



BRAUGHING PARISH NEIGHBOURHOOD PLAN CONSULTATION REPORT



Developing our Future ~ Protecting our Heritage

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1. INTRODUCTION

The Braughing Parish Neighbourhood Plan (BPNP) team conducted a series of consultation events between 2015 and 2017 to obtain feedback from residents in Braughing and the surrounding hamlets. The purpose was to find out what was important to local people – what they wanted to retain and what they wanted to change over the next 16 years. The evidence acquired during these consultation events was used in the Braughing Parish Neighbourhood Plan document.

2. PLANNED CONSULTATION EVENTS

- Braughing Fair and Wheelbarrow Race (BFWR) stall, 22 June 2015
- Housing Survey, June 2015
- Initial open day (feedback for four interest groups), 11 July 2015
- School visits, 2 July, 22 October and 3 November 2015
- Teenage Halloween event, 31 October 2015
- Vision & Objectives plus development site feedback open day, 21 November 2015
- Local Green Spaces and Priority Views open day (plus Sunday tea), 7 February 2016
- Pre-submission open day, 28 January 2017
- Pre-submission consultation, 25 January – 5 March 2017

3. PUBLICITY

The following methods have been used to publicise Braughing Parish Neighbourhood Plan events:

3.1 Print Media

- **Braughing Parish Magazine**
This is a monthly publication distributed for a small cost to households in Braughing Parish that subscribe to it; several hundred receive this on a regular basis. It contains information on imminent events in the parish and is used as a key source of information. The Neighbourhood Plan open days and BFWR stall were advertised in advance in the parish magazine.

3.2 Posters, Leaflets and Banners

Laminated posters were produced to promote the Braughing Fair and Wheelbarrow Race (BFWR) stall, the Housing Survey and open days. These were placed in prominent places around Braughing and also outside Pearce's Farm Shop. In addition, banners were placed in the village prior to these events. Leaflets to publicise the initial open day were handed out at the BFWR stall. They were also delivered to households which had not responded to the Housing Survey within 3 weeks and banners erected near the post office and main ford reminding residents of the deadline for completion. See Appendix B for details of the posters and leaflets.

3.3 Website

A Neighbourhood Plan section has been created on the existing Braughing website. Key information such as publicity for events, presentations and minutes of steering group meetings are there for residents to view. In addition, the results of surveys were put on the website with parish council approval.

3.4 Social Media

A Facebook page was established on 14 June 2015 and has been used to raise awareness of the Neighbourhood Plan and publicise events and surveys. Neighbourhood Plan events have also been posted on 'Spotted in Braughing'.

3.5 Mailing List

The Braughing Society and Parish Council emailing lists have been used to publicise events and notify residents of important developments in the Neighbourhood Planning process.

4. BRAUGHING FAIR AND WHEELBARROW RACE STALL

4.1 Summary of the event and stall

The BFWR is an annual event attended by at least 2,000 people. At the 2015 event on 20 June a stall provided information about the Neighbourhood Plan, both in the form of leaflets and by members of the Neighbourhood Plan team who answered questions. It also publicised the imminent open day (see section 6). Attendees used coloured post-it notes (green for under-18s, yellow for 18-60, pink for over-60s and orange for those from outside the parish) to provide feedback on 3 pertinent questions:

- What do we need to protect?
- What do we need to develop for the future?
- What benefits should new development bring to the community?

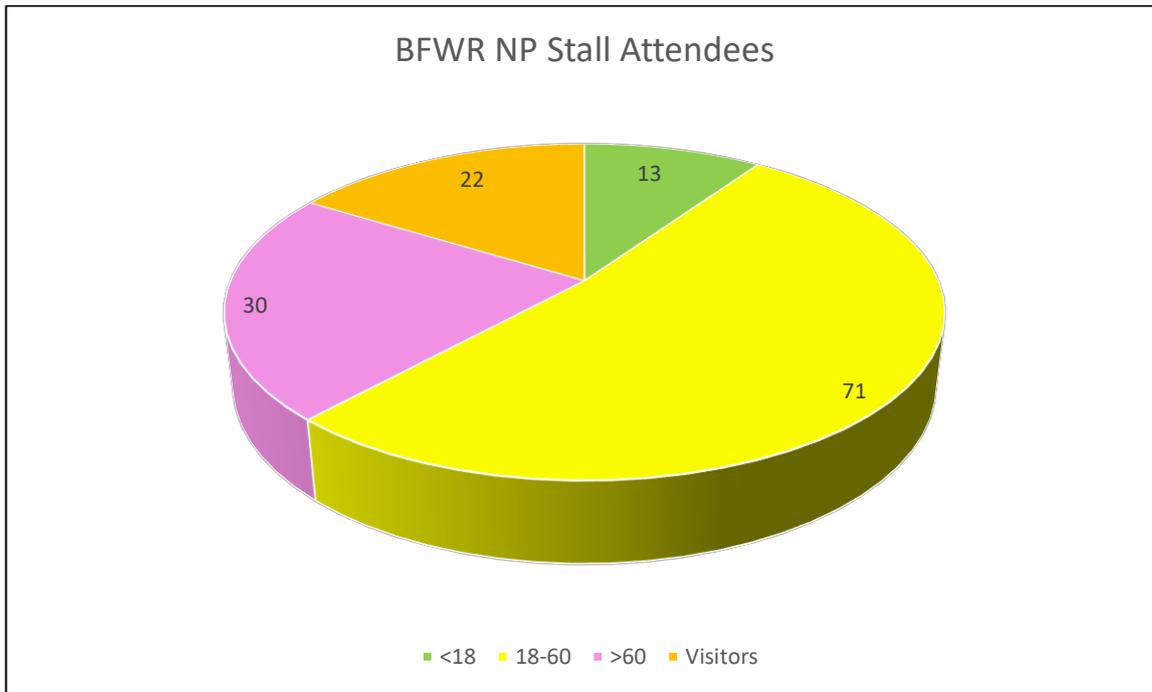


4.2 Publicity for the event

Neighbourhood Plan presence was publicised in advance via an advert in the Braughing parish magazine and via posters and banners around the parish; it was also promoted at Braughing Parish Council meetings. On the day, there were regular reminders on the central PA system. Members of the team wore Neighbourhood Plan T-shirts with logos front and back.

4.3 Outcome of the event

A total 136 people gave their views, as detailed in the pie chart below. Note: all charts are keyed to show the age range of those answering the questions, except for those from outside the parish, who were not age-classified.

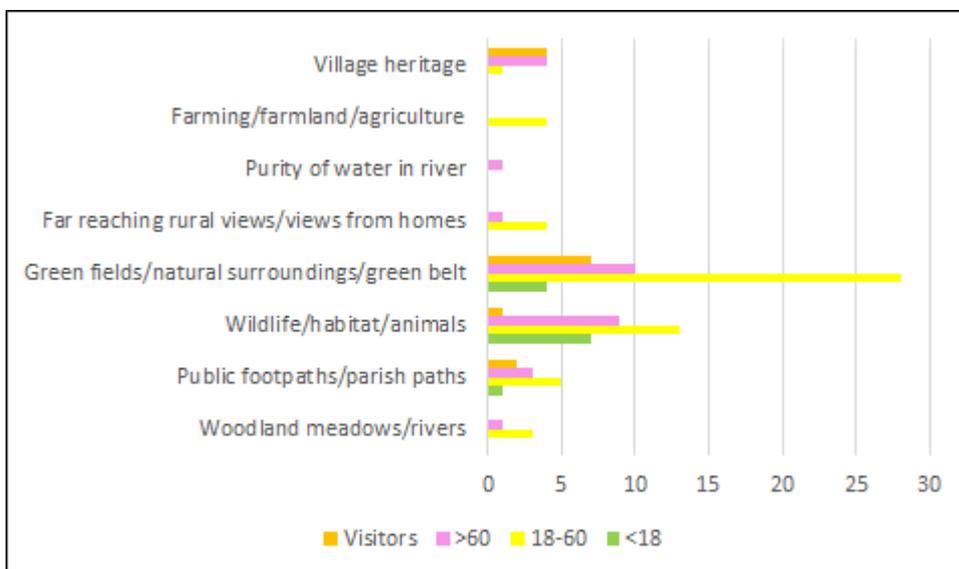


Between them they provided a total 546 comments summarised below after grouping by the Neighbourhood Plan interest teams.

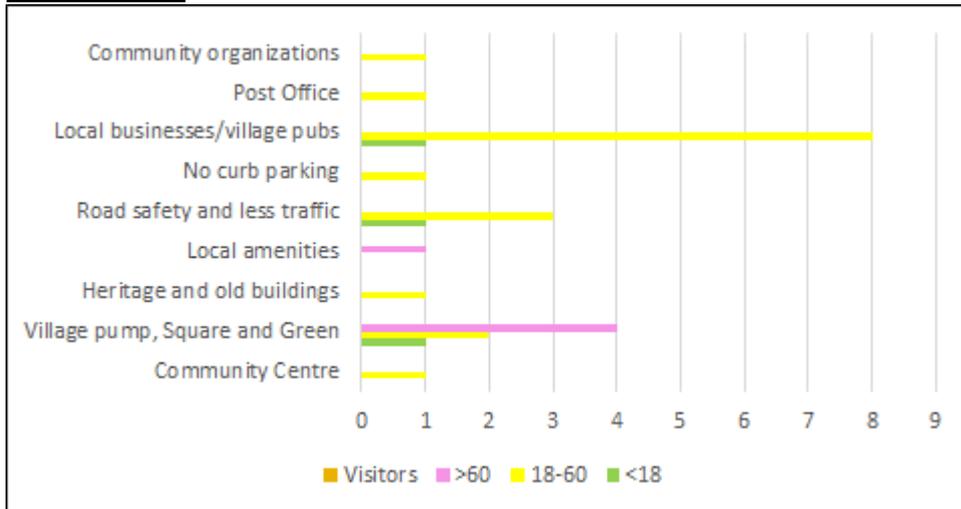
4.3.1 Feedback on question 1 - WHAT DO WE NEED TO PROTECT?

A total 218 comments were received, sub-divided and detailed in the accompanying charts:

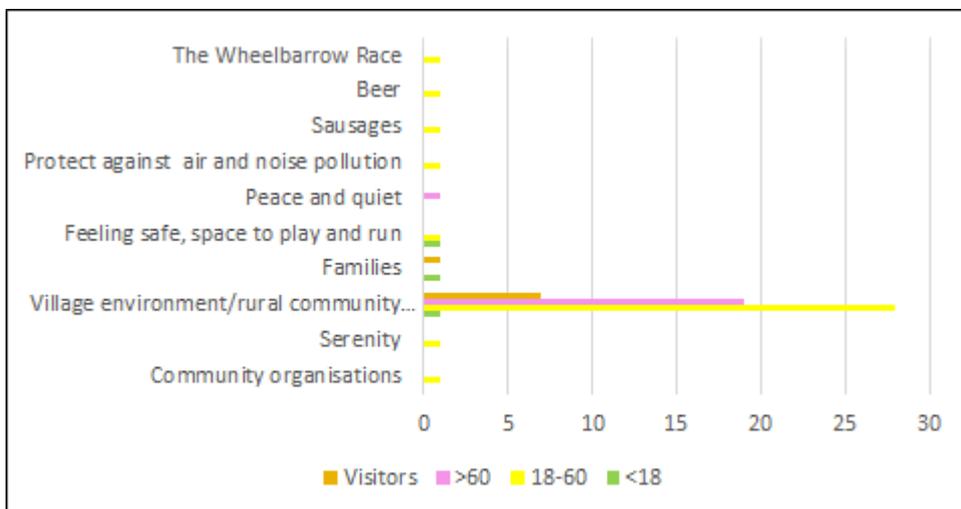
Conservation and Environment – 113 comments



