The parish enjoys a rich heritage. To the south it borders the River Stort, marking the Herts/Essex boundary and extends to the limits of Widford in the north. The western boundary broadly follows the watershed overlooking the Ash and Lea valleys and in the east the parish takes in much of the old RAF Hunsdon Base bordering Eastwick. However, part of the parish comprising the old airfield and Brickhouse Farm lies within the allocated Gilston Area and consequently are not within the designated boundary of this Plan (see Section 1 Figure 2).

Hunsdon Village & Surroundings

- 2.2 Hunsdon village centre is a conservation area with the High Street lined with 16th and 17th century cottages. To the south, Hunsdon House was once a palace owned by Henry VIII used for hunting and surrounded by deer park. It also became a safe refuge from diseases prevalent in London for both the King and his offspring. The remains of four fish ponds associated with the House at Lords Wood are a Scheduled Monument.
- 2.3 The A414 dual carriageway Primary Route cuts east/west across the parish in the Stort valley linking the village via its junction with Church Lane to nearby town centres, Harlow, Hertford, Ware and the M11 and A10. Church Lane running northwards from the A414 joins with Acorn Street at Hunsdonbury and goes on to meet the B180 (High Street) in the village centre. The B180 connects Stanstead Abbots, through Hunsdon, north to Widford where it joins the B1004 running north to the Hadhams and on to the A120 west of Bishops Stortford. The north south route from the A414 through Hunsdon and via the B1004 provides a convenient rat-run for drivers wishing to avoid congestion in the Harlow/Bishops Stortford corridor thus bringing pressures not only on Hunsdon village centre but also Widford and the Hadhams
- 2.4 Statistics available from ACRE (Action with Communities for Rural England) relating to the Community profile for Hunsdon 2013 show the population of the parish is approaching 1100 in some 450 dwellings. There are very few residential properties in the parish not within the defined Neighbourhood Plan Area. The populated area is centred in the village together with a cluster around Hunsdonbury and the Church and ribbon development northwards on Widford Road (B180).
- 2.5 The ONS 2011 Census shows 194 residents in the Parish of Hunsdon to have been under 16 years of age and 188 were over 65 or over. The average ages of the working age population and the residents 65 and over were marginally higher than the average for the District and England. There were no significant ethnic minority groups. Those stating to be in good or very good

health made up over 80% of the population, which was lower than in East Herts as a whole but higher than the National average. Households in owner/occupied properties were close to the National average at 68%. The percentage of households in rented social housing is significantly higher than the District and National average at 23%. Households with 2 or more cars is double the National average but typical of many rural areas with limited public transport.

- 2.6 Whilst there are still some local employers, the traditional source of local employment, agriculture, is not labour intensive and consequently most residents commute to places of work.
- 2.7 Hunsdon is a vibrant community with a JMI School of some 100 pupils, a village stores/Post Office, garage for car repairs, servicing and fuel and two public houses. The Ash Meadow Much Hadham medical practice provides morning surgeries and a prescription service at the Village Hall. The parish Church of St Dunstan is situated adjacent to Hunsdon House, remote from the village centre, providing for regular worship and wedding and funeral services.
- 2.8 The school is the driver of many of the social activities for families in the area through fund raising events etc. Also, community activities are centred on the Village Hall; these include amateur dramatics, scouts, cubs, beavers, toddlers, badminton, yoga, Pilates and other fitness classes, annual fete, gardening club, history society, and carpet bowls. Hunsdon achieved Village of the Year in 2004/05 and 2011 and has twice been awarded Business Village of the year.
- 2.9 The community is served by only 1 bus route connecting the village to Hertford, Ware, and Bishops Stortford. Rail connections are conveniently situated at Harlow and Stansted Abbots.

Settlement Pattern and the History of Hunsdon Village

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

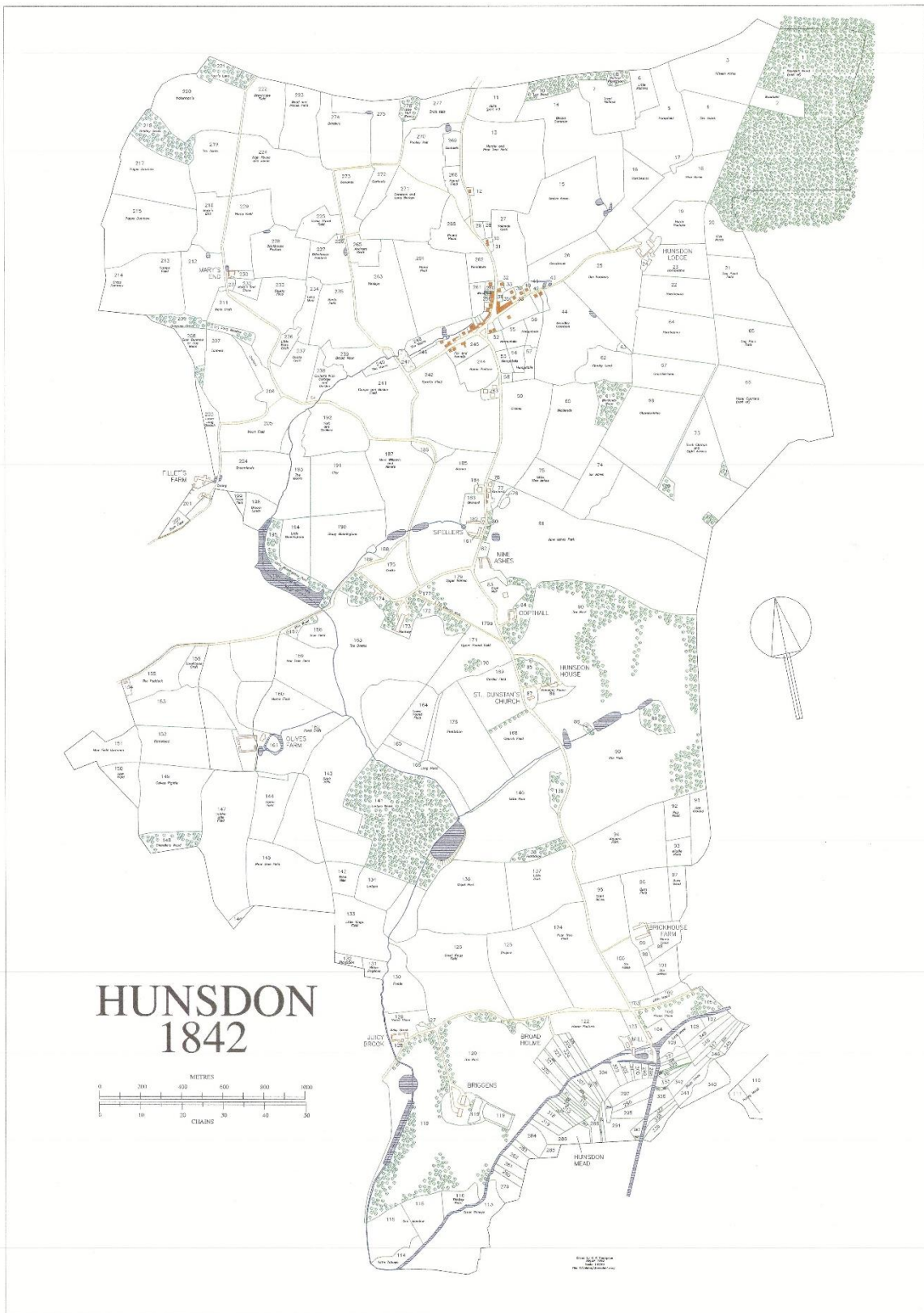


Figure 2: Map of 1842 based on the tithe map then



Figure 3: Towards the Southern Point of this Hundred lieth Hunsdon, a Village so called from the Hill on which it stands.

- 2.12 The oldest and original part of the village is the main village centre which contains many old houses, some known to date back to at least the 15th century. There are no known dwellings dating back before about this time, although a few old hall houses in the area are probably older, and Hunsdon was registered in the Domesday Book (1086). The village centre is dominated by what is today the Village Hall. This had previously been the village school before the more modern one was built further up Widford Road. This building was originally believed to be a house called Harlowes, owned by John Harlowe in the 15th century, which overlooked Harlowes Green, one of the 5 Greens in the parish, and which is now the Village Hall car park and a small green on which stands the War Memorial.



Figure 4: Village Hall (c.mid 1920s)

- 2.13 To the right of the Village Hall is a 15th century house, called White Horses because of the two carved brackets either side of the front. These were probably added by one of the owners in the early 18th century, however the bay window on the side was added in the 19th century. This 3 storey house, much modified over the centuries, contrasts strangely with the apparently matching two storey but much later 17th century Rose Cottage on the left of the group, previously called Ivy Cottage.
- 2.14 The house next to the White Horses is also of 15th century origin, the gateway through the house to the back yard having been made in the middle of the 16th century. Beyond this are a number of timber-framed cottages dating from the 17th and 18th centuries, known as Garlands Terrace until the beginning of this century, but little other is known of their history.



Figure 5: White Horses and Garlands Terrace

- 2.15 The brick house at the end of this row, Netherhall, was built by the builder owner, John Redington, in the middle of the 19th century for himself. He, and later his son, built many of the brick houses in the High St at that time.



Figure 6: Contrasting brick house, Netherfield

- 2.16 The row of boarded houses before the Hunsdon Garage was a single old house owned and occupied in 1494 by John Smythe and known as Smythes House. It stood roughly opposite what is believed to have been Smythes Green, where the village pump now stands. The northern end was added to in the 17th century together with cellars and made into a public house called The Angel, in the yard of which stood the whipping post.
- 2.17 In the 17th century it was converted to a farm by the Taylors, the then owners, and which became known inevitably as Taylors Farm. It was finally sold by the Taylors in about 1850 when records of the farm disappear. The building is now private dwellings, the northern end having in recent years been a sweet shop.



Figure 7: Terrace of houses now part of High Street formerly Widford Road (Left: from c. 1900, right: village pump and High Street in the late 1940's)

- 2.18 Facing the village pump stands The Pump House which in the early 16th century was called Hooks. The house at that time stood in 7½ acres of land and was one of the most important yeoman houses in the village. Hooks was lived in by a succession of wealthy people. Edward Wharley and his wife Margaret and their children were there in the early 17th century. After the death of Edward, Margaret continued to live there with her daughter while her son moved into a house known as Tippings, but now called The Old House. Margaret, with a number of other wealthy parishioners were witness to a document agreeing to the building of 4 Almshouses with charity money in 1697, these being the 4 houses next to No 32 further up the Widford Rd from The Pump House and opposite The Angel.



Figure 8: Hooks (later the Pump House)- photograph courtesy of Hertfordshire Archives and Local Studies

- 2.19 About 1805 the house was divided into 3 cottages. When in 1812 the house was bought by John Hanney, he started the trades of builder, carpenter and wheelwright. He continued in this business until 1850 when it was taken over by the Markwells, after which the house became known as Markwells. The business thrived, many local farmers going there for carts, wagons and associated repairs, as Markwells had acquired a reputation for excellent work.
- 2.20 When in 1930 the Markwells retired, probably due to the falloff in the wagon trade, they moved across the road to Netherhall which they owned, and the house was sold to a Captain Walkington who renamed the house The Pump House. During the 1939 - 1945 period it was used variously as billets for men of The Essex Regiment and RAF personnel.
- 2.21 The Old House further up the Widford Road beyond the school on the east side is one of the oldest houses in Hunsdon, having started life as a medieval hall house with a chimney inserted later. Called Tippings in the 17th century, it was inherited by a nephew of the owner of The Pump House who converted it to a public house and called it The Wheatsheaf. The cartouche on the wall is the original pub sign of the Wheatsheaf. By the end of the 18th century it had ceased to be a public house, and in 1927 when the new school was built it became the schoolmistress' house, by then having been renamed Ye Olde House.
- 2.22 Pipers in Drury Lane, now called Orchards, was at one time the village poorhouse, having been taken over for that purpose as it had been standing empty for some time at the end of the 18th century. It remained the poorhouse until the occupants were moved in 1836 to the Ware Union, the then empty house being made into 4 flats into which the women living in the Almshouses in Widford Rd were moved. After some time, the 4 flats were again reconverted back to a private house.



