

Minutes of the Meeting of the Much Hadham Neighbourhood Plan Steering Group
held in the Green Room, Village Hall
on Tuesday 17th October 2017, at 7:30pm

Present: Cllr Ian Hunt (Chair), Cllr Clive Thompson, Ken Howlett, Michael Byrne, Martin Adams, Ruth Fleetwood, Jacqueline Veater and Neil Clarke

In attendance: Fiona Forth, Parish Clerk (Secretary) and 42 residents.

Chair welcomed those present and explained, as the meeting was following a public meeting in respect of Dolan's Field, why that site had not formed part of the recent consultation. Dolan's Field is a current planning application and, had it been included as a potential Neighbourhood Plan site, it would have been assessed and rejected as outside the development boundary.

1. Apologies for absence

Apologies were received from Hugh Labram, Cllr Ian Devonshire (EHC) and Cllr Bill O'Neil.

2. Declarations of interest

Martin Adams declared that he lived adjacent to a potential development site - land adjacent to Windmill Way.

3. Chairman's announcements

The Chair highlighted that this is the first public meeting since March but that the Group had been working hard behind the scenes, as evident from the highly successful consultation event held in September. He thanked all members of the Group for their efforts, including the contributions made by Lynne Mills and Mark Ashwell who have now left the Group. The Group received a round of applause from residents' present.

It was also highlighted that the Group are keen to fill the vacancy for an experienced volunteer to take on the management and further development of the website. If anyone has the necessary skills and time, please speak to a member of the Group.

4. Minutes of the last meeting

The minutes from the meeting held on the 21st March 2017 were approved without amendment.

5. Reports on outstanding matters

No report on outstanding matters as these have been completed.

6. EHC Developments

The Chair read Cllr Ian Devonshire's (EHC) report. The District Plan Examination Hearings are in progress and the first stage has been completed which concentrated on Strategic Policies. The second stage, from 6th November, focusses specifically on sites and the third stage is a joint hearing with Welwyn & Hatfield Council towards the end of November. The Inspector's report will be presented in Spring 2018. Whilst the report is being drafted, there will be another public consultation on the changes that have arisen as a result of the three hearing stages.

7. Public consultation

The Chair introduced the report on the results from the public consultation – see Appendix A. The report shows, for potential housing sites, the results of the votes on the day, a comparison with the technical ratings and an overall rating from combining the two. The results from the voting on the local green spaces and priority views are also detailed. In addition, comments made on the individual forms have been summarised.

Both the Chair and Ken Howlett provided additional context to the information presented.

8. Residents' comments

In response to a question, the Chair explained the technical aspect of the site assessment process in more detail.

A resident suggested that there had been a lack of discussion in respect of traffic and parking, particular on the High Street where it is considered dangerous. In reply, the Chair explained how traffic matters are currently dealt with and could be dealt with in terms of the Neighbourhood Plan.

In response to a statement from the floor, the Chair reminded those present of the declarations of interests process. No declarations have been made by any members in respect of interests in any sites or businesses that have featured in the plan and no evidence of any kind had been offered to suggest otherwise. The Chair requested that any allegations of undeclared interests be put in writing to enable these to be considered formally.

In reply to a question, it was confirmed that opportunistic developers could take advantage of the current situation whereby the revised District Plan has not been approved and nor is the Neighbourhood Plan in place. However, it was caveated that planning applications can still be stopped via objections, for example, the recent application in respect of Station Yard.

It was confirmed that the infrastructure aspects of all future major development sites in the District Plan are being reviewed by the Examiner as part of the District Plan review.

The Chair stated in response to a question that it is intended for the Neighbourhood Plan to be approved once the District Plan has been approved by East Herts.

In response to a question, regarding how would the Neighbourhood Plan protect against opportunistic developers, the Chair explained that the main protection is within the District Plan in terms of the policies in respect of Rural Beyond the Green Belt. The Neighbourhood Plan focuses on development within the village boundary but would also support the restrictions on development beyond it and, as part of the statutory planning process, should be an effective restraint.

Noting the offer of £500,000 for community facilities in the Dolan's Field application, a resident asked whether the Group had been offered any money in relation to the 7 sites that had been consulted upon. The Chair confirmed no and members provided additional observations on how community contributions can be required as part of granting planning consent.

9. Updates from teams

Housing

The Chair highlighted that the next steps were to communicate the results of the consultation work to landowners and to progress the technical work. Jacqueline Veater outlined that the technical work includes looking at the planning history, whether there are any constraints such as listed building status following which, the development of detailed guidelines for each site would be completed.

Natural and built

Ken Howlett reported that the outline work had been done so the focus is now on the detail, for example, mapping sites. In addition, work on writing the content of the Plan.