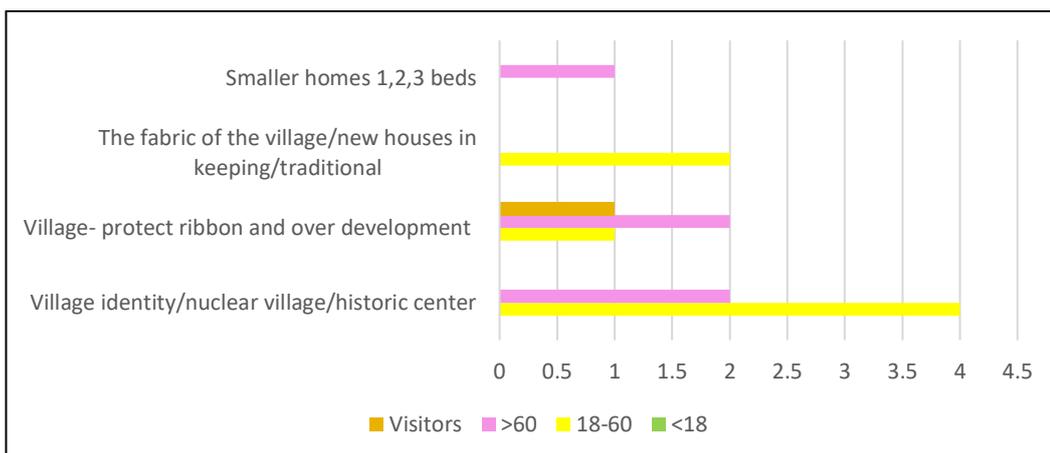
Infrastructure – 26 comments



Well-being – 66 comments



Housing – 13 comments



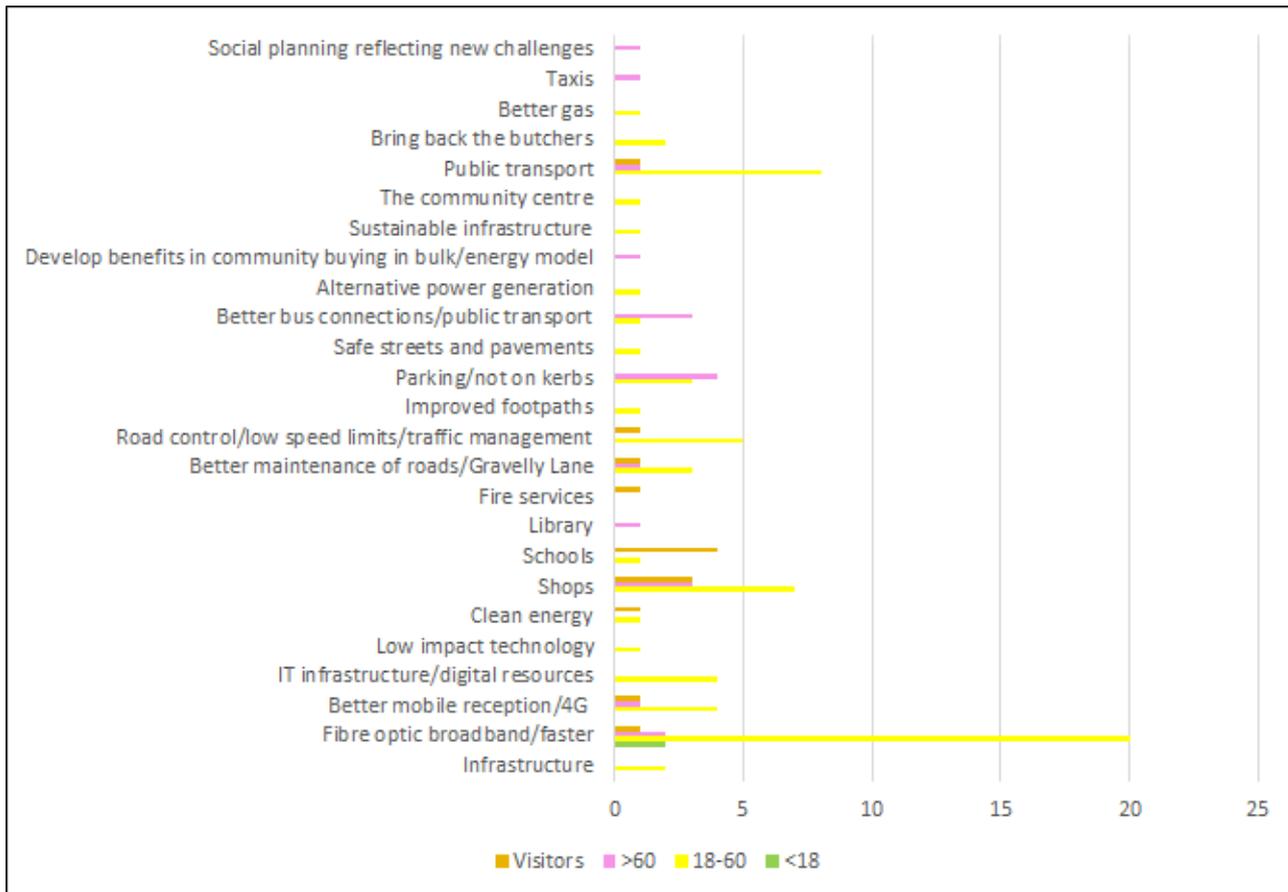
4.3.2 Feedback on question 2 - WHAT DO WE NEED TO DEVELOP FOR THE FUTURE?

A total 176 comments were received, sub-divided and detailed in the accompanying charts:

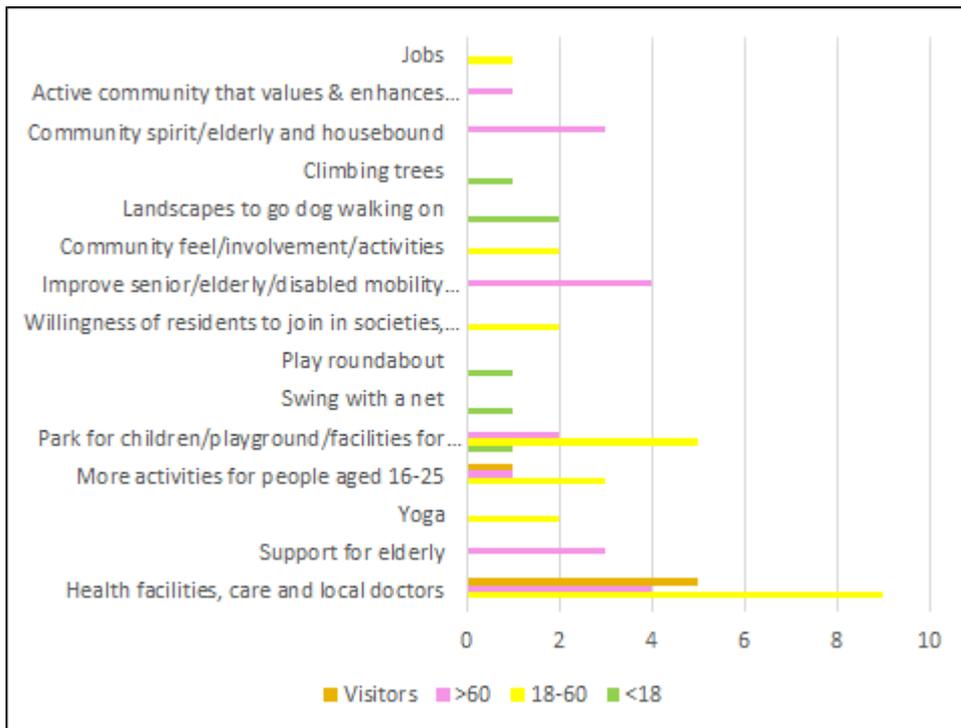
Conservation and Environment – 8 comments