Figure 9: On the left: Old House, Widford Rd; on right Orchards, formerly the Workhouse, Drury Lane

- 2.23 The red brick house opposite The Pump House, The Old Post Office, is a timber-framed building of 17th century origin which had a brick face built on in the 19th Century. It became the village Post Office in 1930 until a few years later the Post Office was moved further south in the High Street.
- 2.24 The Fox and Hounds public house in the High St was originally built as a yeoman's house in 1670, then called Hickmans. It was bought by Edmund Calvert of Hunsdon House in 1819 and made into a public house called The Horse and Groom to replace one he had demolished in Hunsdonbury, known as The Three Rabbits. The name was later changed to The Fox and Hounds. It was always a popular inn as it stood on the main coach route between London and Bishops Stortford, and with its large yard and ample stables was a good stopping place for passing coaches, bringing in lots of trade.



Figure 10: The Old Post Office and The Fox & Hounds

- 2.25 Opposite the Fox and Hounds lies a small cottage set back from the road called Quaker Cottage. This was originally built in 1695 as a Quaker Meeting House by Daniel Wharley, who was a prominent Hunsdon Quaker. It was given to the Quakers 5 years later when he left the village. It was bought at the end of the 19th century by Charles Redington the builder who let it as a

Mission Hall. Since then, it has had a number of uses including a tearoom, and during World War II became a domestic dwelling.



Figure 11: Quaker Cottage on the High Street

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

3 Summary of Plan Preparation Process and Consultation

3.1 The process can be summarised in the chart below:

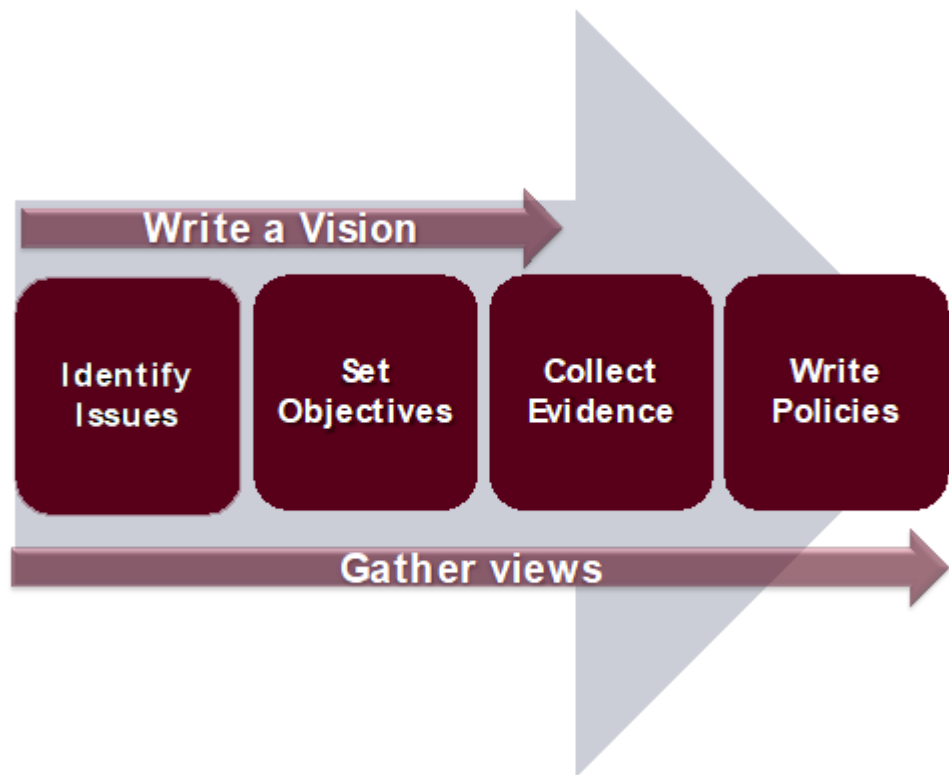


Figure 12: Plan Preparation Process Chart

Community Engagement

3.2 An experienced neighbourhood planning consultant was appointed to guide the preparation of the Neighbourhood Plan in June 2018. Initial work was undertaken within the Group with guidance from their consultant to gather views about the Parish: the important characteristics of Hunsdon Parish; housing; transport; environment; heritage and conservation; business and employment; community health and wellbeing.

3.3 In the absence of a Parish plan or design statement, the Hunsdon Area Neighbourhood Plan Group (HANPG) initiated work and research which formed the basis of the key policy areas for the Neighbourhood Plan. The key policy areas in the Neighbourhood Plan examined were:

- Housing (covering protection of the green belt, housing requirement)
- Transport (traffic impact, sustainable transport)
- Environment (green spaces, wildlife, cherished views, areas of Special Scientific Interest, renewable energy)
- Heritage and conservation (non-designated heritage assets, proposals to align preserve and enhance the character of the Hunsdon conservation area)

- Business and employment (local employment opportunities)
 - Community health and wellbeing (recreation space, multifunction open space, access to health facilities).
- 3.4 Details of the community engagement undertaken throughout the process of preparing the Neighbourhood Plan can be found in the final version of Hunsdon Area Neighbourhood Plan’s Consultation Statement. This includes the launch community event over two days, other community events and open days, the Household Survey (hand delivered to each house in the Parish), and access to a Housing Needs Survey. It will also contain lists of consultees and the results of the Regulation 14 Consultation.
- 3.5 The Group held an interactive community consultation event in February 2019 at which draft key proposals and draft Vision and Objectives for the Neighbourhood Plan were shared with local residents. That was closely followed by the Household Survey which was delivered to every household in the Parish of Hunsdon. Responses to that, both on paper and online were collated and analysed together with the feedback from the February consultation event. These responses and their analysis shaped the drafts of the Neighbourhood Plan.
- 3.6 Many ideas and suggestions on how to improve the lives of people living and working in the Parish were collected during the plan preparation process. Those issues and suggestions that could not be achieved through the Neighbourhood Planning process have been captured in a Task List which is attached as an Appendix B.
- 3.7 The Parish Council received regular reports on the progress achieved by the HANPG. The HANPG has kept residents informed of every stage of the neighbourhood planning process through a mix of methods, for example, Hunsdon Parish News, social media (HANPG Facebook, Hunsdon Community Hub Facebook), its own website www.hunsdonneighbourhoodplan.org.uk, posters on noticeboards in the Parish, leaflet drops to every house, and monthly updates to the Parish Council placed on the Hunsdon Parish Council website <https://hunsdon.org.uk/parish-council/>.

Evidence Base Overview

- 3.8 Evidence to support the preparation of the draft Neighbourhood Plan has been gathered continuously throughout the preparation process. The analysis, objectives and policies in the Neighbourhood Plan have drawn on a wide variety of other sources. These include:
- The evidence base for East Herts District Plan
 - Hertfordshire County Council
 - The Office for National Statistics: 2011 Census
 - Hunsdon History Society
 - Hunsdon Scout Group
 - Places for People Housing Needs Survey
 - Herts Environmental Records Centre (HERC)
 - The Environment Agency

- Historic England records and
- Local Service providers (the shop and pubs, the school)

3.9 More detailed information on the evidence base will be found in the Consultation Statement and in the Appendices and supporting documents which will accompany the final draft of the Neighbourhood Plan.

4 Vision and Objectives

Vision

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

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

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

Objectives

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

Section 2

Neighbourhood Plan Policies

5 Policies and the Policies Map

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

Table 1 Mapping of Policies to Objectives

Ref	Key Objective	Policies that achieve the Key Objectives
A	To protect, sustain and enhance all aspects of the rural environment, in order to conserve the character and appearance of the area, balancing the needs of business, residents and wildlife	All Policies
B	To identify and protect built heritage, including listed and locally listed buildings, and enhance their settings	HHD7 HHC1 HHC2
C	To ensure that new development is accessible to and meets the needs of our community	HHD5 – HHD7 HT1 & HT2 HWB3
D	To improve transport links (car, bus, rail, bike and walking), and reduce the effect of excessive heavy goods traffic, street parking, speeding and rat-runs in the light of the increasing demands from developments outside the area	HT1 & HT2 HE6
E	To promote healthy lifestyles through maintenance and improvement of recreational and community facilities to enhance the health and wellbeing of residents	HWB1 – HWB3 HIM1
F	To encourage employment opportunities within the parish across all ages, skills and market sectors in order to support residents and other village assets (shop, pubs)	HB1
G	To protect and enhance features important to the visual appearance and rural character of the parish; cherished views; green open spaces; woodland; and natural habitats and watercourses	HHD1 HHD3 HHD7 HE1 – HE6