Jacqueline Veater defined what an 'asset of community value' was. In addition, Jacqueline reported on the trip to the school that had been undertaken with Cllr Bill O'Neill. An interactive session with Year 6 children had occurred with some interesting ideas coming forward.

10. Project progress + upcoming objectives

Ruth Fleetwood highlighted that the next major milestone was the 'pre-submission' stage where the Plan, and supporting documents, are approved by the Parish Council and then subjected to a 6-week formal consultation. The aim is for the documents to be taken to the March 2018 Parish Council meeting.

The mechanics of drafting the Plan were discussed and agreed to ignore formatting styles but to focus on the words. The formatting to be addressed by employing a desktop publisher. The aim is for a succinct and easy to understand document.

Following discussion, it was agreed that the storage element of Dropbox to be investigated further as space is running out.

11. Site assessment process

The Chair reported that a small amendment was required to the Site Assessment Process to reflect the amendment made in practice. RESOLVED to revise the definition of an Amber rating as follows:

Amber (1pt) – ~~support site development in principle but would wish to see significant changes, for example to density, access etc~~ **neutral or undecided about this site**

The updated process document will be added to Dropbox.

12. Grant application + budget/spend report

Ruth Fleetwood explained that the Parish Council had received the first grant of £5,509 from Locality to support the Neighbourhood Plan work during April to September. The next tranche of grant to be applied for, again around £5,000, which would cover expenditure incurred in the period October to March 2018. A further application would be made in the next financial year to cover the expenditure from April 2018.

The Chair confirmed that, as the grant had been fully spent, nothing would be repaid. Fiona Forth highlighted that around £12,000 had been spent, including expenditure funded by the grant, since the project started. Majority of the money had been spent on the support from consultants, and other expenditure areas related to hiring rooms, buying materials for presentations etc.

13. Closing comments

The Chair thanked those present for their support and reminded them that the Group is looking for a suitably experience person to take on the role of website administrator.

14. Date of next meeting

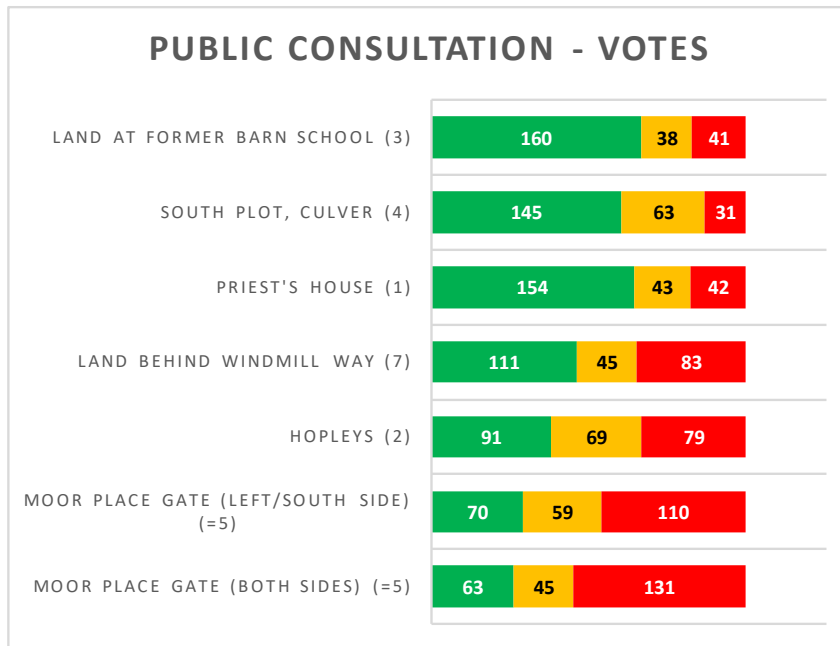
Date of the next meeting to be advised.

The meeting closed at 8:45 pm

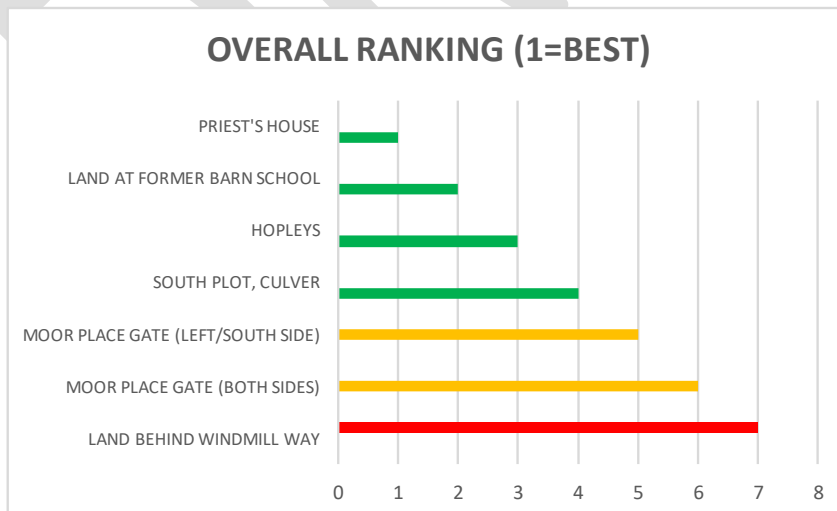
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MUCH HADHAM NEIGHBOURHOOD PLAN