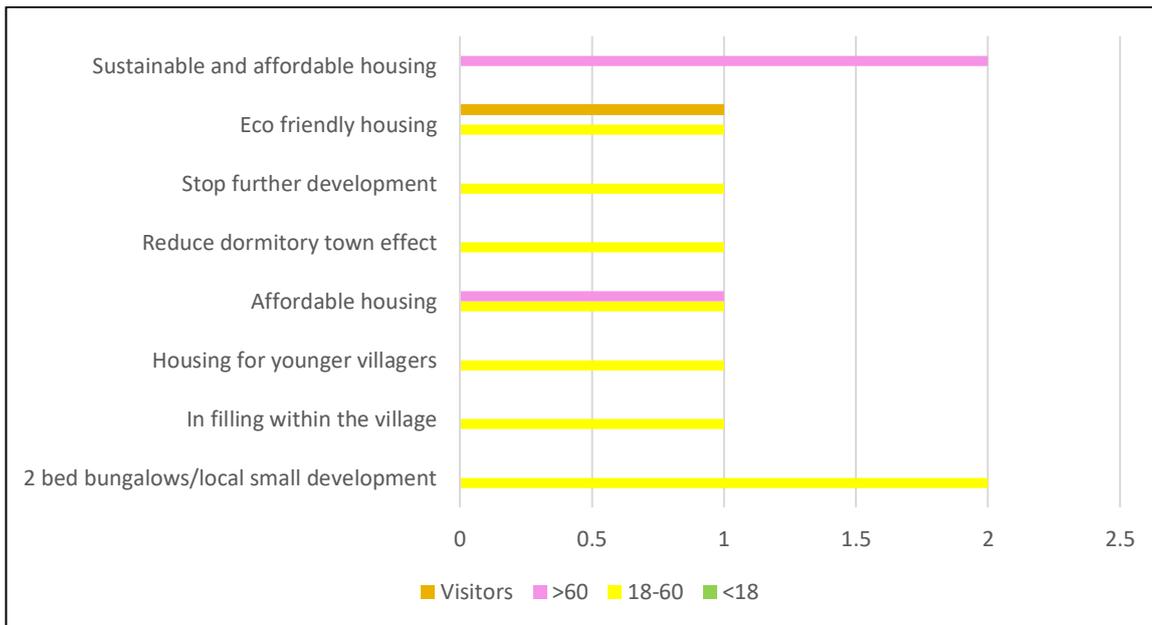
Infrastructure – 103 comments



Well-being – 53 comments



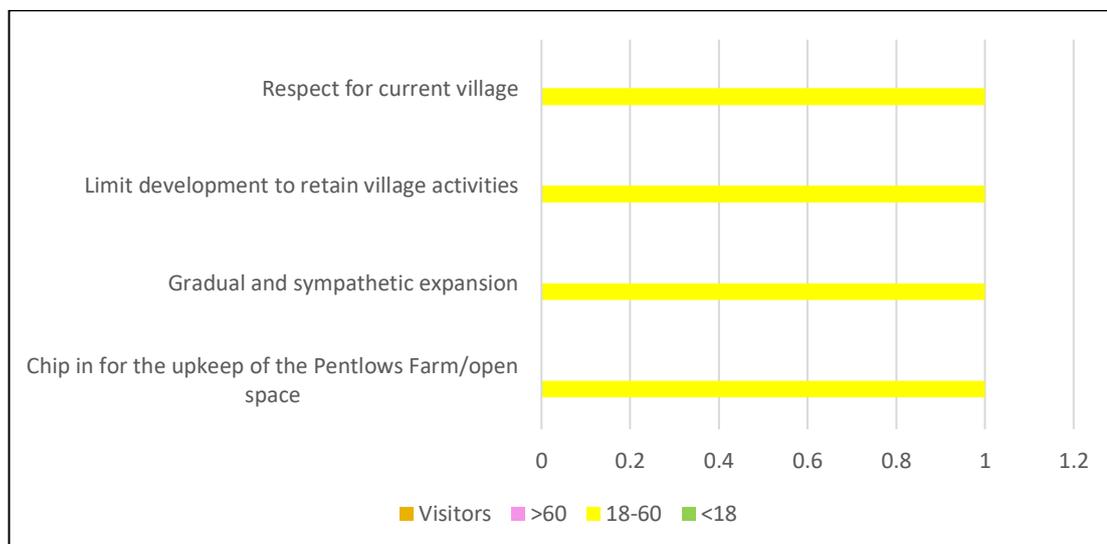
Housing - 12 comments



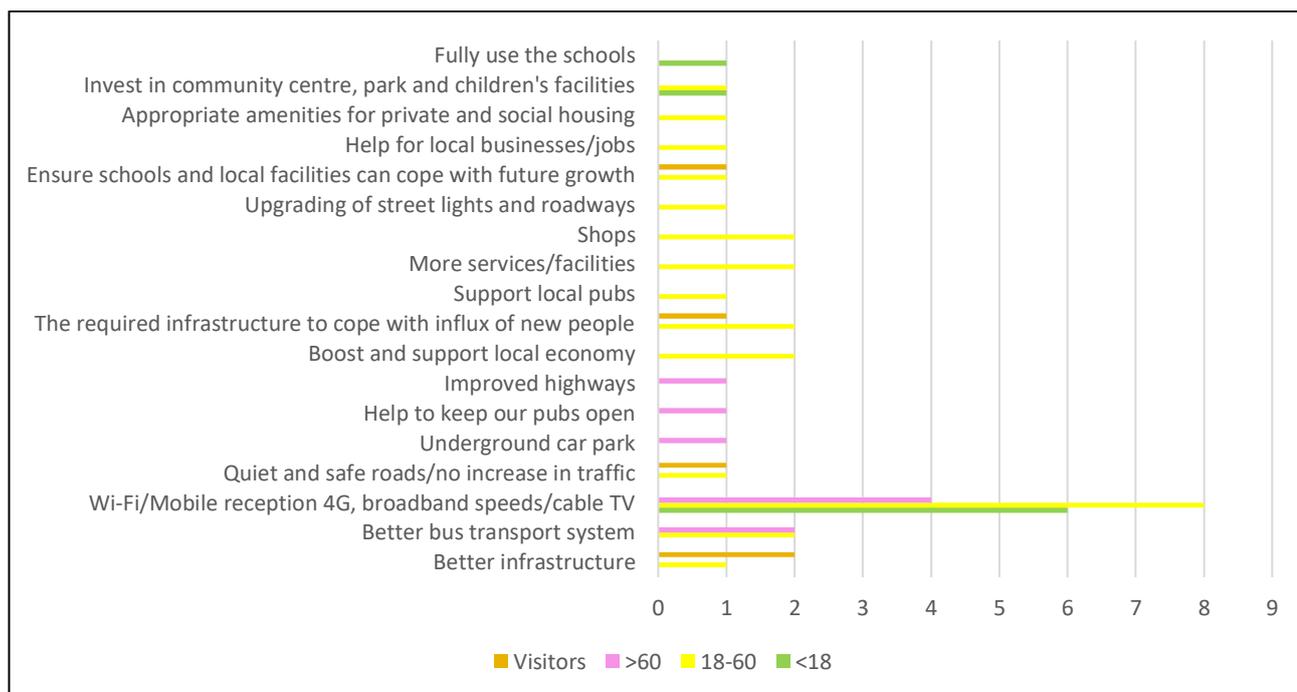
4.3.3 Feedback on question 3 - WHAT BENEFITS SHOULD NEW DEVELOPMENTS BRING TO THE COMMUNITY?

A total 149 comments were received, sub-divided and detailed in the accompanying charts:

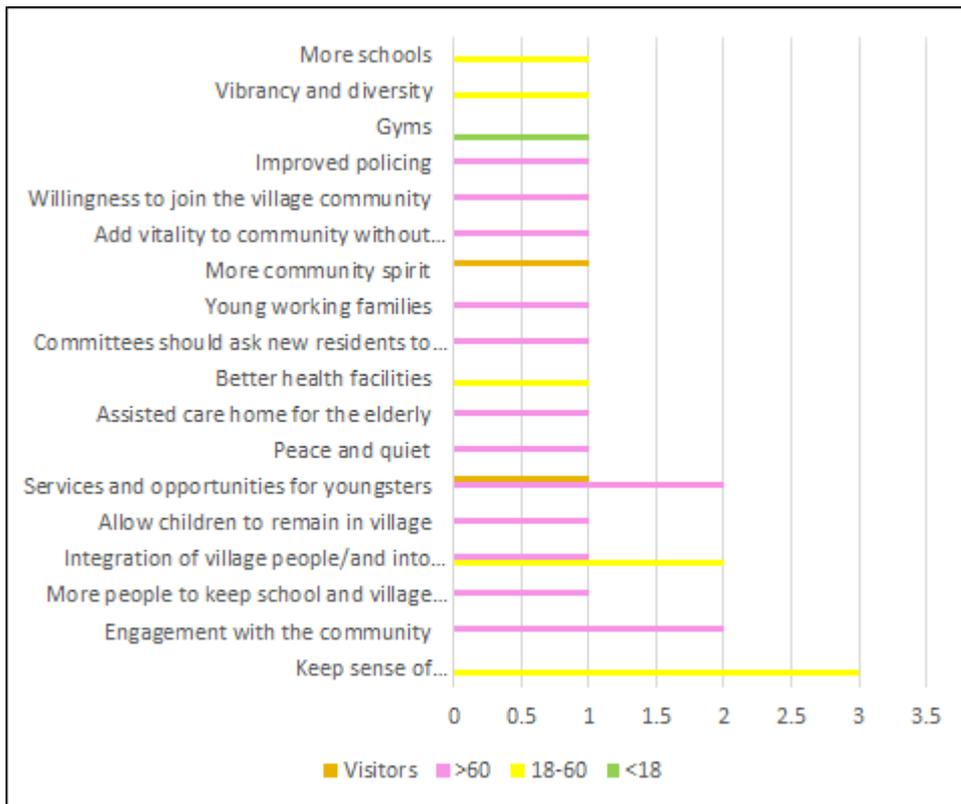
Conservation and the environment – 4 comments



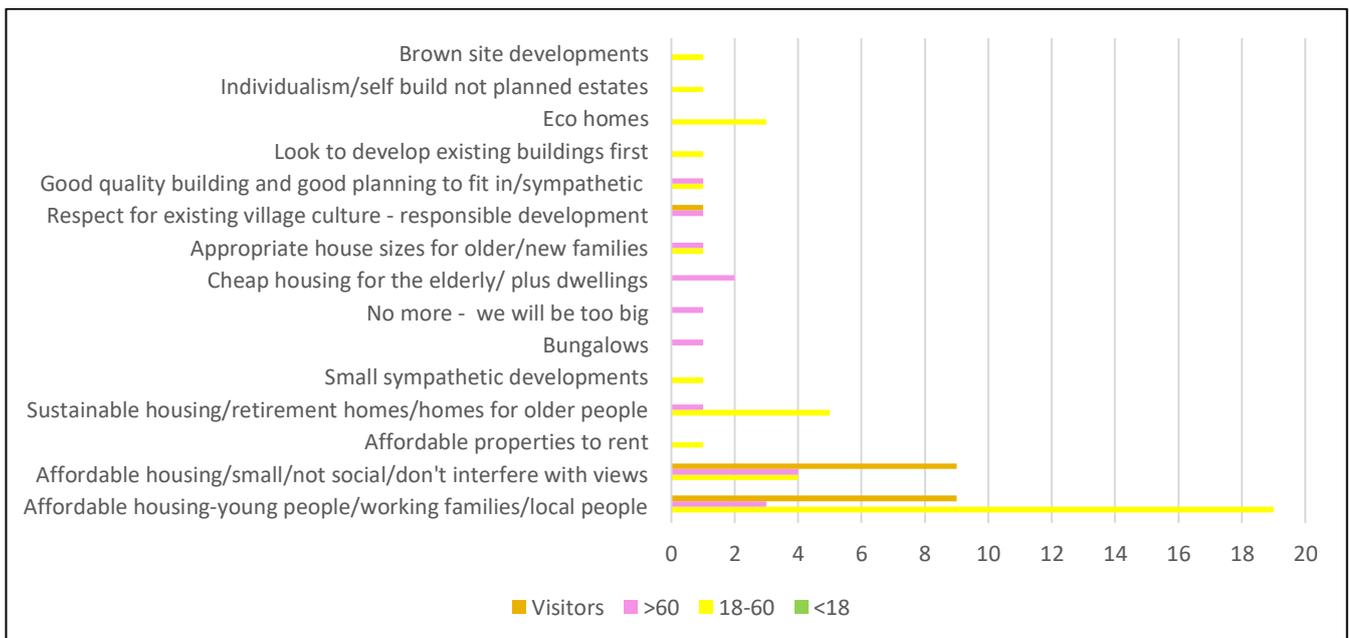
Infrastructure – 48 comments



Well-being - 25 comments



Housing – 72 comments



Note: there were several other comments that did not fit into our categories.

5. HOUSING SURVEY

5.1 Survey Summary

A survey questionnaire was put together during April and May 2015; it included questions relating to the environment, infrastructure and well-being as well as housing itself.

An external survey company, Skillset, was commissioned to validate the questions and administer the survey (both online and hard-copy), then to collate the results and produce a report of the findings.

A hard copy of the survey was hand-delivered to every household in the parish during the first two-three days of June 2015; details of where the survey could be completed online were provided in the letter that accompanied it as well as designated drop-off points for hard copy responses.

Skillset recommended initially that we set a tight deadline (two weeks) for survey completion and extend it with reminders, reasoning that this would generate a better response than stipulating a four-week time span from the outset.

During the following month, completed hard copies of the survey deposited at the designated collection points in the main village – the post-office and three pubs – were picked up and posted to Skillset who entered the results into its system manually. Online responses received were processed automatically.

5.2 Survey Publicity

The survey was publicised in the parish magazine, by posters around the main village, by banners near the post office and main ford and at the Braughing Fair and Wheelbarrow Race stall.

After two-three weeks, email reminders were sent to the lists held by the parish council and the Braughing Society. In addition, after three weeks there was a review of responses to date and areas of the parish identified where they had been low. This resulted in households in these areas being targeted with leaflets and doorstep calling by members of the Neighbourhood Plan team so as to get the best possible response.

5.3 Survey Response

A total 50% of the parish responded to the survey, roughly half completing it online.

The survey questions and report are detailed in the Housing Survey Report, a summary of which is available in the Neighbourhood Plan section of the Braughing website.

6. SCHOOL VISIT – RALPH SADLEIR (GENERAL FEEDBACK)

6.1 Summary

Ralph Sadleir is a middle school for children aged 9-13 in the neighbouring village of Puckeridge. The majority of children from Braughing parish in this age group attend the school.

A visit was made to Ralph Sadleir on 2 July 2015 by two members of the Braughing Parish Neighbourhood Plan team and one from the Standon & Puckeridge Neighbourhood Plan team. A total 150 children took part from across the two parishes, split into four groups.

A brief summary about the Neighbourhood Plan was provided in a short assembly to all the children with an explanation of what it was and why we needed their feedback on what they liked, what they wanted to keep in their villages and what they didn't like or wanted to change. The children were then split up into four separate classes where they gave feedback to a teacher, based on five questions (detailed below); their comments were captured via post-it notes and flip charts.

1. What do you dislike about living in your village?
2. What do you enjoy most about living in your village?
3. What are your favourite parts of your village and the surrounding area which you would like to keep or protect?
4. What new things would you like to see in your village?
5. Do you think you'd like to continue living in your village when you're an adult? If so, what changes do you think you'd like to see to help you do that?

6.2 Feedback Summary

The feedback was captured and transferred to a spreadsheet and is summarised below, having been grouped by the interest teams.

It is recognised that a few areas where children wanted change are probably inappropriate to small, rural villages, but the feedback has been captured for the record. However, in the main, most of the children liked living in a rural village and their feedback had much in common with that of adults, captured in the survey and first open day.

Children and staff were generally enthusiastic about getting involved in influencing the future of their villages and a subsequent visit was arranged to do a town and country planning exercise with them as part of their curriculum.

The table below captures key areas that children liked and wanted to keep.

Positive aspects/things to keep
Environment/conservation
Woods
Open spaces
Ford
Lots of different wildlife
Footpaths
Varied countryside & fields - need to keep & not build on
The Bone
Infrastructure
Quiet roads
Small shop
Pubs
Housing
Old fashioned buildings
Mix of buildings
Wellbeing
Peace & quiet
Not overcrowded
Not polluted
Close to friends
Safe to play outside
Play areas
Local events
Easy to get to school

The table below details areas that children didn't like, as well as changes they would like to see.

Negative aspects/changes
Environment/conservation
Dog mess not picked up
Infrastructure
Want wider pavements
Want better school facilities
Want places to eat - chips, fast food, restaurants, café
Parking problems
Too many cars speeding
Want more shops incl. clothes shop
Want better phone signal
Want better internet
Want more regular buses
Housing
Play space being taken up by houses
Houses too close together
Need affordable housing/flats
Too many houses planned; don't want more houses, particularly modern ones
New houses too expensive
Wellbeing
Need more things for older children
More cycle paths incl. one between Braughing & Standon
Introduce geocaching - fun way to get outside & enjoy countryside
High prices
Not much to do
Better park incl. more suitable for older children
Growing population; want to keep as village not town
Would like sports hall/leisure centre/youth centre
Would like swimming pool
Bigger doctors surgery
Would like library
Would like cinema

7. INITIAL OPEN DAY – GENERAL FEEDBACK

7.1 Open Day Summary

This, the first of three, was on Saturday, 11 July 2015, 11am – 3pm, in the Church Hall.