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

Policies Map

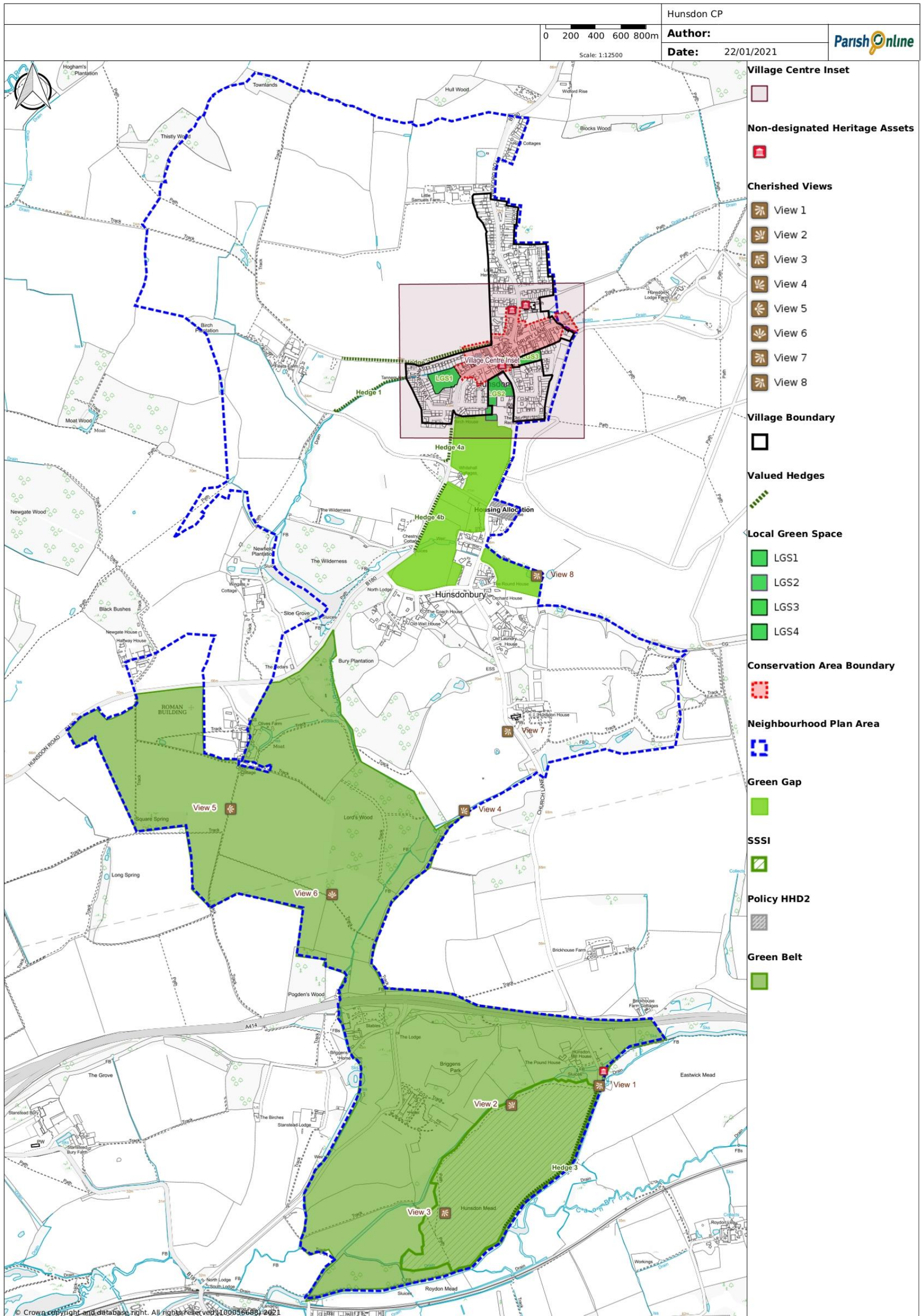


Figure 13: Policies Map – Neighbourhood Plan Area

6 Housing Development

Protection of the Green Belt

- 6.1 The southern part of the designated Area, including the valley of the River Stort and the Briggens House Estate, is covered by the Green Belt, the extent of which is shown on the Policies Map. The context for Green Belt policy is set out in the National Planning Policy Framework (NPPF) and in Policy GBR1 of the adopted East Herts District Plan. The aims and purposes of the Green Belt are clearly set out in the NPPF.
- 6.2 Paragraph 136 of the NPPF states that, once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. The extent of the Green Belt in the Stort Valley was established in the Hertfordshire County Structure Plan, approved in 1979. Detailed boundaries were shown in the East Hertfordshire District Plan, adopted in 1982 and in subsequent reviews. In the preparation of the current District Plan 2018, East Herts Council successfully made the case for the establishment of the Gilston Area to the north of Harlow. Consequently, there have been major local changes to the Green Belt boundary, thus reducing its coverage. Full details are set in Chapter 11 and Policy GA1 of the District Plan. The Gilston Area forms part of the Harlow & Gilston Garden Town.
- 6.3 As a result of these most recent changes, it is not expected that any further alterations will be made to the Green Belt boundary in the Stort Valley. Indeed, the reduction of Green Belt in the designated Area will reinforce the need to protect and enhance the parts which remain within the Green Belt. Work is now going ahead on the Master Plans for the Gilston Area which will consist of at least 10,000 dwellings.
- 6.4 To the north of Harlow the Gilston Area will consist of seven distinct "villages". One of these, named Village 7, will be located within the adjacent Hunsdon, Eastwick and Gilston Joint Neighbourhood Plan for the Gilston Area. It is expected to accommodate up to 1,500 dwellings. In overall terms, these developments provide the strategic context for the preparation of this Neighbourhood Plan and its housing policies.
- 6.5 Residents feel strongly about the retention of the Green Belt to the south of the village. This was demonstrated by 92% of visitors to the consultation event in February 2019 confirming that the Green Belt is very important to them and 91% responding to the Household Survey thought said that protection of the Green Belt was important or very important (Figure 15: Extract from results of the Household Survey - How important is it to minimise the impact of development on the Green Belt).

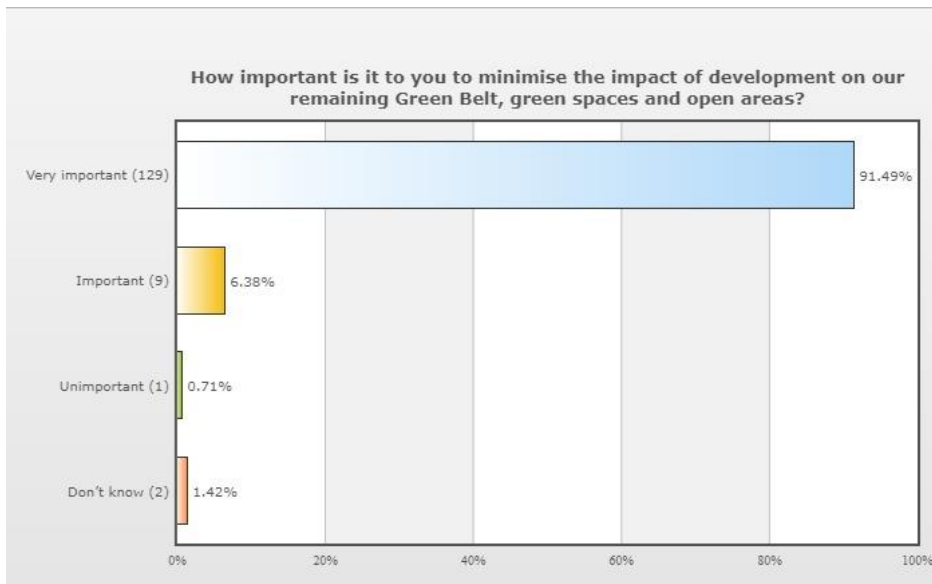


Figure 15: Extract from results of the Household Survey - How important is it to minimise the impact of development on the Green Belt

POLICY HHD1 GREEN BELT

The remaining Green Belt in the Neighbourhood Plan Area will be protected and enhanced in accordance with the National Planning Policy Framework and Policy GBR1 of the East Herts District Plan.

Housing Land Supply

- 6.6 The northern part of the Neighbourhood Plan Area, including Hunsdon village and the hamlet of Hunsdonbury, is designated in the East Herts District Plan as Rural Area Beyond the Green Belt. Details are set out in Policy GBR2 of the District Plan. Village settlement policies are contained in Chapter 10 of the District Plan, including a hierarchy of settlements. In Policy VILL1, Hunsdon is classified as a Group 1 village, and will need to accommodate at least a 10% increase in housing stock (based on the 2011 Census) over the 16-year period between 1st April 2017 and 31st March 2033. In its village policy the District Council gives positive support to parish councils to provide for this housing growth in Neighbourhood Plans.
- 6.7 According to Table 10.1 of the District Plan there were 367 households in Hunsdon village at the time of the 2011 Census. Over the period of the District Plan therefore, the 10% increase would amount to 37 dwellings. Calculations by the Parish Council show that this figure had already been exceeded by the spring of 2019, with a net total of at least 37 dwellings having been permitted since 1st April 2017.
- 6.8 Not all of these dwellings, however, are located within the Hunsdon village boundary, as depicted on the District Plan Policies Map. One site is located in the hamlet of Hunsdonbury, which is classified in Policy VILL3 of the District Plan as a Group 3 village. In terms of Policy VILL3, only limited infill will be

permitted in these smaller settlements, provided that this is supported by a Neighbourhood Plan.

- 6.9 In consultation with the District Council planning policy team, the Parish Council has given careful consideration to the implications of the District Plan policies. It has been agreed that the requirements of Policy VILL1 have been fulfilled. Although some of the 37 dwellings have been permitted in Hunsdonbury, the hamlet is closely related to the main village of Hunsdon, both geographically and functionally. At the time of preparing the final draft of the Neighbourhood Plan, housing on the Hunsdonbury site was under construction. To ensure that the full number of permitted homes are counted in the housing requirement for Hunsdon, the site is the subject of a housing allocation in the Neighbourhood Plan, Policy HHD2 below.

POLICY HHD2 Housing Allocation

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

Settlement Pattern

- 6.10 The East Herts District Plan, in its settlement hierarchy, makes a clear distinction between the main village of Hunsdon (Group 1) and the hamlet of Hunsdonbury (Group 3). The farmland separating the two is in the Rural Area Beyond the Green Belt in the East Herts District Plan. This green gap is an important part of the character of the area, showing a change in scale between the main settlement and the subsidiary but closely related hamlet. A more stringent policy which treats this area as if it were Green Belt is necessary to ensure this distinctiveness, which is much valued by the local community, is maintained. In order to protect this gap, which is a matter of local identity, Policy HHD3 Green Gap will be applied to development proposals within this Green Gap, shown on the Policies Map.

POLICY HHD3 Green Gap

As shown on the Policies Map, a green gap will be protected between the main village of Hunsdon and the hamlet of Hunsdonbury. In the gap, no development will be permitted, other than for agricultural purposes or other purposes appropriate in the Green Belt.

Providing for Local Housing Needs

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

should be built, 112 answered for 'local people'. There were also over 40 comments from respondents reiterating this.

- 6.17 The results of the surveys are reinforced by the conclusions of the Gilston Housing Needs Survey, which were published in the autumn of 2019. This showed that Hunsdon had a high proportion of retired households and those suffering from a life-limiting health problem. Current housing stock is typically larger than in the surrounding parishes. The report indicated a "latent demand" for down-sizing, with a particular need for two-bedroom accommodation.
- 6.18 At the same time, there are very limited opportunities for younger people, born and bred locally, to obtain accommodation, either to rent or to buy. The problems are exacerbated by a shrinking pool of housing on the open market. In community terms, a stable population profile is required to support local businesses, the public houses, and other facilities and services. In these circumstances, an appropriate mix of housing types and tenures is essential.
- 6.19 The extensive consultation that was carried out with residents also concluded that small scale developments of between 1 and 20 homes were preferred by the majority of respondents and that 93% of respondents would prefer development to be on brownfield sites. In addition, 20% of respondents thought infill in gardens of existing homes would be acceptable. In order to provide for local housing needs, the Neighbourhood Plan supports small-scale housing developments on infill sites within the village boundary defined on the Policies Map. Outside the boundary, some limited developments for the provision of local needs may be permitted, in accordance with District Plan Policy HOU4. There is a presumption against housing development in the Green Belt, unless very special circumstances can be demonstrated, in accordance with the NPPF.

POLICY HHD4 Infill

Applications for small scale housing units on infill sites within the Village Boundary will be considered if they make a positive contribution to the street scene and to settlement character and meet policy HHD5 on housing mix

POLICY HHD5 Housing Mix

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

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

POLICY HHD6 Affordable Housing

For the purposes of the Hunsdon Area Neighbourhood Plan, 50% of all affordable housing in the parish will be prioritised for applicants with a strong local connection. The eligibility criteria are as follows:

a) In the first instance, affordable housing units shall be allocated to an applicant(s) who:

- **has lived in the parish of Hunsdon for at least five of the past eight years and currently resides there, or**
- **has lived in the parish for at least five years and whose parents or children are currently living in the parish and can show at least ten years of continuous residence.**

b) In the second instance, if no applicant qualifies under the first set of criteria, those who are resident in, or have a strong local connection with, neighbouring parishes.

Design of Development

6.20 Chapter 12 of the NPPF seeks to achieve high-quality places through good design. The East Herts District Plan also recognizes the importance of design quality, which helps to protect and enhance local character. Detailed criteria are set out in Chapter 16 and Policy DES1 of the District Plan. From the response to the surveys and public consultation, it is clear that local residents feel strongly that any new housing should be constructed in sympathy with the historic environment of Hunsdon.

6.21 Whilst some of the recent housing development in Hunsdon is visually attractive, some is architecturally disappointing and not in keeping with the

locality. This is evident in the detailed designs and choices of materials which are more akin to a modern urban setting. New developments should reflect the local character distinctiveness of traditional properties in rural East Hertfordshire

- 6.22 There are many examples of typical construction techniques in the village, mainly timber framed with weatherboard or timber framed with brick infill and lime or cement render. Over the years other dwellings have been built using similar techniques but with more modern materials. Some of these are conversions of other structures such as barns and larger outbuildings.
- 6.23 To the north of the village a number of local authority dwellings were constructed in the 1950 by the then Ware Urban District Council. These houses, whilst brick built, have largely been rendered and whitewashed. Bricks use in construction tended to be soft red or red imitation bricks. With a very few exceptions there is little use of yellow stocks which are not native to the area.
- 6.24 Roofs tend to be steep pitches and covered with clay tiles with only one or two slate roofed buildings which tend to have been built or converted on the late 40s. There are also numerous examples of gables both full size and smaller dormer style gables in roofs. These are finished with decorated or sculpted barge boards. Property boundaries, particularly in the High Street within the Hunsdon Conservation area are predominantly traditional. Good examples can be seen in Figure 5 and Figure 6 (see also Figure 17, Figure 16 and Figure 17 below)



Figure 16: Historic cottages in the Conservation Area-High Street



Figure 16: New Houses built in 2020 off Drury Lane show sympathetic design and reflection of character of local boundary treatment



Figure 17: Homes under construction at Well Court in Hunsdonbury reflect roof lines and dormer features

6.25 The District Plan also supports the principles of sustainable design, setting out the Council's approach to the determination of planning applications. This includes the use of Design Codes, and Design Reviews, with aim to protect local character and amenity (see Policies DES1 and DES3). This positive attitude to good design is supported by Hunsdon Parish Council. Accordingly, when proposed new housing potentially conflicts with policies in this Neighbourhood Plan, such as impacting on public views or the setting of

historic buildings, developers must show that the design of the scheme seeks to minimise its impact. The following policy will be applied.