CONSULTATION 17 September 2017 - HOUSING RESULTS



The figures in brackets are the ranking after the technical site assessments, before the consultation
 Green vote =2pts, Amber =1 pt, Red = 0 pts. Converting the votes to points, the sites rank in the above order.
 The rankings are weighted 75%/25% and combined to give an overall ranking as below.
 This preserves the overall objectivity of the analysis whilst giving residents influence over the ranking.
 Colour coding below is merely a subjective interpretation - it is not a formal statement of NP policy



Summarising the 390 comments (7000 words!) we received, in order of final ranking:

1. Priest's House – 59 comments

Summary: Generally supportive as an extension of Ash Meadow, with affordable housing and bungalows, and access from Ash Meadow to avoid Malting Lanes problems (incl. flooding). Main concerns are that Ash Meadow already has too many cars. A small but potentially significant issue to be carefully handled by the diocese as owner relates to the ecclesiastical status of the land: is it consecrated? What about the grave that is there? Was it "designated" as a "garden of reflection"?

2. Land at former Barn School – 85 comments

Summary: this site received the most support and most comments. Several suggested making space for the school for parking, sports and recreation or for an extension. Also suggestions for extending / relocating health centre or more generally for the benefit of the village via a masterplan. Main concerns were around ensuring access is not from Oudle Lane and that development is modest with ample green space and not overlooking school.

3. Hopleys – 71 comments

Summary: Although supportive of the plan for one larger house accompanied by smaller housing / cottages, many are concerned at the risk of losing access to the gardens / café / nursery and about access on to the High St. Some neighbours concerned about overlooking. The only site to attract some suggestions supporting its use for small businesses.

4. South Plot, Culver – 25 comments

Summary: Few objections. Any preferences are for smaller housing.

5. Moor Place Gate (left side) – 13 comments / 6. Moor Place Gate (both sides) – 53 comments

Summary: By far the most opposition, for the loss of historic setting and green space, concerns about egress on to High St and congestion linked to the school. Practical issue of how to deal with tennis courts lighting. Supporters see opportunities for smaller housing and for taking parking off the High St.

7. Land behind Windmill Way – 43 comments

Summary: Gathered support, notwithstanding almost impossible access, for being off the High St. and potential for a good number of small houses. Opposition focussed on access and on traffic consequences for Windmill Way and Station Road, both said to be unable to deal with more volume.

Summary of **Environment** responses at MHNP Consultation day on 17/9/17.

Also see the summary of the comments on reverse

Local Green Spaces	%	Protect	No opinion	Don't protect	Invalid form
L3 Elsie's field		91.7	6.3	0.8	0.8
L4 Field east of Ash Valley, west of Steeplejack Hill		89.2	8.3	1.3	0.8
L5 Field between Palace and North Leys		87.1	7.9	3.8	0.8
L2 Moor Park Place North (Lower Park)		85.8	9.2	3.8	0.8
L1 Moor Park Place South (Great Leys)		82.1	10.4	6.3	0.8
L6 Field next to Mission Hall in Green Tye		81.3	10.4	7.1	0.8
	%	Protect	No opinion	Don't protect	Invalid form
Recreation Ground		95.0	2.9	0.8	0.8
St Andrew's Primary School Playground		95.0	3.3	0.4	0.8
Allotments		88.8	4.6	5.4	0.8
	%	Agree	No view expressed	Disagree	Invalid form
Priority View Criteria		85.4	11.3	0.8	2.1
Priority Views					
V7 South from ford down Ash Valley		89.2	7.9	0.4	2.1
V1 Church across field from gate		88.3	6.7	2.5	2.1
V8 Sidehill House across meadow		88.3	7.5	1.7	2.1
V9 Old Malt House south across meadows		84.2	10.8	2.5	2.1
V10 Sidehill Wood bridleway		84.2	12.1	1.3	2.1
V5 Henry Moore's reclining lady		83.3	11.7	2.5	2.1
V6 pasture west of Chalkdell Farm		82.5	11.7	3.3	2.1
V12 Green Tye village green		82.5	12.5	2.5	2.1
V2 Moor Place avenue from entrance gates		78.8	10.0	8.8	2.1
V11 Green Tye pub from the road north		75.8	16.3	5.4	2.1
V4 Kettle Green Lane railway bridge		74.6	15.8	7.1	2.1
V3 from Moor Place avenue to Dell cottage		74.2	15.8	7.5	2.1
"No Opinion" is assumed to include those who would have voted for "Don't Protect" had that been available as an option, as well as those who abstained from expressing an opinion or inadvertently omitted their opinion					
	%	Protect	No Opinion	Invalid form	
Doctors' Surgery		96.3	2.5	0.8	
Shop-Londis		95.4	3.3	0.8	
St Andrew's Primary School		94.2	4.6	0.8	
St Andrew's Church		92.5	6.3	0.8	
MH Vill Hall		92.1	6.7	0.8	
Bull Inn		90.8	7.9	0.8	
Dentist		88.3	10.4	0.8	
Tennis Club		88.3	10.4	0.8	
Bowls Club		87.1	11.7	0.8	
Forge Museum		86.7	12.1	0.8	
St Thomas's church		86.3	12.5	0.8	
Prince of Wales pub		85.8	12.9	0.8	
Henry Moore Foundation		85.0	13.8	0.8	
Mission Hall, Green Tye		85.0	13.8	0.8	