Four of the Neighbourhood Plan interest groups, each posing 10 questions to those attending, had stands. The interest groups were: Conservation & Environment; Housing; Infrastructure; Wellbeing.

On arrival, those attending completed a registration that pinpointed their location (within/outside the parish) and age group (<18, 18-60 and >60). Each was given post-it notes on which to answer questions and make comment in a colour that represented their age/domicile group - green for under-18s, yellow for 18-60, pink for over-60s and orange for those from outside the parish. These post-it notes were stuck on to feedback boards at the relevant interest group stand, containing not only answers to posed questions for each topic, but comments of a more general nature.

Each interest group stand was manned by members of the team wearing the distinctive neighbourhood plan T-shirts with the village logo, who were there to answer questions and talk about their individual groups.

A presentation detailing the overall purpose of the Neighbourhood Plan and providing details of each of the interest groups was displayed at the front of the hall, slides updating automatically. Periodically this was changed to show a general animated presentation about the aims and objectives of neighbourhood plans.



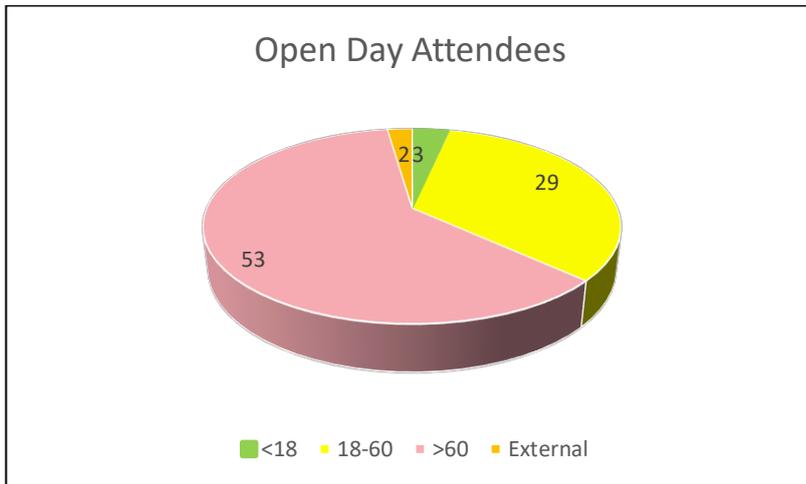
7.2 Publicity for the Open Day

Promotion for it began several weeks beforehand, by leaflets, posters and banners around the village, and in the parish magazine. It was also publicised via the Braughing Fair and Wheelbarrow Race stall (see section 3). A reminder went to those on the Braughing Society and Braughing Parish Council email distribution lists and it was promoted on the Face Book pages of both the Braughing Neighbourhood Plan and 'Spotted in Braughing'.

Both presentations shown on the open day were subsequently placed in the Neighbourhood Plan section on the main Braughing website.

7.3 Open Day Outcome

In all, 87 people attended the event as sub-divided in the pie chart below. They provided a total 1,383 comments.

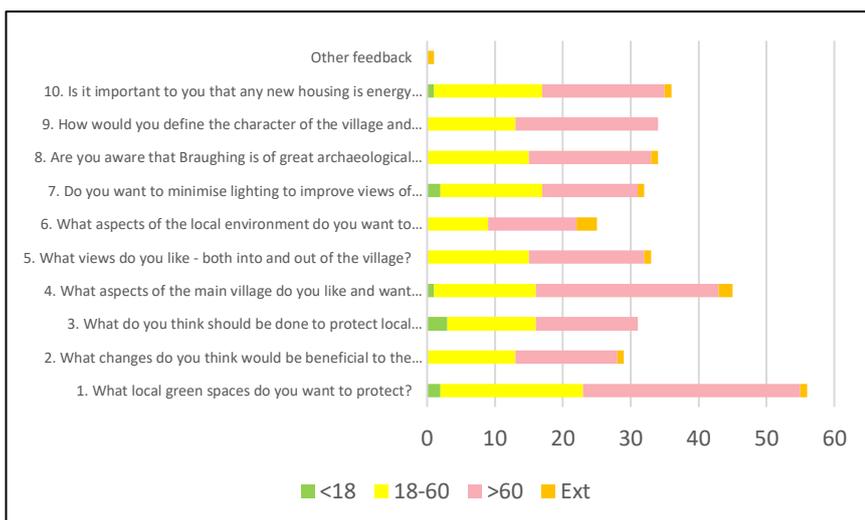


7.3.1 Summary of feedback from the Conservation & Environment group

The 10 questions asked by this group were:

1. What local green spaces do you want to protect?
2. What changes do you think would be beneficial to the local environment?
3. What do you think should be done to protect local wildlife?
4. What aspects of the main village do you like and want to preserve?
5. What views do you like - both into and out of the village?
6. What aspects of the local environment do you want to protect?
7. Do you want to minimise lighting to improve views of the night sky and minimise harm to nocturnal animals?
8. Are you aware that Braughing is of great archaeological significance? What should be done to protect sites?
9. How would you define the character of the village and what aspects do you want to preserve?
10. Is it important to you that any new housing is energy efficient (passive building design)?

A total 356 comments were received, summarised below.



Conservation & Environment Summary

Most people love the current character of the village, particularly the green spaces, river, rural environment and historic buildings. They want to protect many of the existing views, within and out of the village, and to prevent building on archaeological sites or wildlife habitats; most thought that new buildings should be energy efficient and kept to a minimum; most wanted to minimise lighting.

Key areas for improvement:

- More litter & dog poo bins
- Raise awareness of local wildlife and create margins for them around fields

Infrastructure related improvements:

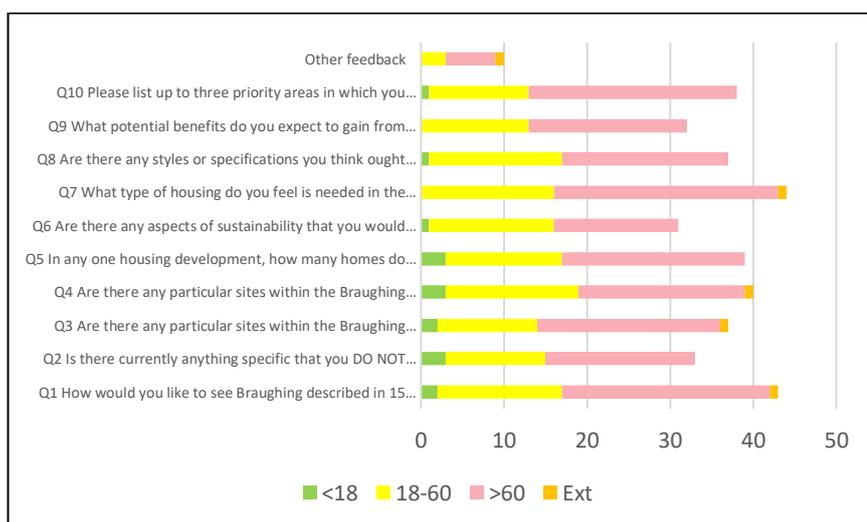
- Speed restrictions, particularly on B1368, and a curb on lorry traffic; vehicle width and weight limits on most lanes

7.3.2 Summary of feedback from the Housing group

The 10 questions asked by this group were:

1. How would you like to see Braughing described in 15 years' time?
2. Is there currently anything specific that you DO NOT like about living in the Parish?
3. Are there any particular sites within the Braughing parish which you think are particularly suitable for housing development?
4. Are there any particular sites within the Braughing parish which you think should NOT be developed for housing?
5. In any one housing development, how many homes do you think would be most appropriate to meet the need for housing in Braughing?
6. Are there any aspects of sustainability that you would like to see being included in the housing element of the Neighbourhood Plan, e.g. solar panels, grey water, etc?
7. What type of housing do you feel is needed in the parish, e.g. flats for first time buyers, sheltered accommodation for the elderly, affordable, rented, large family, etc?
8. Are there any styles or specifications you think ought to be placed on developments e.g. traditional, number of storeys, external building material, off-road parking spaces, etc?
9. What potential benefits do you expect to gain from future housing developments?
10. Please list up to three priority areas in which you think future investment should be targeted, e.g. roads, community centre, play areas, shops, youth facilities, businesses, etc.

A total 384 comments were received, summarised below.



Housing Summary

Most wanted any development to be in groups of < 10 houses and to be for the elderly or in the small/affordable category. Houses should be in traditional style, in keeping with current properties and each should have at least two off-road parking spaces. There were mixed views on sustainable development, some wanting solar panels and others actively opposed to them.

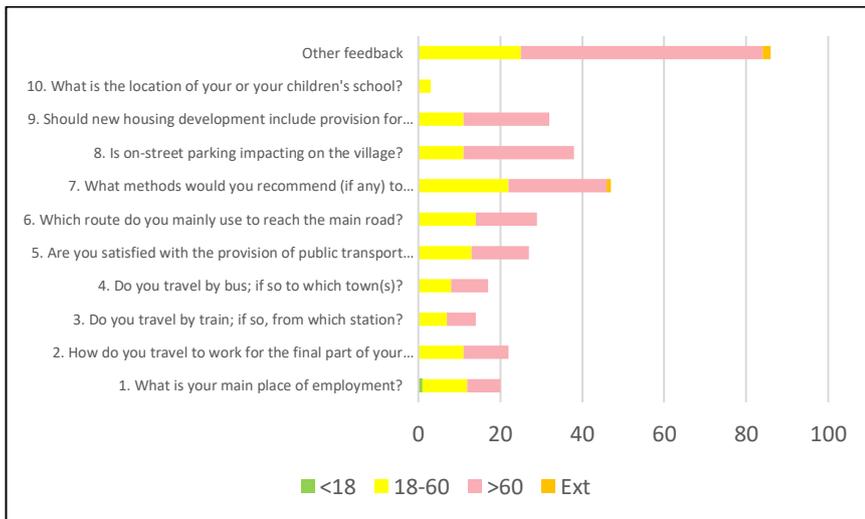
Key areas to avoid for housing development were all greenfield sites, the Dicken Croat field especially, but there were some suggestions of where development could take place. These included the old barn at the bottom of Friars Rd, sites to the north-west of the B1368, the railway area and the site of the former butcher’s shop.

7.3.3 Summary of feedback from the Infrastructure group

The 10 questions asked by this group were:

1. What is your main place of employment?
2. How do you travel to work for the final part of your journey?
3. Do you travel by train; if so, from which station?
4. Do you travel by bus; if so to which town(s)?
5. Are you satisfied with the provision of public transport in Braughing; if not what changes would you recommend?
6. Which route do you use most often to reach the main road?
7. What methods would you recommend (if any) to reduce speeding in the village?
8. Is on-street parking impacting on the village?
9. Should new housing development include provision for off-street parking for a minimum two cars?
10. What is the location of your children's school?

A total 335 comments were received, summarised below.



Infrastructure Summary

The main issues raised were to do with roads (speeding, lorries, road maintenance/drainage); poor mobile signal and broadband; low standard of pavements; and inadequate public transport (not used widely because services run at inconvenient times). All wanted to keep the village shop and pubs and a number wanted extra shops.