POLICY HHD7 Design Criteria

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

- a) All new development must respect the historic design vernacular of the parish and its local setting**
- b) Building materials should be in harmony with existing properties**
- c) The boundaries of properties on the High Street, within the Hunsdon Conservation Area should be traditional, i.e. iron railings, picket fences or formal hedges**
- d) New buildings should respect neighbouring roof heights, profiles, and pitches, the characteristic spaces between buildings, historic building lines, and the overall density of development in the surrounding area.**
- e) The heights of new buildings should generally be no more than two storeys above ground level.**
- f) Applications for the extension or alteration of dwellings in the village of Hunsdon, to provide more bedrooms, should include additional off-street parking space in recognition of the lack of off-street parking spaces in the village centre, and reduce overspill onto the road.**
- g) Loss of gardens areas to create more off-street parking should be constructed of porous materials to reduce run-off.**
- h) Infilling in the settlements should not obscure public views of the surrounding countryside or the settings of historic buildings, nor should it reduce significantly the garden areas which are essential to the setting of existing residential properties**
- i) Replacement, alterations, or extensions to historic farmsteads and agricultural buildings in the Neighbourhood Plan area should be sensitive to their distinctive character, materials, and form.**

7 Environment

- 7.1 The community greatly values the green spaces and open areas in and around the village. In rating the attributes of the village's natural and heritage environment, the most valued are open and green spaces and the rural character of the area. The village of Hunsdon and the settlement of Hunsdonbury to the south sit in open countryside comprising farmland (mostly arable) with scattered woodlands. South of the A414, Hunsdon Mead lies in the valley of the River Stort. The area is rich in wildlife with farmland birds, skylarks, red kites, buzzards, deer, badger, hare, bats and newts. Support for the protection of green and open spaces and wildlife habitats was reflected in 40 of the recorded consultation responses.
- 7.2 The village lies on the Hunsdon Plateau, identified as Character Area 83 in East Herts Landscape Character Assessment. It is also mentioned in the Gilston Area Landscape and Visual Appraisal 2016. From the plateau, the land gradually falls southwards towards the River Stort. South of Hunsdon House and the Church the terrain becomes more undulating and attractive with views over the Stort valley.
- 7.3 The valley of the River Stort defines the southern extent of the parish and early in the period of 'canalmania' an Act was passed to make the river navigable from its junction with the River Lea at Feildes Weir, east of Hoddesdon, to Bishops's Stortford. Work began in 1766 and took three years to make the gently winding 14 miles of river navigable. At the southern end of Hunsdon Mill Lock (now known as Hunsdon Lock), the towpath swaps from the south/east bank to the north/west bank and continues on the that bank through Hunsdon Parish westwards, to beyond the Parish boundary. For information on the heritage value of Hunsdon Lock see Chapter 8 Heritage and Conservation.
- 7.4 This green corridor provides a well-used recreational footpath which is tranquil with attractive views along it. The towpath also provides the best place to view Hunsdon Mead SSSI glimpsed through the hedge and to access the Mead. The towpath itself is a statutory right of way, Footpath 016. Any further hard surfacing or proposals to widen or light up the towpath would be likely to have a negative impact on the SSSI. Hunsdon Mead and the towpath are vulnerable to increased use for commuters using Roydon station as Gilston Garden Town is built and occupied.
- 7.5 Sites within the Neighbourhood Plan area are designated for their conservation value and information on their value is kept by the Herts Environmental Records Centre see Table 2 below. Local Wildlife Sites (LWS) are local sites identified Herts and Middlesex Wildlife Trust.

Description	Designation	Access
Hunsdon Mead	SSSI	Footpath and adjacent towpath
Thistly Wood	Ancient Woodland	Adjacent footpath

Lords Wood -	Ancient Woodland & LWS	No public access. Adjacent footpath.
Hunsdon and Eastwick Meads	Herts and Middlesex Wildlife Trust Nature Reserve	Adjacent towpath and footpaths
Tanners Way	LWS	Public highway
Bury Plantation Hunsdonbury	LWS	Private property no public access
Bonningtons Lake	LWS	Private property no public access
Hunsdon Churchyard	LWS	Public access
Hunsdon Mill House Meadow	LWS	Private property no public access

Table 2 Sites of Conservation Value

- 7.6 In addition, Veteran and Mature Trees of significance are recorded at St Dunstan’s Church, Lords Wood, Copthall, Hunsdonbury and Olives Farm.
- 7.7 An extensive network of footpaths and bridleways affords easy access to the countryside. The network is well maintained and enjoyed by many ramblers and dogwalkers (see Hertfordshire Country Council Rights of Way Map [http://webmaps.hertfordshire.gov.uk/row/row.htm?layers=\[1:0,1,2,3,4\]](http://webmaps.hertfordshire.gov.uk/row/row.htm?layers=[1:0,1,2,3,4])) and “Walking Around Hunsdon” produced by Hunsdon Parish Council Parish Paths Partnership <https://hunsdon.org.uk/footpath/> Hunsdon Parish Council is a member of the HCC Parish Paths Partnership.

Wildlife Habitats

- 7.8 Although the Local Wildlife Sites (LWS) have no statutory protection, they must be considered in the planning process and are recognised in the NPPF as sites of importance for biodiversity. To minimise the impacts on biodiversity and geodiversity, these sites are identified in the Neighbourhood Plan to promote their conservation, restoration and enhancement.
- 7.9 Development proposals that may irreversibly damage important species or habitats should be resisted and the enhancement of biodiversity through incorporating mitigation and the long-term favourable management of biodiversity rich sites are encouraged.
- 7.10 Herts and Middlesex Wildlife Trust have identified areas where priority species and habitats listed under Section 41 of the Natural Environment and Rural Communities Act (2006) (NERC) are present in Hunsdon Parish. Also identified on the Hertfordshire Environmental Record Centre (HERC) Ecological Network Mapping are areas with habitat not currently qualifying under NERC and areas where new habitats could be created to link areas of existing NERC habitat. Policy HE1 seeks to recognise this important work and highlight its use in making development management decisions to benefit biodiversity and compensate for unavoidable loss of species or habitat.
- 7.11 Three sites in particular have been identified through the Neighbourhood Plan as significant sites containing NERC species in Hunsdon Parish: The

Wilderness broadleaf woodland and pond to the north (D10303 & D10399), the broadleaf woodland south of the Coach House at Hunsdonbury (D10288), and broadleaf parkland north of St Dunston's Church (D10319). These are shown on the Policies Map as examples of NERC habitat. However, all occurrences of NERC habitat and species should be protected. The full data set of habitats and species is held by Neighbourhood Plan Group

Policy HE1 Conservation and Enhancement of Biodiversity

I. Development proposals must conserve and enhance biodiversity and deliver net biodiversity gains (in accordance with the current best practice Biodiversity Impact Calculator).

II. Designated sites identified in Table 2 will be protected, managed and where possible enhanced.

III. Developments located in the top three categories in the Hertfordshire Environmental Record Centre (HERC) Ecological Network Mapping dataset for the Neighbourhood Plan Area should be avoided. If biodiversity offsets are required for any development, they should preferentially be located within the Neighbourhood Plan area and contribute towards enhancing ecological connectivity.

Local Green Space (LGS)

- 7.12 Local Green Spaces can be designated in Neighbourhood Plans under Paragraph 99 of the National Planning Policy Framework 2019. Potential LGS's in and around the village have been assessed in accordance with the criteria contained in paragraph 100 of the NPPF and other recommended criteria. Sixteen sites were assessed including the majority of those areas of ecological value identified in the Herts Environmental Records above. This detailed assessment can be seen in Appendix C. The designated LGS are shown on the Policies Map and the results are summarised below. Table 3 Local Green Space (LGS) Areas Designated shows which spaces were assessed and designated.
- 7.13 Table 4 LGS Areas Assessed but not Designated shows those sites which did not meet the criteria together with an explanation of why they were not designated and notes on alternative methods of protecting those spaces.
- 7.14 The management responsibilities for LGS lie with the landowner and no specific restrictions or obligations are placed on the landowner.

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

Table 3 Local Green Space (LGS) Areas Designated

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

Table 4 LGS Areas Assessed but not Designated

Policy HE2 Designated Local Green Spaces

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

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

II. New development will only be allowed within a designated Local Green Space which does not conflict with the purpose of its LGS Designation and where it is consistent with the National Planning Policy Framework and policy CFLR2 of the East Herts District Plan.



Figure 18: The Dell

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



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

- 7.16 The Recreation Ground comprises a playing field, playground and land around the former tennis courts. Central village general recreation and play area leased to the Parish Council. New equipment has been installed for children and there are plans to provide outside gym equipment for older children and adults. Two very poor quality and underused tennis courts adjoin the recreation ground, which also houses a 5-a-side football pitch. There are plans to convert the tennis courts into a Multi-Use Games Area.



Figure 20: The Allotments

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



Figure 21: War Memorial green with car park

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

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

Cherished Views

- 7.19 Protecting views and vistas from inappropriate development, particularly in rural areas, helps to preserve landscape character. The NPPF says that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Views on and from the Hunsdon Plateau (Character Area 83 in East Herts Landscape Character Assessment) and elsewhere have been identified as cherished by the community. Each view is identified on the Policies Map and listed in policy HE3.

Policy HE3 Protection of Cherished Views

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

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

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

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

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

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

View 6: Lords Wood from track between Lords Wood and Pogden Wood to the south

View 7: From the church carpark looking south west towards Lords Wood

View 8: From Nine Ashes Lake and Field south to south west

II. Any development proposals in the Neighbourhood Plan area should include an assessment of the impact of the development on the cherished views. Proposals where a harmful impact is identified will only be permitted where effective mitigation measures can be delivered.



Figure 22: View 1 Along the River Stort Towpath south westwards from Hunsdon Lock and the entrance to Hunsdon Mead

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



Figure 23: View 2 From Hunsdon Mead SSSI north towards Briggens House Estate

- 7.21 View 2 is from Hunsdon Mead SSSI across the original River Stort northwards to Briggens House Estate with its timber water tower in background within a Historic Park and Garden.



Figure 24: View 3 from Hunsdon Mead SSSI south towards Harlow Eastend

7.22 View 3 is from the northern side of Hunsdon Mead SSSI showing the line of hedgerow in the mid distance as it runs along the towpath of R Stort and then encompasses the view across the Stort Valley rising up to the treeline of Harlow Eastend.



Figure 25: View 4 From Footpath H1 towards Hunsdon House and Church

7.23 View 4 is of St Dunstan's Church and Hunsdon House (both Grade I listed) as approached from the south. The former deer park was a view depicted in William Scrots famous 1546/7 painting of Edward VI which is inset in Figure 25. A deer park can be seen through the window on the left of the painting, with Hunsdon House, in the distance. The painting is now held in the Royal Collection at Windsor Castle.



Figure 26: View 5 From footpath H2 just south of Olives Farm and looking east towards Lords Wood and the Bury Plantation

- 7.24 View 5 is taken from footpath H2 just south of Olives Farm looking east towards Lords Wood and the Bury Plantation. A stunning view of Ancient Woodland and the Local Wildlife sites across open fields.



Figure 27: View 6 Lords Wood from track between Lords Wood and Pogden Wood to the south with Stag Deer in profile in wheat field

- 7.25 View 6 is a stunning view of the ancient woodland of Lords Wood from the lower ground to the south which supports local wildlife as well as arable farming.



Figure 28: View 7 From the church carpark looking south west towards Lords Wood

- 7.26 Ancient woodland forms the backdrop of View 7, across the undulating slopes of the north of the Stort Valley.



Figure 29: View 8 Nine Ashes Field above and with Nine Ashes Lake in the foreground below.

- 7.27 View 8 looks over the lake and field north of Nine Ashes back to the hamlet. The lake is a tranquil site within the former confines of Hunsdon House's deer park; there is a distinctive view from the lake over the field across to a tight knit cluster of nine Grade II listed structures comprising a farmhouse and associated buildings at Nine Ashes and the lake and fields are an important part of their setting.