Hoops Inn	84.2	14.6	0.8	
Congregational church	82.9	15.8	0.8	
Hopley's cafe	81.3	17.5	0.8	
Pavilion	80.8	17.9	0.8	
Scout Hut Land	80.8	17.9	0.8	
Car Pk, Londis	77.5	21.3	0.8	
Hodges Garage	69.6	29.2	0.8	
Hairdresser	68.8	30.0	0.8	
Tomato Farm sales /GT	68.3	30.4	0.8	
Gt Hadham Golf Course/gym	67.9	30.8	0.8	
Jolly Wgnrs-Inn	57.5	40.8	0.8	

Summary of comments

Consider views from footpath crossing 'Wheatcroft'. Views from village & valley from southern end of Sidehill Wood on footpath near pumping station (more detail on form). Also view towards where the windmill used to be.

Village should purchase field with the lake near Dell Cottage. Use this as a community facility

Best view in area is footpath behind St Thomas's down the valley. Consider action to keep gates lower height. Wants to see more wildflowers. Community should consider cutting edges of local fields to encourage wildflowers. There should be limited public access to any new tennis courts and swimming pools

Future housing should be for local residents, not outside commuters

Views of the village from elevated land are important for the community. (sketch map shows views from Dell Cottage area, and from West of allotments)

Local spaces and community facilities are vital for the community

Don't overpopulate Much Hadham. It's beautiful.

More parking at the recreation ground, bowls, tennis clubs. Help traffic near school with a one way system (accident waiting to happen)

Do something about the Jolly Waggoners

Keep as many green spaces as possible, and clean air. We need more bins and dog poo bins

Concerns about sustainability of doctors, dentist etc. Develop Jolly Waggoners. Is B1004 sustainable as a through route if we have more development?.

Consider Much Hadham Hall and its gardens. Scope for LGS and views around the house.

Use covenants to offer homes to local people (older and younger)

L1 and L2 should be priority open green space

We need one pub- don't care which

Houses would ruin Moor Place Avenue

I am concerned about increased traffic and lack of homes for people who have lived in the village 15 years+

Recreation hut should provide a bar and social hub and be staffed to ensure wider use

Much Hadham is a village, don't make it a town

Develop the roads- don't build houses (from an 11 year old)

Don't build on the countryside

Allotments could be relocated to Barn School site to release building land. Add views that link together e.g. V2/V3/V4 that could link to L1/L2 and Nature Reserve

L6 Mission Hall Field was donated by Mrs Hunt over 100 years ago for enduring use of the community

Donor was 'Jesse Hunt'. Field is planned for maintenance by PGGTPS

Incremental development of smaller sites better than large developments (e.g. Barn School)

Parking could restrict emergency vehicles. Consider adding more bins and a monthly cleaner

There is a need for 'affordable' houses so people can remain in the village

People choose MH to live because it is a village

Developments need to be assessed to protect wildlife and rural setting

Protect rural aspects of community e.g. Moor Place entrance

Infrastructure is important e.g. roads for traffic and parking

Keep Harlow North development in the south, in low lying land

Retain Hopley's if possible. Need some form of traffic calming near Kettle Green Lane/High St intersection

If we have more houses we need more amenities, and better roads, and speed restrictions

Woods adjacent to old station should be made an LGS

Consider St Andrews pre-school. It's important to the village, and the fire station

Comments on some forms were not captured here. These comments were typically 'don't build' or 'don't spoil our lovely village' etc.