Key areas for improvement:

- Traffic calming measures - many different ones suggested

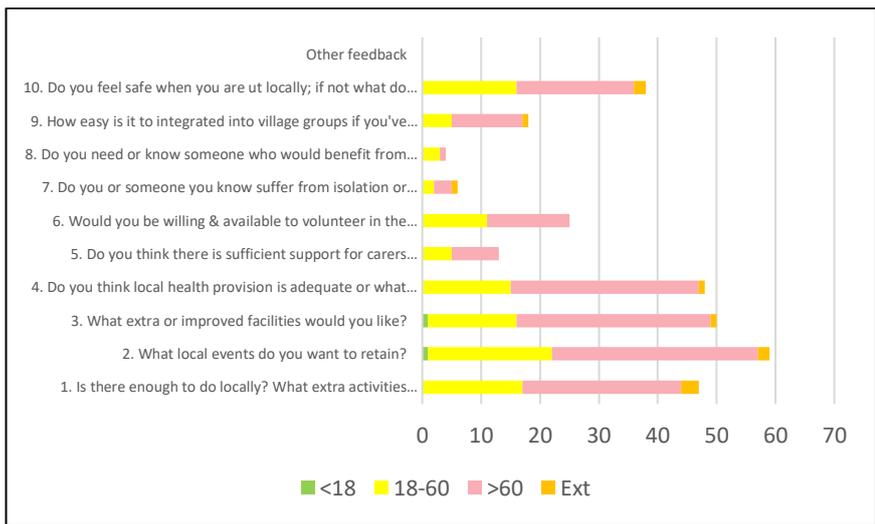
- Better mobile signal and faster broadband
- More frequent buses
- Restriction of lorries on B1368; vehicle width and weight limits on most lanes
- More parking for visitors - a village car park
- Improve sewage facilities to prevent pollution of the Quin
- Improve or introduce pavements, including on the B1368 and Malting Lane
- Change Malting Lane and Stortford Lane to one-way

7.3.4 Summary of feedback from the Wellbeing group

The 10 questions asked by this group were:

1. Is there enough to do locally? What extra activities would you like to be available?
2. What local events do you want to retain?
3. What extra or improved facilities would you like?
4. Do you think local health provision is adequate or what improvements would you like to see?
5. Do you think there is sufficient support for carers locally? Would you know where to go to get help?
6. Would you be willing and available to volunteer in the local community? If so, what could you help with?
7. Do you, or someone you know, suffer from isolation or depression; if so, what help do you think can be provided locally?
8. Do you need or know someone who would benefit from companionship?
9. How easy is it to integrate into village groups if you've lost a partner and what do you think would help?
10. Do you feel safe when you are out locally; if not, what do you think would help?

A total 308 comments were received summarised below.



Wellbeing Summary

Many people thought Braughing a wonderful, friendly and very safe place to live with the added bonus of being surrounded by lovely countryside and with a good range of local events, all of which they want to retain to preserve the village ethos. A number were willing to volunteer (or already do so), but a method of matching need to supply is required. The main area of concern is local health provision.

Key areas for improvement:

- More to do: activities for children and young people, use of hall for bingo/ quizzes for over 60s, yoga, wildlife walks (without dogs)
- Extra facilities: cycle paths, better footpaths, more opportunities and places for young people to meet, more litter bins

- Health provision: most thought it inadequate, or soon would be, suggesting that improvements could be made by expanding Puckeridge surgery (with better parking), introduction of a mobile surgery and ensuring that hospitals at Hertford and Bishop's Stortford are retained. Transport to and from hospital for those without cars was another issue mentioned.

8. SCHOOL VISIT – RALPH SADLEIR (TOWN & COUNTRY PLANNING)

8.1 Summary

A follow-up visit was made to Ralph Sadleir on 22 October 2015 to assist with a town and country planning exercise, part of the national curriculum. It was seen as an ideal opportunity to link it to the Neighbourhood Plan by using Braughing as an example, enabling pupils to discuss specific issues relating to their neighbourhood.

The BPNP planning consultant, who is a town planner, was accompanied by another member of the team and, with the support of the head of geography, led two year-7 classes (one with 26 pupils, the second with 25). The Neighbourhood Plan process was explained, pupils then being asked to provide in team exercises their views on various potential housing development sites.

8.2 Team Exercise

Each class was divided into four groups of 6-7, each being given a different potential site. They were provided with a list of key questions about the site, including the grid reference and various factors influencing its development potential including footpaths, listed buildings, conservation, site access and current use. They were asked to determine the number of dwellings appropriate to each site, what sort they should be and for what type of occupancy. Several different types of map – ordnance survey, footpaths, ecology and specific maps of Braughing – were used to help reach conclusions.

Using a large-scale map of Braughing village, each group was also asked to identify other sites where development might take place and mark them on the map accordingly.

Pupils working on the exercise



Afterwards, the conclusions that they reached were collected for subsequent collation by the planning consultant and are detailed in appendix D, along with the questionnaire used.

9 HALLOWE'EN FUN DAY

9.1 Summary

A 'fun day' was arranged on 31 October 2015, targeting especially teenagers who it was felt were under-represented at other events. The theme was Halloween and attendees were encouraged to provide feedback on the Neighbourhood Plan with the reward of treats. The event was held in two of the village pubs.

9.2 Fun Day Outcome

A total 110 comments were received, 90% of which were from under 18s.

10. SCHOOL VISIT – JENYNS

10.1 Summary

Jenyms is a small primary school situated in the centre of Braughing village for children aged 4 to 9. Most children from the village in this age group attend.

A visit was arranged on 3 November 2015 to get feedback from the children, both in group oral sessions within their classes and by means of pictures, showing what they liked and disliked about where they live. Three sessions were held, one for each class – 4-5 year-olds, 5-7 year-olds and 7-9 year-olds. Two members of the neighbourhood plan team were involved in the visit.

10.2 Feedback

Each class group was first given a simple explanation of the Neighbourhood Plan. Pupils were then asked what they liked or disliked about Braughing and what they wanted to change. Some of the feedback was captured on a flip chart while other comments were written by pupils themselves and collected afterwards. They were also encouraged to draw pictures of the sort of things they would like to see in Braughing.

Asked what a village was, they gave the following definitions:

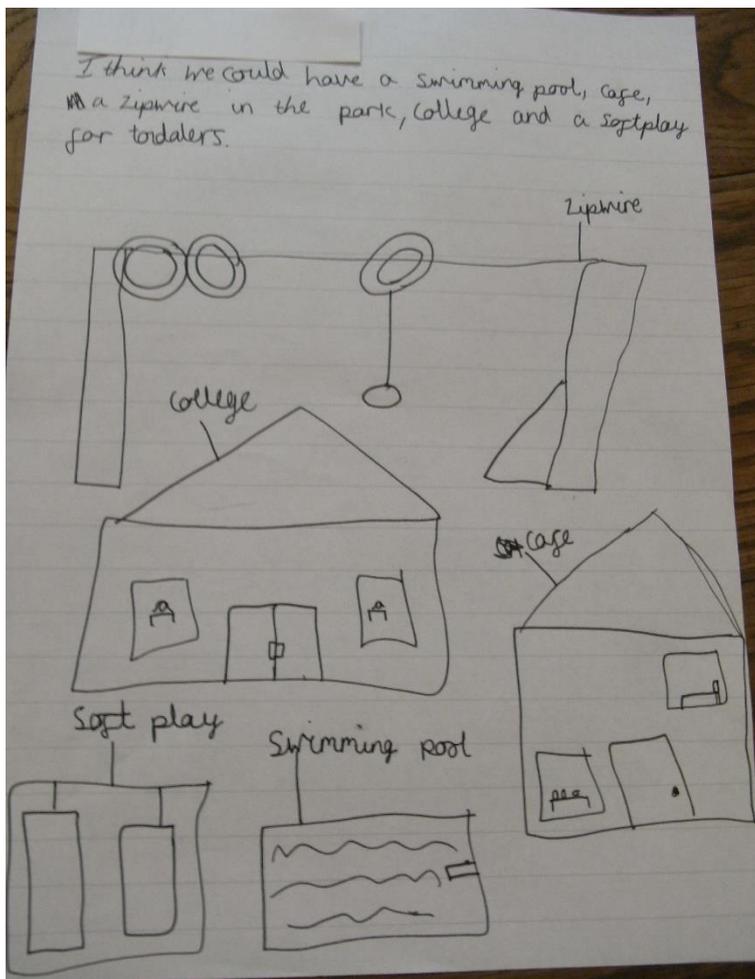
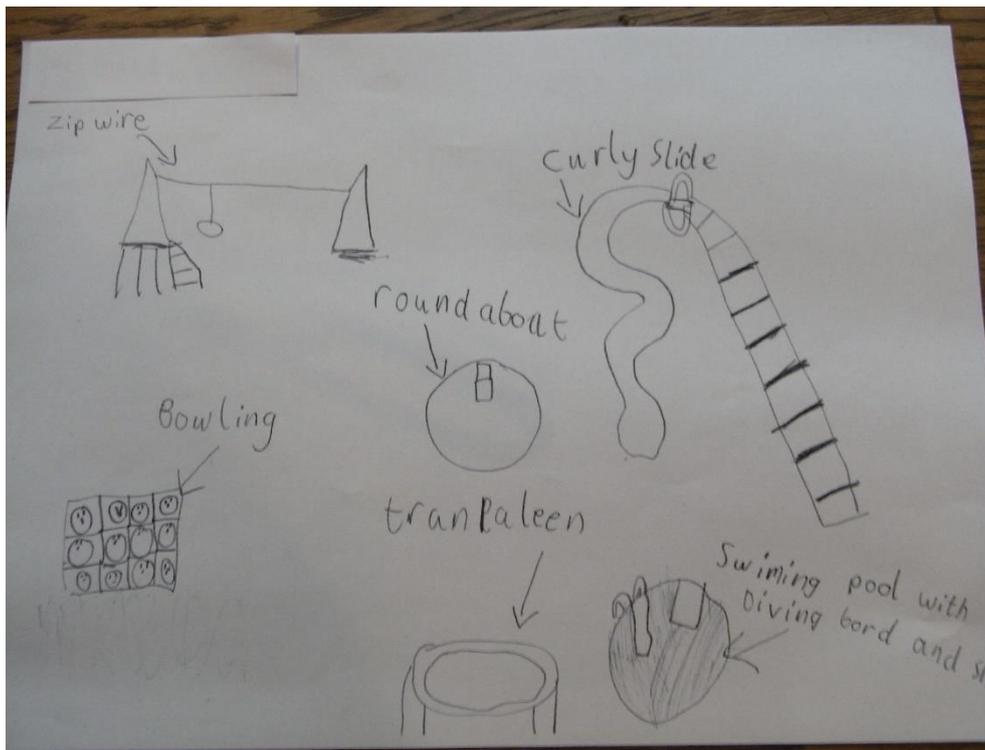
- It's called Braughing
- A little world
- A little town in the countryside
- A place where there are lots of pretty houses
- A friendly community

Things they liked	Things they didn't like
<ul style="list-style-type: none">• Lots of things to do	<ul style="list-style-type: none">• Dog poo doesn't get collected
<ul style="list-style-type: none">• The playground	<ul style="list-style-type: none">• Too much litter
<ul style="list-style-type: none">• The village shop	<ul style="list-style-type: none">• Shop too small/not enough healthy food
<ul style="list-style-type: none">• Going to friends' houses	<ul style="list-style-type: none">• Houses dirty on the outside
<ul style="list-style-type: none">• Riding a horse in the fields	
<ul style="list-style-type: none">• You can get to places without walking too far	
<ul style="list-style-type: none">• Football nets in the playing fields	
<ul style="list-style-type: none">• Sweet shop	

Some of the things that the children said that they wanted:

- Improvements to the playground, to include a seesaw, zip-wire and curly slide
- A coffee shop
- An art shed for children
- A village museum/nature museum
- Cycle paths
- A local children's football team
- A music house
- Houses they can live in when they are older
- Bowling
- Cinema
- Indoor sports centre
- Extra shops, including a bakery, hairdressers, garden centre
- College for teenagers so they don't have to leave the village
- A restaurant
- Local doctor
- Local vet

Below are some pictures drawn by the children



11. OPEN DAY – VISION & OBJECTIVES AND DEVELOPMENT SITES

11.1 Summary

A second open day was held on Saturday 21 November 2015 from 11am – 3pm in the Church Hall.

There were two main points of focus for this event:

1. To provide information about potential development sites and the methodology used to determine these sites. A large storyboard was laid out across a section of the hall describing how the development site criteria were established and how the various sites around the parish had been assessed against them. Feedback forms enabled residents to say whether they agreed or disagreed with the short-list of sites which met the criteria.
2. To obtain feedback on the proposed Vision and Objectives for the Neighbourhood Plan, again by means of a feedback form.



Representatives from all the Neighbourhood Plan interest groups, each wearing distinctive T-shirts with the Neighbourhood Plan logo, were available to answer questions about the development sites and objectives.