Hedgerows

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

POLICY HE4 Valued Hedgerows

The following hedgerows, as shown on the Policies Map are important as boundaries and wildlife habitats, although not registered on the Herts Ecological Survey, will be protected from development:

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

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

Hedge 3: Hedges between Hunsdon Mead and the river towpath

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



Figure 30: Hedge 1 Bordering Hunsdon Brook between Tanners Way and Fillets Farm access road

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

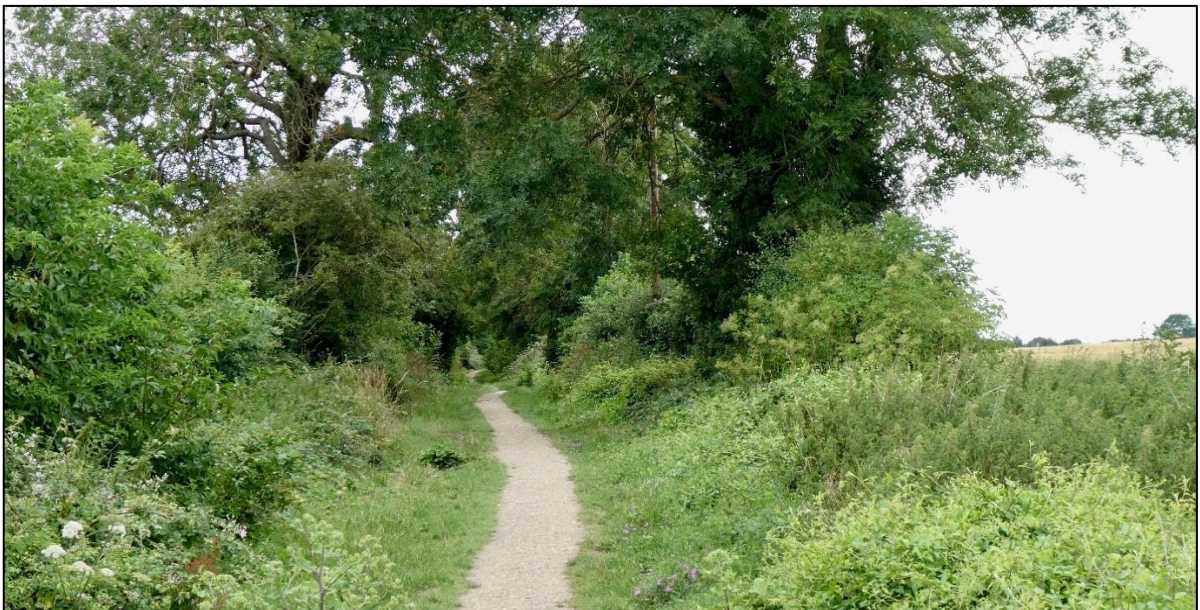


Figure 31: Hedge 2 Hedge along north side of Back Lane, between the Village Hall and Fillets Farm

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



Figure 32: Hedge 3 Hedges between Hunsdon Mead and the river towpath

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



Figure 33: Hedge 4 Hedgerows on the B180 road

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

Hunsdon Mead SSSI

- 7.34 There is one Site of Special Scientific Interest (SSSI) in the designated area, at Hunsdon Mead. The area was originally notified in 1980 but was extended to include part of the adjacent Roydon Mead in 1993. It is jointly owned and

managed by the Essex Wildlife Trust and the Hertfordshire and Middlesex Wildlife Trust.

- 7.35 Hunsdon Mead lies on the flood plain between the Stort Navigation and the old River Stort, covering an area of 27 hectares (65 acres). It is registered Common Land and is of critical importance as one of the last remaining sites in Hertfordshire to be managed under the Lammas system of summer hay making followed by winter grazing. As result of this system of traditional management, the site supports a considerable variety of flora, many of which are extremely rare. Evidence of otters on this stretch of the Stort is supported by Herts & Middlesex Wildlife Trust and local residents. In winter, the Meads support large feeding flocks of migratory birds. Insect varieties are also prolific.
- 7.36 Survival of the SSSI and its species will depend on the continuance of the system of management which has prevailed for centuries. In particular it is essential that the pattern of winter flooding continues, ensuring that alluvial deposits provide nutrients for the survival of the protected habitats and species. It will be important to ensure that the quality of flood water and nutrients are maintained, and that surface water run-off from the proposed Gilston Garden Town does not lead to contamination of the water regime.
- 7.37 Management principles should also be applied to the landscape setting and the environs of the SSSI so as to protect hedgerows and small woodlands. The adjacent towpath should be maintained in a semi-natural state and visitor movements should be sensitively managed. (See also paragraph 7.4 above)

POLICY HE5 Hunsdon Mead

I. In accordance with the Hertfordshire Biodiversity Action Plan, the part of the Hunsdon Mead SSSI within the Neighbourhood Plan Area will be managed so as to ensure the continued protection of its protected habitats and wildlife species.

II. Proposals on the borders of the SSSI, including increasing the capacity for recreation along the adjacent towpath or changing its use for commuting to Roydon station, should respect the views along the River Stort, including Cherished view 3, and the sensitivity of the site to additional visitors or change of use.

III. Development proposals within the catchment area of the site will be assessed in terms of their potential effect on the quality of winter flood water and alluvial deposits.

Environmental Sustainability

- 7.38 The East Herts District Plan sets out a commitment to addressing the climate change emergency, with reference to Building Futures, the Hertfordshire on-line guide to promoting sustainable development. In the guide, there are

modules on Climate Change Adaptation and Energy and Climate Change. The District Plan contains specific policies on adaptation (Policy CC1) and mitigation (Policy CC2). Both policies show ways in which the design of new buildings and developments can assist in reducing the impacts of climate change.

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

Policy HE6 Renewable Energy

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

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

8 Heritage and Conservation

- 8.1 This section of the Neighbourhood Plan addresses the built environment of the Hunsdon Area.
- 8.2 There is widespread archaeological and topological evidence of settlement in the Hunsdon Area spanning the Stone Age, Bronze Age, Roman occupation and Anglo-Saxon Period, although there are no building remnants from any of these periods.
- 8.3 Hunsdon is recorded in Domesday Book as having 19 households, comprising "4 villagers, 8 smallholders, 2 cottagers, 3 slaves, 1 priest and 1 Frenchmen". Its cultivated land and assets comprised "5 ploughlands, 1 lord's plough teams, 1 lord's plough teams possible, 2 men's plough teams, 2 lord's lands, meadow, 5 ploughs, woodland, 40 pigs and 1 mill, with a value 10 shillings". The presence of a priest in the village at this time would suggest that a church of some description already existed.
- 8.4 Otherwise, the earliest surviving buildings in Hunsdon date from the C15 and include several houses and cottages in - what is now - the High Street, as well as the original structure of Hunsdon House. From that period onwards the concentration of settlement became the High Street area, with various houses and cottages remaining from the C16 to the present day.
- 8.5 Over the same period from the C15, some isolated building developed in the 'gap' (of 1½ km) between the church / Hunsdon House and the growing village centre. These developments progressively agglomerated, and in time adopted the name of Hunsdonbury from one of the largest houses in that area. Other settlement developed in the far south of the parish where it adjoins the River Stort (Hunsdon Pound).
- 8.6 In the late C15 Hunsdon House and its extensive hunting parks were acquired by Edward IV, and subsequently Henry VIII extensively rebuilt the house into a substantial palace and spent much of his leisure time there. Several of Henry VIII's children spent formative years at Hunsdon and are recorded as worshipping in the nearby church. In 1558 Queen Elizabeth gave Hunsdon House to her cousin Sir Henry Carey, creating him Lord Hunsdon. After several changes of ownership through Lord Willoughby in 1653, Matthew Bluck in 1671 and Josiah Nicholson in 1743 it was inherited by Nicholson Calvert in 1759. The Calvert family who made a number of major changes to the structure of Hunsdon village and the area about during their ownership, finally left Hunsdon when the house and Manor was sold in 1858.
- 8.7 The valley of the River Stort defines the southern extent of the parish and this was the location of the mill referred to in Domesday Book. A timber-built mill is recorded on a map of 1676.
- 8.8 In the latter half of the C18, consideration was given to make the river navigable from its junction with the River Lea to Bishop's Stortford (and perhaps beyond to Cambridge and the River Great Ouse) to provide a means of moving agricultural produce into London. Charles Dingley of Hampstead

and two associates proposed undertaking the work at their own expense and in return, they would require all the tolls, duties and charges to be paid to them. The Act received its Assent on 30th April 1766 and on 24th September 1766, work started under the direction of the engineer Thomas Yeoman. The contractors, William Glyn and his son and their gangs of navvies, took three years to canalise the river from the Causeway in Bishop's Stortford to the junction with the Lee Navigation at Feildes Weir near Hoddesdon. Apart from being dredged, widened and, in places, re-routed and straightened out by the contractors, 13 wooden turf-sided and 2 brick-built locks had to be constructed. Unfortunately, the Stort Navigation never achieved the level of commercial return that had been hoped and it passed through many ownerships until being nationalised under the 1947 Transport Act and incorporated into the British Transport Commission, later the British Waterways Board and - in 2012 - the Canal and River Trust.

- 8.9 In late C18 or C19 the mill was extensively rebuilt and, later, a steam driven mill added on the south side of the original mill. The mill buildings were eventually demolished in either 1901 or 1902.



Figure 34: Hunsdon Mill

- 8.10 The principal living of Hunsdon until well into the C20 was agriculture and the associated service 'industries' of wheelwrights, carriage-builders, tanners, publicans, etc. Perhaps the greatest structural change in the community occurred during World War II, when a large tract of agricultural land to the east of the parish was commandeered by the Ministry of War to build an airfield. Between 1941 and 1945, RAF Hunsdon formed a key component of the defence of the South East and subsequent preparation for invasion of Europe. The post-war years saw a major expansion of the housing stock and, with mechanisation and other changes in farming practice, a shift from local agricultural employment to a more diverse range of livelihoods and patterns of living.
- 8.11 Hunsdon does, though, retain a pride in its heritage and desire to conserve those parts of the built environment which provide a clear sense of identity. It

is rich in structures which are nationally recognised as having historic significance, including 80 Listed Buildings, 2 Scheduled Ancient Monuments and 1 Historic Park and Garden. These are listed for reference in Appendix A.

- 8.12 The centre of the village including, in particular, the High Street within which are many of the Listed Buildings is designated as a Conservation Area with the East Herts District Plan 2018. Hunsdon Parish Council facilitated the undertaking of the Hunsdon Conservation Area Appraisal and Management Plan in 2013 and endorses the observations and suggestions made within that plan.

Hunsdon Church

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

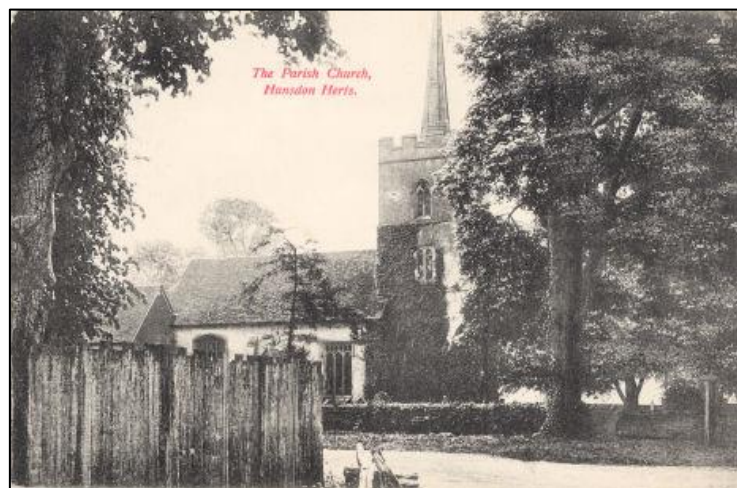


Figure 35: Hunsdon Church

- 8.14 Hunsdon church is a Grade I listed building and the churchyard contains several Grade II* and Grade II listed monuments.

Hunsdon House

- 8.15 Hunsdon House, a Grade I listed building, was built in the 15th century by Sir William Oldhall, but by the 16th century the house and extensive parks were in the hands of the Crown. Henry VIII rebuilt the house making it into a splendid palace. He spent much of his leisure time at Hunsdon hunting in the well-stocked deer park. Several of his children spent their formative years in the house.
- 8.16 In 1558 Queen Elizabeth gave Hunsdon House to her cousin Sir Henry Carey, creating him Lord Hunsdon. After several changes of ownership through Lord Willoughby in 1653, Matthew Bluck in 1671 and Josiah Nicholson in 1743 it was inherited by Nicholson Calvert in 1759. In 1805 much of the existing structure was demolished and replaced by that which remains. The Calvert family who made a number of major changes to the structure of Hunsdon village and the area about during their ownership, finally left Hunsdon when the house and Manor was sold in 1858.