Those attending registered on arrival, providing details of their location (from within/outside the parish) and age group (<18, 18-60 and >60). Each was given a feedback form asking whether they agreed or disagreed with the Vision and Objectives statements and with the five proposed development sites. For the latter, a ranking from 1-5 was also requested. Feedback forms were handed in on leaving.

In addition to the main focus, some information was provided about Local Green Spaces and Priority Views by the Environment team. This included a definition of terms used, but not examples. Attendees were invited to provide feedback on sites and views they wanted to protect in the form of post-it notes in a colour that represented their demographic group (green for under-18s, yellow for 18-60, pink for over-60s and orange for those from outside the parish).



11.2 Publicity for the Open Day

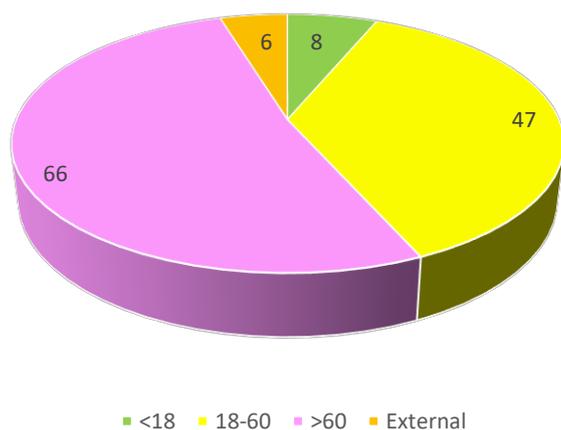
The Open Day was advertised in the parish magazine, by email to the Braughing Society and Braughing Parish Council distribution lists and on both the Braughing Neighbourhood Plan and 'Spotted in Braughing' Face Book pages. In addition, leaflets about the event were hand-delivered to every household in the parish.

For those unable to attend, a summary of the key parts of the development sites storyboard were made available online and on the main parish noticeboard. Blank feedback forms were available from the post office and completed forms could be returned to a sealed box there, from where they were collected daily by the Neighbourhood Plan chairman.

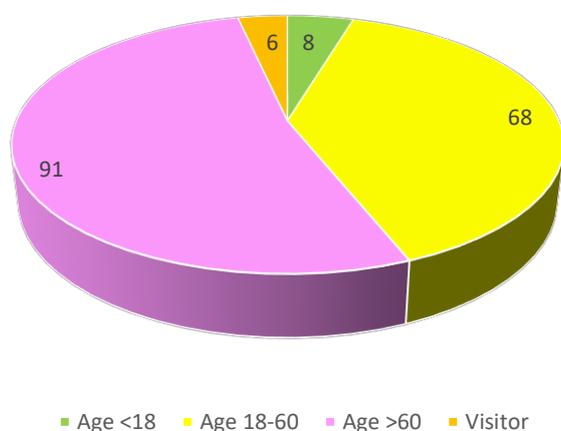
11.3 Open Day Outcome

A total 127 people attended the open day and provided feedback. A further 46 filled in feedback forms in the two weeks immediately following, to make a total 173 forms received.

Open Day Attendees



Feedback form age breakdown

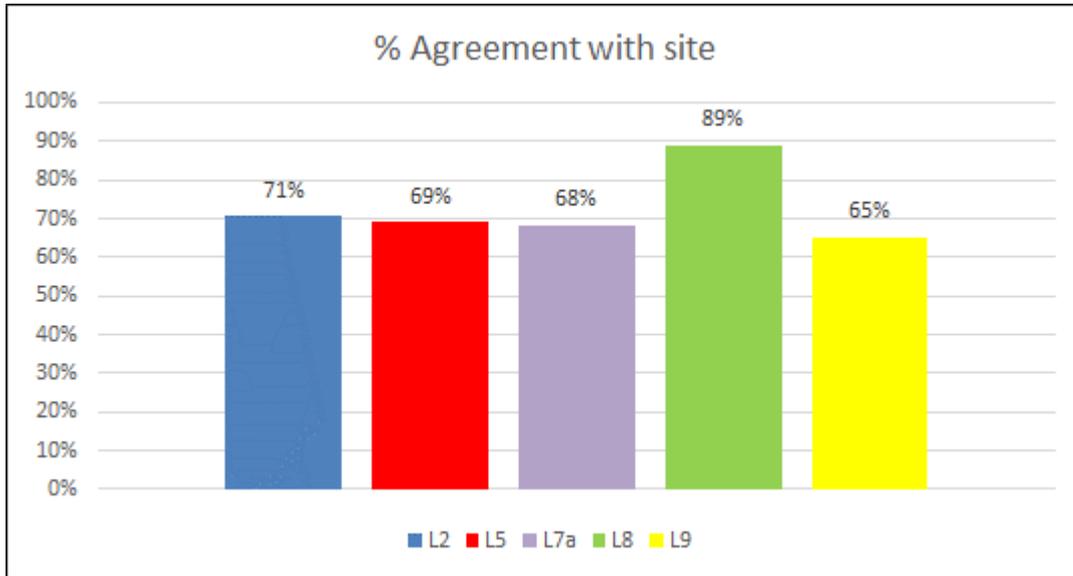


Development Site Feedback

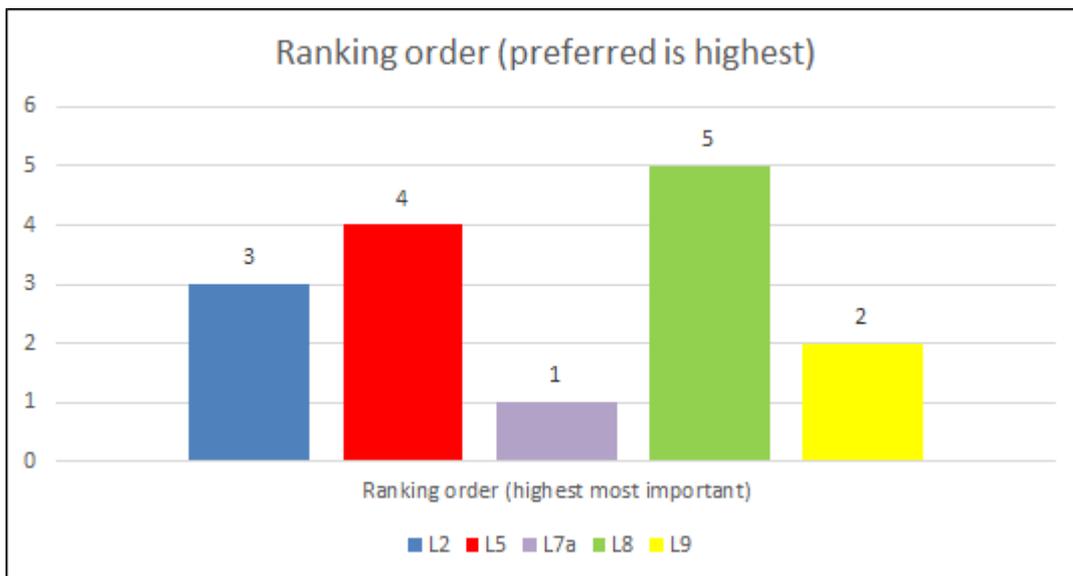
The following sites met the specified criteria and were put forward for feedback from residents. A map of the sites can be found in Appendix E.

- Site L2 – Land behind the post office, north of Malting Lane
- Site L5 – Land to the rear of Chestnuts, Green End, located on Hull Lane
- Site L7a – Ford Street Farm Field at Ford Street Farm, south of Stortford Lane
- Site L8 – Ford Street Farm Barns, Ford Street
- Site L9 – Land to the rear of 7 Green End, north of Hull Lane and west of Green End

The graph below summarises the percentage of people who expressed an opinion and agreed with each site.



The graph below shows the average ranking for each site.



Overall, taking both the % agreement and site ranking into account, the sites in order of preference are:

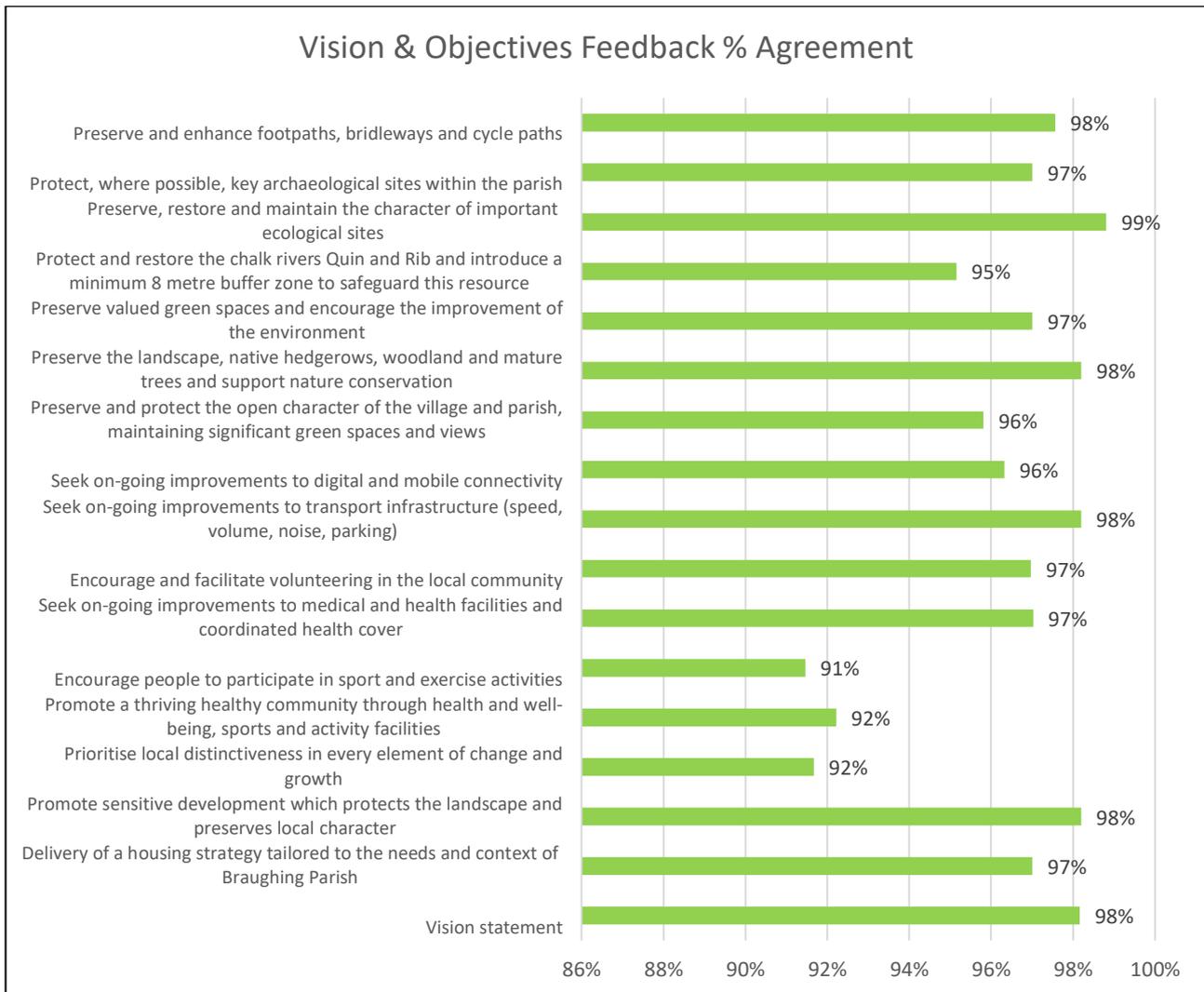
- 1st – L8 (Ford Street Farm Barns)
- Joint 2nd – L2 (Land behind the post office) and L5 (Land behind Chestnuts, Green End)
- Joint 4th – L7a (Ford Street Farm field) and L9 (Land behind 7 Green End)

In addition to the agree/disagree and ranking feedback, many people included additional comments about the potential sites, summarised in the table below.

Ref	Comments on sites	L2	L5	L7A	L8	L9	All Sites
1	Environmental impact too high on green / open space	13	4	5	2	0	24
2	Impact on / spoils views	13	1	3	1	3	21
3	Poor / unsuitable access / safety issue / narrow road (often with "needs path" added)	22	32	20	9	32	115
4	Number of homes needs to be restricted /limited / reduced	11	8	9	7	6	41
5	Use of brownfield good (but for L8 often with "must be limited to footprints" added)	0	0	0	18	5	23
6	Has least impact / central / good site	8	7	5	6	4	30
7		0	0	0	0	0	0
8		0	0	0	0	0	0
9	Others	7	6	5	7	6	31
Totals		74	58	47	50	56	285

Vision and Objectives Feedback

The feedback on the Vision and Objectives is summarised in the graph below. Based on those who expressed an opinion, the range of agreement on each item was between 91% and 99%



In addition to the agree/disagree feedback for Vision and Objectives, some people included comments which are shown in the table below.

Vision and objectives	Comments
Vision statement	<p>Well researched and presented NP Very important project. Creating a community for 21st century while recognising need for appropriate development Don't allow developers to dilute specifications with cheap materials and minimum standards Excellent example of local planning and of application of Localism Act Other values - environment, low crime rate Need to maintain village with all qualities and values people enjoy. No ribbon development Keep the village safe, Houses needed for our children Room for improvement in caring within community for elderly and less fortunate Prissy jargon (from one person) Don't want to see any more building in Braughing (one person who disagreed) Infrastructure has been left to rot - roads, sewage etc. Want 'active community' to be added to things of value</p>
<p>Delivery of a housing strategy tailored to the needs and context of Braughing parish and which recognizes that the settlement patterns of the village and hamlets are key to the distinctive nature of the parish</p>	<p>With plenty of green spaces No more than 10 houses on any site More smaller units Bungalows would help More affordable and social housing for younger generation Need smaller houses for older people to move out of larger houses but stay in the village Ensure sustainable development - grey water, solar, heat pumps etc. Better on brownfield sites e.g. bottom of Friars Rd, butchers yard More eco-friendly houses</p>
<p>Promote sensitive development which protects and enriches the landscape and preserves, complements or enhances the character of the locality</p>	<p>Important small scale No development yet has been sensitive Green spaces No crowded development and no £1m houses All new development must have off-road parking and be on two-way road, not single lanes</p>
<p>Prioritise local distinctiveness in every element of change and growth</p>	<p>Some new distinctive styles - encourage diversity Some variation should be considered</p>
<p>Foster and promote a thriving, healthy community through health and wellbeing, sports and activity facilities</p>	<p>Require site developers to contribute to funding of local facilities Community is a major feature of the village to retain Don't want motorbikes or mountain bike trials Current facilities already under-used Within reason - no sports halls or running tracks Include gardening in list</p>
<p>Encourage people to participate in sport and exercise activities</p>	<p>Need more footpaths which don't become mud-baths Community centre facility needs much improvement Providing facilities should be more important than personal involvement</p>

Vision and objectives	Comments
Seek on-going improvements to medical and health facilities and coordinated health cover	The village has no doctor's surgery Already under pressure Objective doesn't meet national strategies and overall health drives to just improve traditional health facilities
Encourage and facilitate volunteering in the local community, linking those who need help with those who can provide it	Use the village web site to promote this Introduce GNU (Good Neighbour Undertaking) Involvement is a choice, not a priority of the plan
Seek on-going improvements to transport infrastructure (speed, volume, noise, parking)	Reduce sign clutter, remove lane markings (lowers speed and increases driver awareness) Parking already an issue; traffic speed & volume now a real danger Re-route lorries to A10, enforce speed limits, install cycle ways, improve bus service Parking should be restricted north of Fleece Lane where road narrows New houses need to allow space for visitor parking as well
Seek on-going improvements to digital and mobile connectivity	Need fast fibre TV and radio as well as internet Enable people to work from home
To preserve and protect the open character of the village and parish, maintaining significant green spaces within and around the villages and views over open and unspoilt countryside	Promote varied hedging, trees and planting This objective is essential Need to ensure that this doesn't result in restricting access
To preserve the landscape, native hedgerows (encouraging the planting and management), woodland and mature trees, the wealth and diversity of flora and fauna, and support nature conservation and biodiversity	Already damaged by recent development
Preserve, enhance and ensure the enjoyment for all of the valued green spaces and to encourage the improvement of the environment surrounding the villages in the parish, including obtaining grants and subsidies	
Protect and restore the chalk rivers Quin and Rib which run through the parish by actively maintaining the river course and by introducing a minimum 8-metre buffer zone to safeguard this resource	Two people want to leave alone and not over-restore Ensure good, clean water quality One disagreed, saying 8-metre buffer is maybe too much; another said no buffer zone
Preserve, restore and maintain the character of important ecological sites: the Braughing Meads, Braughing Bourne (the Bone), St Mary's churchyard, Ford Street, Sacombe Wood, Gatesbury Wood, Braughing Friars East and West Meadows, New Wood and part of Hamels Park	One person wants to leave this alone Maintain and conserve, don't over-restore (from several people) Restore access to the wood at the end of Hull Lane
Protect, where possible, key archaeological sites within the parish	
Preserve and enhance footpaths, bridleways and cycle paths, together with the extension of the present footpath system and improve links with Puckeridge and Buntingford	Footpaths need extending Reinstate old railway line as foot and cycle path Improve off-road bridleway to Buntingford Safe footpath/cycle path between Braughing & Puckeridge

Vision and objectives	Comments
General comments	<p>Well executed consultative process that is excellent reflection of localism in action</p> <p>All homes should be built to highest standards of energy efficiency</p> <p>A very professional job - well done BPNP team!</p> <p>Please ensure transparency so that those proposing sites aren't part of the decision-making process</p> <p>Objectives good, but lack detail of proposals to action them so question the value of the questionnaire</p> <p>35 new properties over 15 years needs careful planning. No more than 6 in any location and not where access will be an issue</p>

Feedback on green spaces and views

A total of 139 sites and views were put forward for protection (115 green spaces and 24 views).

The green spaces that people wanted to protect are detailed in the table below.

Site	18-			Visitor	Total
	<18	60	> 60		
Allotments & orchard	1	1	1		3
Playing field	1	3	2		6
Arden Field	2	4	2		8
Dicken Croat	3	2	8		13
Blackcurrant Field			2		2
Meadows by river (Quinbury - war memorial)			1	2	3
Upp Hall Farm		1			1
Centre of village/The Square		3			3
West of Hay Lane barn		1			1
St Aubyn field		6	8		14
All green spaces		4	7		11
Ford area (both)		3	2		5
Fields east of Braughing Friars		1	1		2
Down Field		1	4		5
Davies Wood		1	1		2
Field alongside Ford St near memorial		1	1		2
Lints Hill			2		2
Saffron Ground			3		3
Coldhouse Plantation			2		2
Tottenham Mead			1		1
West Ardick			1		1
Hardwick			2		2
Pentlow Hill			1		1
Hunts Mead			4		4
Land behind post office			3		3
Fields west of B1368			4		4
Winter Field			1		1
Sanders Thrift			1		1
Hunters Field			1		1
Farnham Field			1		1
Hobbs Lane(near Copper Beeches)			2		2
Land opposite Friars Rd (and up to Albury water tower)			2		2
Fircroft			2		2
The Bone			1		1
Total	7	32	74	2	115

The views that people wanted to protect are detailed in the table below.

View	18- >		Visitor	Total
	<18	60		
From Friars Rd over Canons Field etc.	1	2		3
From Stortford Rd			1	2
From Bozen Green footpath			1	1
Towards church		2	1	3
Fleece Lane (to/from)		1	1	2
From top of Malting Lane		1	1	2
From Pentlows		1	1	2
From footpath 1		1		1
From B1368 towards Quin valley		1		1
All views on main entry/exit routes to/from village		1		1
From Quinbury to Dicken Croat			1	1
From Cockhampstead			1	1
From Braughing Friars			1	1
Across the valley			1	1
SW from footpath 6			1	1
From top of Hull Lane			1	1
Total	1	10	8	24

12. LOCAL GREEN SPACES OPEN DAY

12.1 Summary

This (third) open day was held on Sunday, 7 February 2016 from 2.45- 5pm in the Old Boys School in conjunction with Sunday Teas in the adjoining Church Hall. The focus of the event was Local Green Spaces and Priority Views, additional information being provided on proposals for a Health and Wellbeing Hub.

For the Local Green Spaces and Priority Views aspects, the criteria for each and how various sites had been assessed was provided in detail. Maps showing locations that met the criteria were displayed, along with photographs.

Feedback forms were the primary method of eliciting feedback from those attending.

Information, albeit not displayed, was available for sites that had been assessed but not selected, along with ecology maps.

12.2 Publicity for the Open Day

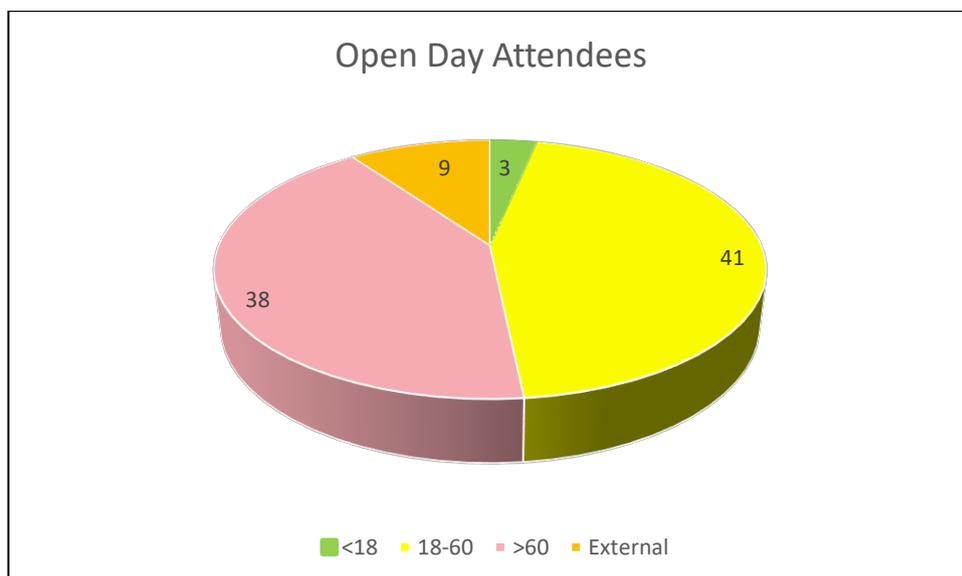
Like others, this open day was advertised for several weeks beforehand by posters around the village, by email to the Braughing Society and Braughing Parish Council distribution lists and on both the Braughing Neighbourhood Plan and 'Spotted in Braughing' Face Book pages. Letters were sent to the landowners of all proposed Local Green Spaces prior to the event, providing information on Local Green Spaces and the public consultation on 7 February.





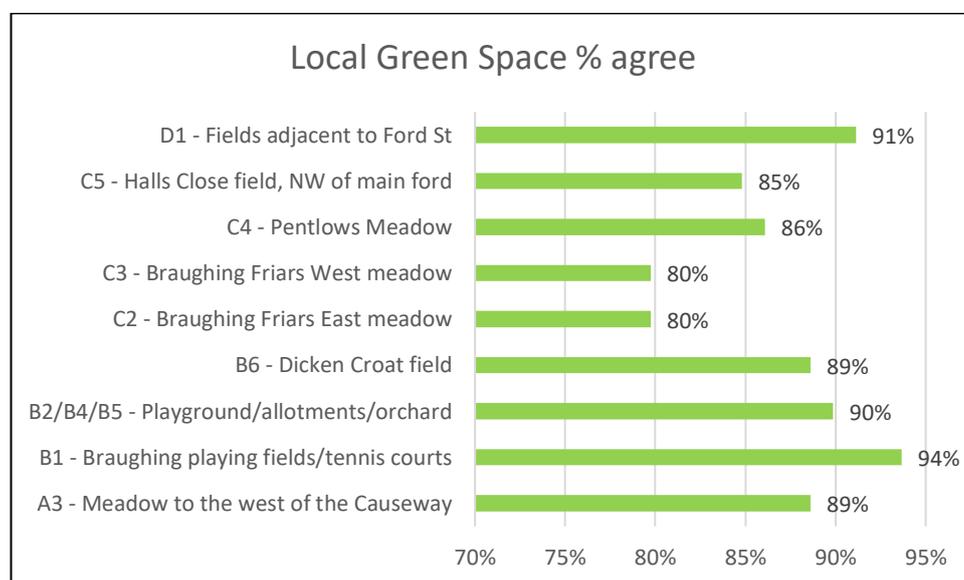
12.3 Open Day Feedback

A total 91 people attended, 79 of whom completed feedback forms.