Figure 36: Hunsdon House in the past above and an aerial view of the house and church today

- 8.17 Further information about heritage importance and history of Hunsdon House and the Church is usefully contained in the April 2018 Heritage Report of Whirledge and Associates prepared in relation to the proposed Gilston Area development (see References in Appendix D).

Briggens House Estate

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



Figure 37: Briggens House

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

Olives Farm

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

Individual Buildings and Clusters

- 8.26 Both individual heritage buildings and clusters of buildings are important. Policy HHC1 seeks to protect the character and appearance of the important buildings or clusters of buildings or hamlets outside the village and its Conservation Area.

Policy HHC1 Heritage and Conservation

I. Development proposals should preserve and enhance the character and appearance of the Hunsdon Conservation Area as set out and noted in the Hunsdon Conservation Area Appraisal and Management Plan 2013.

II. Listed Buildings are the most significant factor in contributing to the quality of Hunsdon's built environment. It is essential that their architectural detailing is not eroded, and their other qualities and settings not compromised. Of particular importance are several white weather boarded facades to Listed Buildings that are prominent in the High Street. Painting individual properties different colours would be entirely inappropriate

III. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. Views along the High Street in both directions, and along Drury Lane in both directions are important and should be protected

IV. Development proposals which affect all designated heritage assets should preserve and enhance the significance of the assets and their settings (Listed Buildings, Scheduled Monuments and Historic Parks and Gardens) in the Area.

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

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

8.27 There are other buildings or structures that make an important architectural or historic contribution within the Neighbourhood Plan Area. These have been identified as non-designated heritage assets.

Policy HHC2 Non-designated Heritage Assets

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

- **Wynchlows, No. 91 High Street**
- **Hunsdon School**
- **Hunsdon Lock**
- **War Memorial**

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



Figure 38: Wynchlows, 91 High Street

8.28 This is the only such building that has been identified in the Hunsdon Conservation Area Appraisal and Management Plan 2013, namely No. 91 High Street, a tall distinctive early 20th century house, with painted brickwork, a slate roof and 2 no. tall chimneys with pots. It is identified as an unlisted building that makes an important architectural or historic contribution to the street scene with selected features that are worthy of protection.



Figure 39 Hunsdon School

- 8.29 Hunsdon School is a landmark building at the northern end of High Street which should be considered as a non-designated heritage asset, both by virtue of its visual contribution to the street scene and to its cultural contribution to village life. The main building was opened in 1926 to replace the school in, what is now, the Village Hall. A number of extensions have been built onto the original, but the frontage – and in particular its iconic cupola bell-tower – remain unaltered.



Figure 40 Hunsdon Lock near Hunsdon Mill

8.30 Whilst both Hunsdon Mill House and the bridge, abutments and base of the former water mill are Grade II listed, Hunsdon Lock is not listed. The original turf-sided lock at Hunsdon Mill was constructed early in the 18th Century. It was rebuilt in brick and concrete in 1914, however other, older structural elements around the lock and watercourses associated with the mill and the Mill House remain. [http://www.leeandstort.co.uk/Hunsdon Mill Lock.htm](http://www.leeandstort.co.uk/Hunsdon_Mill_Lock.htm)



Figure 41 The War Memorial

8.31 According to the Hunsdon Conservation Area Appraisal and Management Plan 2013, the War Memorial is another feature of quality, located at the junction of High Street and Acorn Street. This consists of a tall (3180mm) High Celtic stone cross, set on a rough-hewn plinth with lettering in black, commemorating those who gave their lives in both the Great War and WWII. It regards the War Memorial and its setting as an important focal point in the village which should be preserved and enhanced.

9 Infrastructure, Roads and Transport

- 9.1 Hunsdon is on the main road (B180) running from Stanstead Abbots in the south west to Widford to the northwest. In the village it forms the High Street which is joined in the centre by Acorn Street. That becomes Church Lane as it runs south through Hunsdonbury to the junction with the A414. In between the village and the A414, on Church Lane is the parish church, St Dunstons which is directly adjacent to Hunsdon House.
- 9.2 There are a number of interconnecting roads which service areas of the village. Figure 42 Map of Hunsdon in 1875 shows a Map of the Village in 1875 and a comparison of this with present day routes shows that there has been little significant change in the roads which serve Hunsdon nowadays.



Figure 42 Map of Hunsdon in 1875

- 9.3 The ancient nature of the roads was not designed for heavy goods or modern faster vehicles which create, in places, significant issues around the village which has been amplified in recent years. There are a number of pinch points in the village around the School; Rosella bend; Hunsdonbury Lane, and the Hunsdon Church bends.
- 9.4 As a rural parish 3 miles northwest of Harlow, the road system carries traffic associated with local farming, commuting and more recently the significant size and scale of traffic associated with a waste recycling operation, sited just

south of the village centre, which brings very large vehicles along very narrow village roads.

Traffic Impact

- 9.5 The community consultation and the household survey revealed a number of significant issues that, if resolved, would benefit life in the village. As is evident in the analysis of the survey, traffic problems are foremost; three of the top four bugbears about living in Hunsdon were centred around traffic problems, particularly heavy goods vehicles and road safety. The Neighbourhood Plan seeks to address these issues and those that may be associated with any expansion of the village in the future.
- 9.6 The survey revealed a significant shortfall in public transport provision. Those without access to a car are isolated in the village for much of the day and evening. From the survey 77% plus of the respondents rated the transport links as 'Poor'.
- 9.7 The area adjacent to the school is seen as requiring attention in order to address safety issues generated by the speed of traffic in the High Street (70% of survey responders consider this to be a very important issue) and the congestion created by the regular pickup and delivery of children to the school where 84% of survey responders favoured improvements.
- 9.8 A significant majority in both the survey and the consultation indicated that it was very important to address the issues arising from heavy goods vehicles travelling to and through the village. Children also mentioned HGVs. When asked what would improve the area, 24% replied improved road safety and fewer HGVs.
- 9.9 It is recognised that traffic generated by farming operations is unavoidable in a rural area like Hunsdon. However, other businesses in the parish have exacerbated the situation including a waste recycling site, an aggregate recycling site and industrial units and activities at Little Samuels Farm. Other heavy goods vehicles bound for Widford and Much Hadham also use Church Lane and the village centre. The country lanes are narrow and tortuous and totally unsuitable for these movements. They represent a danger to other road users as well as causing damage to verges, hedges and overhanging trees. The survey indicated that 93% of those responding favoured weight restrictions to help address this issue.
- 9.10 Because of the extreme traffic issues experienced by residents and the large increase in population proposed just to the east and south of the village as part of the Gilston Garden Town, Section 106 funding from developments, a future Community Infrastructure Levy, or any other funding related to development proposals could, as a matter of priority, be used towards mitigating the impact of traffic. Some of these issues may only be solved through initiating projects and proposals, or through negotiation with Hertfordshire County Council and private public transport providers.
- 9.11 Road proposals arising from Major Developments including Gilston Garden Town and changes of land use in or outside the Designated Area could have a

considerable traffic impact on the village, roads in the parish and the amenities of the area. Proposals for new roads to meet this added demand must alleviate the impact on Church Lane/ Acorn Street by providing mitigations or alternatives, as well as considering the environmental sensitivities and the heritage assets in Hunsdon, along with the impact on amenities such as public and permissible footpaths and water courses.

Policy HT1 Traffic Impact and Mitigation

I. An appropriately detailed Traffic Impact Assessment of roads, traffic-generating developments and infrastructure proposals shall be prepared to assess the impact on existing roads, amenities, environmental sensitivities, heritage assets, water courses and public footpaths in the Neighbourhood Plan Area.

II. Where a negative impact on existing roads, amenities and the other issues mentioned above is identified, either alternative proposals should be considered, or mitigation measures will be agreed to redress the impact.

III. In addition, the following measures will be addressed through funding from development proposals or other funding mechanisms or through negotiation with Local Authorities, the police, and developers of Gilston Garden Town as identified in the Task List (see Appendix B):

- **Improved bus and public transport services; by consultation and in conjunction with the Local Authorities, Developers and transport companies to promote new, efficient and frequent public transport connectivity to link Hunsdon with both the new villages in the Gilston area and their transport hubs and the surrounding conurbations and their facilities and services.**
- **Provision of traffic calming improvements, and new signage particularly at the school, Church Lane and Rosella bends.**
- **Support for a "safe drive" initiative**
- **Restrict HGV movements through Hunsdon using weight and width restrictions.**

Sustainable Travel

- 9.12 The residents' household Survey demonstrated residents overwhelming appreciation of, and desire to protect both the nationally and locally recognised assets of its built environment. A major concern identified by the Survey, however, is one of density and speed of motorised through traffic within the Area which has a negative impact on local non-motorised (i.e., pedestrians and cyclists) movement and therefore on cohesion of the main

and outlying settlements. The promotion of sustainable modes of transport and the effective maintenance and enhancement of existing public footpaths and bridleways would make an essential contribution towards mitigating traffic impact and provide the opportunity for local residents to access heritage and environmental assets.

- 9.13 Hunsdon has an extensive network of ancient public rights of way in and through the parish which are actively managed with the support of the County Council- see Paragraph 7.7. From time to time, proposals for additional routes are suggested. Those surveyed indicated that 73% saw these paths as Very Important and strongly favoured the access to the countryside the parish benefits from currently.
- 9.14 There are no cycle paths in the area, only two bridleways and the footpaths are mostly inaccessible to walkers with disabilities or of limited mobility. However, the Parish is an active member of the Parish Paths Partnership, so footpaths are well monitored and maintained. The rural surroundings of the local villages are an important leisure asset and provide many opportunities for walking, cycling and other outdoor pursuits. There is a very active cycling proficiency programme at the school, but as roads in Hunsdon are narrow and busy with frequent HGVs, the opportunities for safe routes, especially for children are less than ideal. Active and sustainable travel through safe, integrated walking and cycling routes is a priority for wellbeing as well as the promotion of sustainable travel.

Policy HT2 Sustainable Modes of Travel

I. The promotion of safe and sustainable modes of transport within the Neighbourhood Plan Area (walking and cycling) will be pursued through any discussion on development proposals, within the Neighbourhood Plan Area, within the Parish and with developments on the parish boundary. These new and enhanced networks should be accessible to commuters, residents of all ages and abilities as well as for social recreation and sporting opportunities and in particular:

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

II. Proposals for development must not adversely affect any Public Right of Way and, where possible, should incorporate measures to maintain and enhance the Rights of Way network.

10 Business

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

HB1 New Businesses

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

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

11 Community Health and Wellbeing

- 11.1 Facilities and open spaces should be accessible to all users and support sport and physical activity and recreation across all ages and abilities within the community. The management, maintenance and viability of these facilities and open spaces should ensure that they are attractive, safe and enjoyable to use.
- 11.2 Within the Dell and Playing Field, there is the opportunity to create community meeting areas particularly for families, isolated new mums and isolated older adults. A plan for enhancement of wildlife habitat and creation of tranquil recreation areas is also in preparation.
- 11.3 Lots of good ideas were identified through Neighbourhood Plan consultation events and survey. These have been added to an Action Plan. They include improving and extending existing facilities to provide more exciting and challenging play, sporting experiences and opportunities for the whole community including older children, teenagers, adults and those with disabilities; refurbishment of the playground, including all ability accessible equipment and equipment for older children on the playing fields; installation of a selection of adult fitness equipment; the tennis courts to be converted into a Multi-Use Games Area (MUGA). The MUGA will provide enhanced sporting opportunities including football, netball, tennis, basketball, futsal, bootcamps, buggy fit, walking sports, over 50's activity sessions, mini-football and mini-netball. The 5-a-side grass football pitch will be re-laid.
- 11.4 The Action Plan also includes encouragement of activities such as nature walks, exploring opportunities to expand the 2 morning GP surgeries and 1 dispensary morning in the Village Hall, and the development of clubs and activities for all ages.
- 11.5 Negotiations are also underway with the Gilston Area developers to create cycleways and enhanced footpath networks for commuters, social recreation and sporting opportunities between residents of Hunsdon and the new Garden Town.
- 11.6 The popular village primary school is currently oversubscribed. Since the 2011 census which showed 190 children under 16 none of the new housing developments have included green play space for children.

Recreation Areas

- 11.7 Within the village there are two recreation areas:
 - a) The Dell, a small, green open space with a public right of way crossing it. See Appendix B for further details. There are proposals to enhance its natural setting and to create a tranquil recreational area,
 - b) The Recreation Ground contains the only playground equipment in the Parish – New equipment has been installed for children and there are plans to provide outside gym equipment for older children and adults. Two poor

quality and underused tennis courts adjoin the recreation ground, which also houses a 5-a-side football pitch. There are plans to convert the tennis courts into a Multi-Use Games Area.

- 11.8 The Parish Council owns and manages 13 allotments centrally located in the village. They are let as 26 half plots and are popular and well-used.
- 11.9 Responses from residents to the household survey and from children on the Hunsdon School visit revealed that 10 children (26%) said they would like more/better play equipment and sports facilities in the recreational ground, two specifically mentioning a zipwire.
- 11.10 A summary of the responses from a community consultation event in relation to community health and wellbeing are as follows (for more detailed results of the community consultation on play and recreation facilities see Hunsdon Playground Consultation Report (see Appendix D) Results are based on 100 responses:
- 22 want better play equipment, better cycle paths and footpaths.
 - 7 Improve tennis courts - MUGAs
 - 18 Improve playground/equipment
 - 9 Football pitch/sports facilities
 - 18 want expanded, better maintained and more accessible footpaths
 - 12 want a network of cycle paths
 - 7 want more GP surgery hours in the village
 - 2 want to preserve the present allotment system
 - 2 want more activities for older residents.
 - 22 stressed the importance of keeping and supporting the village shop
 - 6 want to keep the Village Hall as a resource and venue for the community

Policy HWB 1 Recreation Space

Proposals that result in the loss or reduction of open space, indoor or outdoor sport and recreation facilities, including the playing field, The Dell, the former tennis courts and allotments will be only supported where:

- a) An assessment has been undertaken which has clearly shown that the facility is no longer needed in its current form; or**
- b) The loss resulting from the proposed development would be replaced by enhanced provision in terms of quantity and/or quality in a suitable location prior to the commencement of development; or**
- c) The development is for an alternative open/green space, sport and recreation facility, the need for which clearly outweighs the loss.**

Policy HWB2 Multifunctional Open Space

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

- (a) Improve and extend existing facilities including the playground, the former tennis courts area and playing field to provide more exciting and challenging play and sporting experiences and opportunities for the whole community, including older children, teenagers, adults and those with disabilities,**
- (b) Ensure a range of appropriate activities and social opportunities for older members of the community and**
- (c) Develop the Dell as a tranquil, natural space to add to the diverse range of facilities for the parish.**

Health Facilities

11.11 Main hospital facilities and health clinics are located in Stevenage, Harlow and Bishops Stortford, with the nearest major stroke clinic being in Stevenage. A GP surgery is provided in Hunsdon twice a week with a nurse practitioner consultation on alternate weeks. This is a much-valued asset, especially for elderly patients, families with young children, and those without personal transport. There is also an informal prescription delivery service offered in the

Village Hall on a Wednesday morning. The surgery is held in the Village Hall, which is a community asset with the Parish Council acting as one of the trustees. The Covid Emergency curtailed many of these activities.

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

Policy HWB3 Access to Health Facilities

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

(a) Where new health facilities are planned, these should be located where there is a choice of easy and sustainable travel options and should be accessible to all members of the community especially those who do not have access to private transport

(b) Any development proposals which would have a negative impact on health provision in the parish, should show how that impact could be addressed.

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

- 11.14 Other identified activities are:

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

12 Implementation and Monitoring

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

Policy HIM1 Spending Priorities

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

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

13 Appendices

- 13.1 The comprehensive set of Appendices provide an evidence base, additional information and complementary references.

APPENDIX A: Listed Buildings, Scheduled Monuments and Historic Parks and Gardens in the Area

Listed Buildings

	Grade	Description
1.	II	1 and 3, High Street
2.	II	2 and 4, Drury Lane
3.	II	20, High Street
4.	II	21, Drury Lane
5.	II	22 and 24, High Street
6.	II	24 and 26, Drury Lane
7.	II	29-39, High Street
8.	II	34, High Street
9.	II	41, High Street
10.	II	53, High Street
11.	II	Aisled cattleshed at Briggens Home Farm 50 metres north north west of house
12.	II	Barn and attached stable and cattleshed at Brickhouse Farm 25 metres north east of house†
13.	II	Barn at Hunsdon Lodge Farm attached to south end of the Big Black Barn
14.	II	Bela Down House
15.	II	Brickhouse Farm House along drive 140 metres from road†
16.	II	Bridge and abutments, and base of former watermill, at Hunsdon Mill House 25 metres south of house
17.	II	Briggens Home Farm House and attached wall at east
18.	II	Briggens House Hotel and attached upper terrace and tank at west, along a Drive, 300 metres south of the road
19.	II	Brook Cottage Post Office
20.	II	Campbell Monument in Hunsdon churchyard in the angle of chancel and south chapel
21.	II	Coach House block at Mead Lodge 10 metres south of house
22.	II	Copthall Farmhouse
23.	II	Dovecote at Nine Ashes Farm 40 metres north north east of house
24.	II	Down Cottage
25.	II	East Barn at Nine Ashes Farm 15 metres north west of dovecote
26.	II	East Lodge
27.	II	Farm Cottage, the similar range extending to north and the stable and archway joined to the north west
28.	II	Fox and Hounds Public House opposite the Post Office
29.	II	Gate piers, garden gate and frontage wall at Nine Ashes Farm 45 metres west of house
30.	II	Gates and gate piers at Briggens House Hotel 300 metres north of house
31.	II	Granary at Granary at Nine Ashes Farm 24 metres north of dovecote
32.	II	Hunsdon House Lodge 280 metres north of church
33.	I	Hunsdon House to east of Parish Church
34.	II	Hunsdon Mill House with attached stables, Coach House and retaining walls
35.	II	Hunsdon Pound House 60 metres west north west of Hunsdon Mill House
36.	II	Hunsdon Stores
37.	II	Hunsdonbury
38.	II	Kitchen garden walls central sundial pillar and 2 Gates at Briggens House Hotel 100 metres east of house
39.	II	Mead Lodge
40.	II	Mead Monument in Hunsdon churchyard 12 metres north of north porch
41.	II	Mistletoe House the Coach House
42.	II	Mock ruin in garden of Longcroft
43.	II	Netherhall
44.	II	Nine Ashes Farm House opposite the lane to Hunsdonbury
45.	II	North Lodge
46.	II	North West Implement Shed at Nine Ashes Farm 70 metres north north west of house

47.	II	Number 15, set back beside Number 17
48.	II*	Old House
49.	II*	Olives Farm House along track 220 metres from road
50.	II	Orchards
51.	I	Parish Church of St Dunstan (Church of England) ¼ mile south of village
52.	II	Public pump 12 metres north of Rosemary Cottage
53.	II	Rosemary Cottage, Rose Cottage and Rosella
54.	II	Shelter shed at Nine Ashes Farm 60 metres north west of house
55.	II	Shuttles
56.	II	Spellers
57.	II	Spellers Cottages
58.	II	Stable block at Briggens House Hotel 15 metres north of house
59.	II	Stables and attached carhouse at Briggens Home Farm 30 metres north north east of house
60.	II	Stables at Nine Ashes Farm 40 metres west north west of house
61.	II	Stables at Olive Farm 20 metres north west of house
62.	II*	Tanners
63.	II	Taylor Monument in Hunsdon churchyard 6 metres south east of chancel
64.	II*	The Big Black Barn at Hunsdon Lodge Farm 500 metres along track
65.	II	The Cottage Tinkwood Cottage
66.	II	The Crown Public House on the corner of Acorn Street
67.	II	The Essex Barn at Hunsdon Lodge Farm 3 metres north east of the Big Black Barn
68.	II	The Gate House
69.	II	The Lodge at Briggens House Hotel 300 metres north of house
70.	II	The Old Bungalow at Olives Farm 90 metres south south west of house
71.	II	The Old Post Cottage
72.	II	The Old Rectory
73.	II*	The Pump House
74.	II	Village Hall
75.	II	Village pump and surrounding railing
76.	II	Walker Monument in Hunsdon churchyard next to stables north north east of chancel
77.	II	Walls, gates and piers of an enclosure at Orchard House along roadside and surrounding the property
78.	II	West Barn at Nine Ashes Farm 65 metres north west of house
79.	II	West terrace walls, steps and seat at Briggens House Hotel 20 metres south of house
80.	II	White Horses

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

Scheduled Monuments

1	Hunsdon Brook Fishponds
2	Hunsdon World War II airfield defences

Historic Parks and Gardens

1	Briggens Park and Gardens
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Appendix B: Task List

Task List

Issues raised during the various Neighbourhood Plan consultation stages

Task Priority rating

High

Medium

Low

Task No	Project/Task	Key Stakeholders	Proposed Action
1	Improvements to "The Dell"	<ul style="list-style-type: none"> Parish Council and Neighbourhood Plan Groups EHC PfP Interested parishioners Gardening Club 	Prepare a plan to: - <ul style="list-style-type: none"> Enhance wildlife habitat Plant wildflowers create tranquil recreational area Improve access for disabled Provide informal seating/tables Open up view/access to brook Consider community gardening involvement Create an area for use by the scouts/cubs/beavers
2	Identification of important trees not protected by TPOs	<ul style="list-style-type: none"> Parish Council EHC HANPG Briggens Estate 1 Ltd 	<ul style="list-style-type: none"> Undertake village wide survey Make proposals for new TPO's to EHDC Replacement of mature trees removed as part of development Additional tree planting around Village 7
3	Manage existing watercourses and run-off from Airfield	<ul style="list-style-type: none"> Parish Council HEGNPG Environment Agency LLSA PfP 	Work with key agencies to: - <ul style="list-style-type: none"> Maintain capacity of watercourses Minimise risk of flooding Plan for addition rainwater run-off due to development Obtain drawings showing drainage system in the village Review Hunsdon Brook's capacity as the main passage for surface water run-off from Village 7 how it will cope and it goes from there.
4	Secure SUDS (Sustainable Drainage System)	<ul style="list-style-type: none"> HEGNPG PfP Briggens Estate 1 Environment Agency LLSA/HCC EHC 	To reduce risk of surface water flooding by: - <ul style="list-style-type: none"> Working with owners and developers of Gilston NP Area Designing systems to attenuate surface water run-off Planning drainage systems new watercourses and sacrificial flood areas Ensuring any run-off does not adversely affect the Hunsdon Meads SSSI or Hunsdon Brook and adjoining properties or Hunsdon Pound south of A414

Task No	Project/Task	Key Stakeholders	Proposed Action
5	Village Centre Improvements	<ul style="list-style-type: none"> • HANPG • Parish Council • High Street residents • EHDC • HCC 	Prepare an enhancement plan for the village centre by: - <ul style="list-style-type: none"> • Preserving and enhancing the area around the pump • Consulting with village residents • Reviewing parking options around village centre • Reviewing street furniture and property frontages • Encourage residents to maintain property frontage tidy and to an agreed standard for safety, i.e. overhanging trees, bushes etc
6	Creation of a new Hunsdonbury Conservation area	<ul style="list-style-type: none"> • HANPG • Parish Council • EHC • Hunsdonbury Residents 	Propose the creation of a new Conservation area around Nine Ashes, Spellars by: - <ul style="list-style-type: none"> • Creating an area plan in consultation with residents • Undertaking an assessment of the proposed area with EHDC Planning Department • Submit an agreed plan area to EHDC for considered adoption
	Develop innovative programmes of play for children	<ul style="list-style-type: none"> • Parish Council • HANPG • HEGNPG • Village Residents • EHC • Sport England • Hunsdon School • Herts Sports Partnership 	Work with Stakeholders to secure funding for a programme of projects to stimulate physical activity by: - <ul style="list-style-type: none"> • Providing a MUGA and other playground equipment • Consulting village residents on ideas for new facilities • Introducing more children to the joys of playing outside • Regularly reviewing and updating play equipment • Encourage parents / carers to become more involved in the leisure areas, picnics, family fun days etc • Keeping play areas, a clean healthy and safe place to play • Working with developers to create new leisure and play spaces for older children such as <ul style="list-style-type: none"> ○ Trim Trails, ○ Cycle tracks, off-road trails ○ Horse riding on the new Airfield/Woodlands Park Community Asset

Task No	Project/Task	Key Stakeholders	Proposed Action
8	Raise the profile of St Dunstons Church as a centre of worship and community for existing and new residents of Gilston Estate	<ul style="list-style-type: none"> • Diocesan Board of Finance, of St Albans • Rector • Parochial Church Council • Places for People • Briggens Estate 1 • HEGNPG 	<p>Work with all stakeholders to agree programme of action and funding</p> <ul style="list-style-type: none"> • Raising the building profile to develop a sense of community • Working with developers to repair the building • Make the building more welcoming by upgrading the heating • Make the church more accessible by foot and sustainable travel from the new developments and the existing village. • A safe footpath from Hunsdon village centre is essential
9	Develop a range of clubs, activities and social opportunities	<ul style="list-style-type: none"> • Parish Council • HANPG • Church • Village Hall • Patient Participation Group 	<p>Reduce social isolation and improve health and well-being by: -</p> <ul style="list-style-type: none"> • Promoting and supporting the Village Hall • Encouraging new residents to run new clubs in the Hall • Helping existing clubs with ageing members to continue • Allocating Section 106 or Community Grant monies to improve and repair Village Hall building as a community asset • Link in with Much Hadham / Little Hadham Social Prescribing initiative • Supporting the Parish Council initiative for better community communications
10	Tackle speed of traffic and volume of HGVs travelling through village	<ul style="list-style-type: none"> • Parish Council • HCC • Police and Crime Commissioner • Herts Police • EHC • HEGNPG • Developers PfP and • Briggens Estate 1 Ltd 	<p>Reduce traffic speed and large vehicles through village-by: -</p> <ul style="list-style-type: none"> • Working with Gilston Area developers and HCC to secure traffic calming measures to mitigate impact of Gilston Area housing development and improve current conditions • Working with Herts CC and Police and Crime Commissioner to provide speed indication devices • Consulting on implementation of HGV restrictions or weight/width limits through village • Consulting on and mitigating traffic pinch points and accident blackspots e.g. Rosella and Church bends, Church Lane/A4141 junction • Improve signage and village gateways to make drivers aware of our village

Task No	Project/Task	Key Stakeholders	Proposed Action
11	Create new sustainable travel routes, linked with existing settlements	<ul style="list-style-type: none"> Parish Council HEGNPG PfP Briggens Estate 1 Ltd HCC EHC 	<p>Create new sustainable methods of travel which will benefit all communities by: -</p> <ul style="list-style-type: none"> Working with Gilston Developers/HCC on new sustainable travel routes and the maintenance of existing routes Creating new cycleways and an enhanced footpath network with good connectivity with the new developments in Gilston Area and Harlow Station and town centre Develop a cycling map of rides and the level of experience required i.e. road, off road Extending and linking the new network with existing hamlets and villages Improving active communication with HCC/EHC to develop bus services. Work with developers on regular Community shuttle bus services and connected public transport to Harlow and other town centres Linking existing villages to Harlow and National Rail
12	Enhance the St Dunstons Lower Churchyard	<ul style="list-style-type: none"> PCC HEGNPG 	<p>Enhance and extend the St Dunstons lower churchyard to provide additional space for increase in population by: -</p> <ul style="list-style-type: none"> Seeking donation of land from adjacent landowner Seeking funding from developers to prepare donated land for end-use by enclosing land Installation of a water standpipe for maintaining graves
13	Village Café	<ul style="list-style-type: none"> Parish Council HEGNPG HANPG EHC (Licences) Local Businesses Village Hall 	<p>Explore the possibility of a Village Café by: -</p> <ul style="list-style-type: none"> Including the café as part of the Community Facilities on the Airfield and or; Work with existing caterers and businesses to provide café facilities in their existing premises Extend the Coffee Mornings in the village hall to more regular opening hours Facilities to provide drinks and snacks to users of the new Dell improvements
14	Local Taxi service	<ul style="list-style-type: none"> Parish Council HANPG 	<p>Investigate the formation of a local taxi service by: -</p> <ul style="list-style-type: none"> Advertising on Website, parish Magazine and Social media for local drivers Contacting adjacent companies to explore a Hunsdon based service Investigating Volunteer driver scheme Investigating Car Pooling Scheme

Task No	Project/Task	Key Stakeholders	Proposed Action
15	Improvements to Village allotments	<ul style="list-style-type: none"> Parish Council PfP Briggens Estate 1 Ltd HEGNPG 	Improve allotments by: - <ul style="list-style-type: none"> Provision of additional water standpipes Investigate collection of rainwater run-off or well to reduce water charges Publicising Allotment charges and waiting lists on website. Identifying spare land which could be used as Allotments if sufficient need identified Encouraging developers to allocate land for allotments in new villages.
16	Reduce Fly Tipping	<ul style="list-style-type: none"> Parish Council Herts Police EHC HCC Landowners NFU 	Work with key Stakeholders to reduce incidents of fly tipping by: - <ul style="list-style-type: none"> Encouraging Developers to provide a Community Waste Recycling Site within Gilston development area Helping to create a <i>Fly Tipping Code of Prevention</i> <ul style="list-style-type: none"> Encourage landowners to block off unused gateways and gaps in fields Encourage landowners to install gates or barriers in regularly used gateways HCC to infill unofficial roadside "laybys" to deter vehicles stopping EHC to clear fly tipping quickly to deter further dumping Installation of Cameras at hotspots Use of OWL or similar notification to alert of fly tipping gangs. Encourage villagers to report fly tipping on line
17	Increased GP and Health Services in Village	<ul style="list-style-type: none"> Parish Council Much Hadham GP Practice Patient Participation Group Village Hall Management Future Gilston GP Practices NHS 	Investigate improved GP and health services in village by: - <ul style="list-style-type: none"> Liaising with Much Hadham GP Practice to run more face to face surgeries Use of existing Village Hall Consultation room for video consultations for those without home facilities Use of existing Consultation Room for other medical services e.g. <ul style="list-style-type: none"> Podiatrists, Physiotherapist Mental Health Teams, Dentist, Travel Vaccinations Facilities for undertaking Blood Tests

Appendix C: Local Green Space Assessment

LOCAL GREEN SPACE ASSESSMENT

#	Site description	Grid ref	Site Information						Critical Criteria				Evidence					Other information	Landowner	
			Potential developments site	National designation or right of way	Common land or village green	Private garden	Owner known	Insufficient evidence or criteria	Extant planning permission	Local in character	Extensive tract	Demonstratively special	Reasonably close	Beauty	Intrinsic local character	Historical significance	Recreational			Natural wildlife
1	The Dell	TL 41145301	N	N	N	N	EHC leased to HPC	N	N	Y	N	Y	Y	Wooded and grass area	Tranquil area	Noted in Conservation Area Appraisal	Yes - traversed by public footpath	Part Local Wildlife Site	HPC project to enhance wild life area	EHC leased to HPC
2	Recreation Ground	TL 4113 7597	N	N	N	N	DBOF/PCC leased to HPC	N	N	Y	N	Y	Y	Open grassed area	Only play area in Hunsdon	None	Play area and football pitch	Not significant		DBOF/PCC leased to HPC
3	Recreation Ground	TL41681376	N	N	N	N	DBOF	N	N	Y	Y	Y	Y	Farmland buffer between village centre and Hunsdonbury settlement	None	None	No	No - farmland		DBOF
4	Land east of Walford Road	TL41851457	Y	N	N	N	Places for People	Y	Y	N	N	N	Y						Outside designation NP area	Places for People
5	Allotments	TL41861409	N	N	N	N	HPC	N	N	Y	N	Y	Y	NA	Traditional element of community infrastructure	NA	NA	Flowers good for insects, butterflies bees birds amphibians and mammal etc		HPC
6	School Playing Field	TL41941431	Y	N	?	N	Herts CC	?	N	Y	N	Y	Y	NA	NA	None	School playing field	Little		Herts CC
7	Harlowe's Green and War Memorial	TL41761407	N	N	N	N	HPC	N	N	Y	N	Y	Y	NA	NA	Noted in Conservation Area Appraisal	NA	NA		Aldenhurst Estate
8	Open area and pond (end of Dairy Lane)	TL42001426	Y	N	N	N	Places for People	N	N	Y	N	Y	Y	Secluded pond and adjacent wooded area	NA	Noted in Conservation Area Appraisal	No	Pond life, ducks, moorhens, orchids	Beyond boundary of designated area	Places for People
9	St Dunston's Church yard (east of Church Lane)	TL41811270	N	Y	N	N	PCC	N	N	Y	N	Y	Y			Important monuments		Local Wildlife Site	Safeguarded	PCC
10	Lords Wood	TL41861252	N	Y	N	N	PCC	N	N	Y	N	Y	Y		Key element of community infrastructure				Safeguarded	PCC
11	Field north of New Ayles	TL41881326	N	N	N	N	?	Y	N	Y	N	Y	Y	Pasture field and fishing pond	Buffer against ribbon development	Land once ancient deer park	Traversed by public footpath. Fishing lake provides recreation.	Pond in boundary but wood is not	Planning consent for housing refused on appeal	?
12	Lords Wood	TL41301234	N	Y	N	N	?	N	N	Y	N	Y	N	Attractive woodland presenting cherished view from St Dunstons Church		Scheduled Ancient Monument	Public footpath on southern boundary	Local Wildlife Site & Ancient Woodland	Olives Farm proposed as preferred area for gravel extraction in draft Herts Mineral Plan	?
13	Hunsdon Mead	TL41751097	N	Y	Y	N	HMWLT	N	N	Y	N	Y	N					Designated SSSI	Not suitable for LGS	HMWLT
14	Land south of Whitehall Cottages and east of A14	TL415313459	N	N	N	N	Phillip Morris	Y	N	Y	N	Y	Y	Pasture	Buffer to separate village centre and Hunsdonbury settlement	None	Traversed by public footpath.	Little		Phillip Morris
15	Hull Hunsdon Mead	TL4078212388	N	Y	N	N	City and Provincial Properties	N	N	Y	Y	Y	N	Undulating farmland in Green Belt affording cherished views from Church Lane, A14 and footpath network	Typical arable farmland in the area	Archaeological remains Roman settlement	Traversed by public footpaths	Wildlife corridor east to west particularly for deer and barn owl	Area is important to retain setting of Lords Wood and conserve the wildlife habitat in and around the wood.	City and Provincial Properties
16	Hull Hunsdon Mead	TL4161712606	N	N	N	N	?	N	N	Y	Y	Y	N	Undulating farmland affording cherished view to the south west of Lords Wood and Green Belt	Typical arable farmland in the area		Bordered by public footpath	Wildlife corridor	Area is important to retain setting of Lords Wood and conserve the wildlife habitat in and around the wood.	?

Key



Already protected
 Meets criteria for Local Green Space
 Potentially meets criteria
 Doesn't meet LGS criteria & doesn't have other form of protection

Appendix D: Sources and references

ONS Statistics:

<https://www.nomisweb.co.uk/reports/localarea?compare=E04004739>

Gilston Area Landscape and Visual Appraisal, August 2016; CAPITA; [https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Landscape and Visual Appraisal.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Landscape_and_Visual_Appraisal.pdf)

East Herts Landscape Character Assessment, September 2017; East Herts District Council; [https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Landscape Character Assessment SPD.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Landscape_Character_Assessment_SPD.pdf)

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

Heritage Report, April 2018; Whirledge and Associates; prepared in relation to the proposed Gilston Area development

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

Hunsdon Playground Consultation Report

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

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

Places for People Housing Needs

With Hunsdon Addendum

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

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

HANP Collated Housing Survey and Consultation Comments Log

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

HANP Housing Survey Analysis by Insight.

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

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