Feedback on Local Green Spaces

The feedback on the proposed Local Green Spaces is summarised in the graph below. The range of agreement on each item was between 80% and 94%

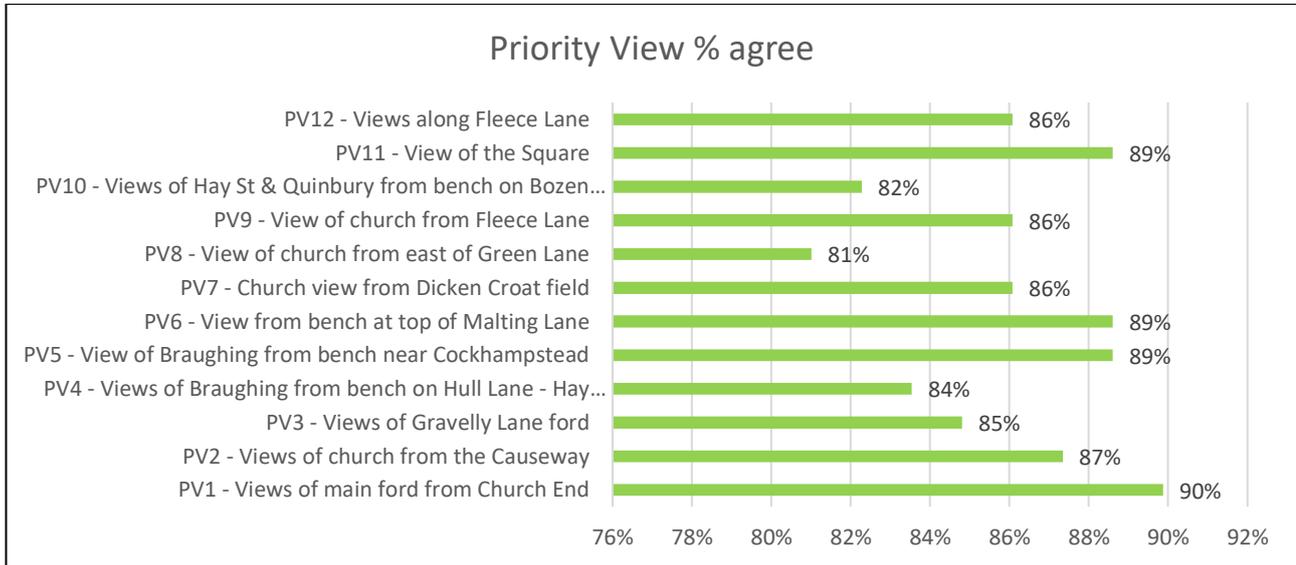


Two other fields, neither of which were on the original list of Local Green Spaces, received strong support. They were St Aubyn Field (at the top of Malting Lane) and Glebe Field (between Pelham Road and The Street).

Feedback on Priority Views

The overall criteria for priority views – the focal points of St Mary’s Church, Fleece Lane, the two fords and The Square, together with views from several viewing benches – were generally agreed. Only 3% disagreed, but did not offer alternatives.

The feedback on the individual Priority Views is summarised in the graph below. The range of agreement on each was between 81% and 90%.



Additional suggestions were views from around Dassels and more from further out than the core village. Some others were already incorporated in the overall criteria, albeit not shown as example Priority Views.

Feedback on additional objective

An additional objective (not covered in the earlier open day in November 2015), was put forward. It was: To optimise the environmental sustainability of new buildings and encourage high levels of energy efficiency. Only 6% disagreed, mainly on the grounds that it was more important to prioritise affordability than energy efficiency.

13. EXTRA DEVELOPMENT SITE CONSULTATION

13.1 Summary

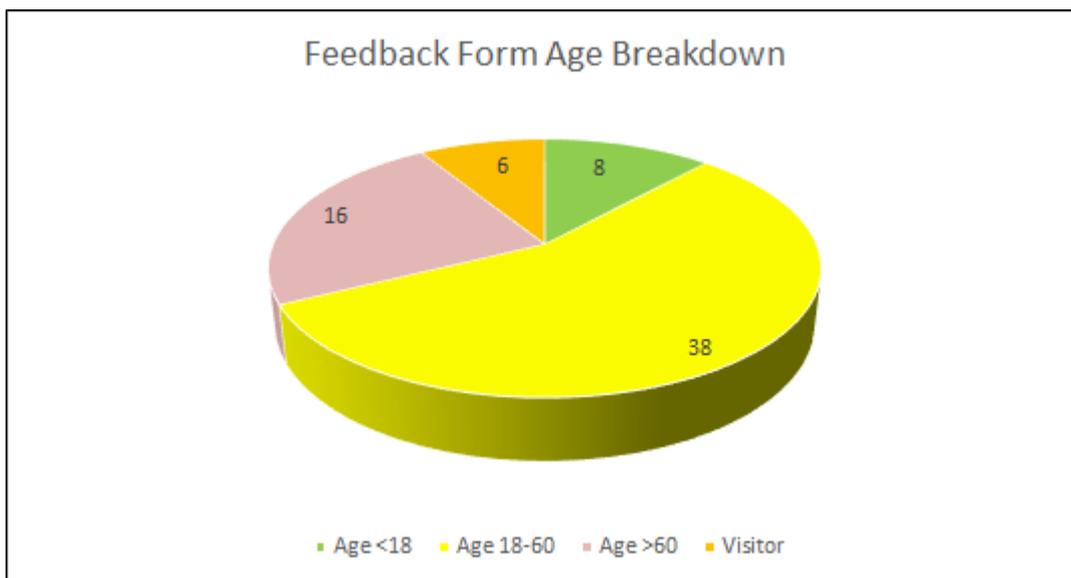
Two additional sites were put forward by landowners following the open day in November. Following assessment by the team, these sites were put forward for consultation from 22 March to 5 April 2016. Feedback forms were available in the post office and information about the sites was published for residents to view.

13.2 Publicity for the Open Day

Details of the sites and information about the feedback forms were publicised by emails sent to the Braughing Society and to the Braughing Parish Council distribution lists; full information about each site was available on the Braughing website and the main village noticeboard.

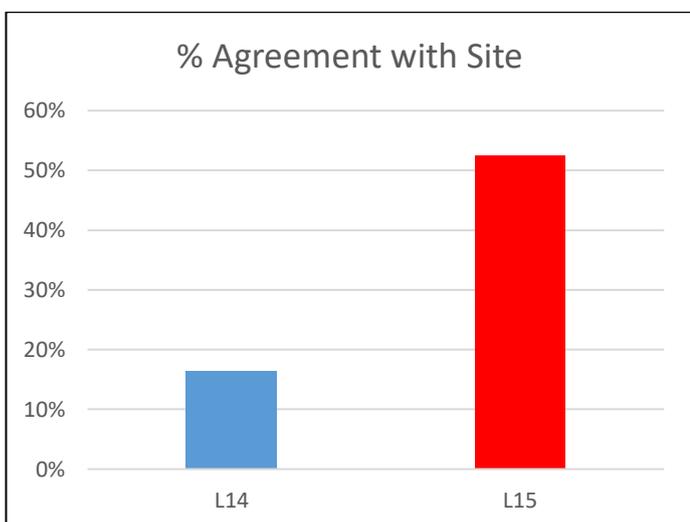
13.3 Consultation Feedback

A total 68 feedback forms were received as detailed in the accompanying chart and graph below.



The two sites put forward are detailed below. A map of the sites can be found in Appendix F.

- L14 – Larkspur House and adjacent field to the east in Hull Lane
- L15 – Garden behind 24 Green End



In addition to the agree/disagree feedback, several people included additional comments about the potential sites which are summarised in the table below.

Ref	Comments on sites	All		
		L14	L15	Sites
1	Environmental impact too high on green / open space	3	0	3
2	Impact on / spoils views	0	1	1
3	Poor / unsuitable access / safety issue / narrow road (often with "needs path" added)	33	10	43
4	Number of homes needs to be limited / has to mirror homes in surrounding conservation area	3	6	9
5	Use of brownfield good (but for L8 often with "must be limited to footprints" added)	0	0	0 *
6	Has least impact / central / good site	4	8	12
7	Garden land should not be built on	2	2	4
8	Insufficient detail provided / transparency	0	4	4
9	Others	10	3	13
Totals		55	34	89

**Note this line has been retained to enable easier comparison with the first set of sites, even though there was no feedback*

Although the feedback on site L14 was not favourable, it appeared that some of the feedback forms had been potentially manipulated, some consecutively numbered forms having the same response, some with no additional comments and in the same hand. The number of negative visitor responses also seemed unusual for such a specific consultation. It was felt that the first consultation, which saw two other potential sites in close proximity to site L14 meet public approval, and the subsequent concern being shown by a group of residents in close proximity to sites L5, L9 and L14, unfairly prejudiced this consultation.

Based on the site assessment, site L14 does not differ substantially from site L5, which received overall positive feedback in the first site consultation (see Chapter 11) so it was decided to treat L14 in the same way as L5. This rationale was supported by the independent planning consultant employed to support the Braughing Parish Neighbourhood Plan.

14. BRAUGHING COUNCIL PARISH MEETING

14.1 Summary

The Braughing Council Parish meeting was held on 5 May 2016 in the Church Hall. The theme of the meeting was neighbourhood planning and several presentations were given. The first, providing general background on the neighbourhood planning process, was by James Parker, Chief Executive of Bishop's Stortford Town Council. The second, by Byron Smith, chairman of the Braughing Parish Neighbourhood Plan team, covered what the team had achieved so far. The final presentation was given by Jacqueline Veater, the planning consultant employed by the parish council to assist with the Neighbourhood Plan and explained the remaining work to be done on the Plan. Following the presentations, there was a questions and answers session.

The event was well-attended by residents of the parish with the hall virtually full. The Q&A session was lively and enabled members of the Neighbourhood Plan team to clarify concerns raised.

At the end of the main session, refreshments were served and 14 members of the Neighbourhood Plan team were there to answer queries.

14.2 Publicity for the Braughing Council Parish Meeting

The meeting, including the topic to be covered, was advertised for several weeks beforehand in the parish magazine, on the Braughing web page and by various other methods described previously to publicise open days and other events.

15. PARISH COUNCIL MEETINGS

Parish council meetings are held monthly and are open to the public. At each meeting a member of the Neighbourhood Plan team, who is also a parish councillor, gives an update on progress with preparation of the Neighbourhood Plan and responds to questions from parishioners.

An extraordinary Parish Council meeting was held on 15th December 2016 where the proposed development allocation sites, Local Green Spaces, Protected Open Spaces and Priority Views were formally announced and the pre-submission versions of the Neighbourhood Plan, Consultation Report and Basic Conditions Statement were unanimously approved by the Parish Council, along with the letter and feedback form to be sent to residents and other interested parties.

16. BRAUGHING WEBSITE

16 Summary

A section on the Neighbourhood Plan was added to the Braughing website, www.braughing.org.uk. It contains the following sub-sections:

- About the Plan
- Health and Wellbeing
- Housing
- Conservation
- Infrastructure

The website is updated with additional material when appropriate, e.g. feedback from open days.

16.1 About the Plan

This section contains general information about neighbourhood plans generally and answers key questions:

- What is the Neighbourhood Plan for?
- What is the Neighbourhood Plan about?
- Why does it matter?

It also explains the Neighbourhood Plan process and provides links to the Braughing Parish Design Statement 2004, BPNP steering group meeting minutes, the team constitution and contact details.

16.2 Health and Wellbeing

This section provides information about the remit of the Health and Wellbeing topic team and provides details of the recommendations to improve wellbeing within the parish, including a proposed Wellbeing Hub.

16.3 Housing

This section contains information on the housing process and housing team. It provides links to the following:

- the Braughing Parish Housing Survey
- the development site assessment criteria
- the transparency statement
- maps of the proposed development sites (two sets)
- assessment outcomes of the sites
- summaries of the sites (two sets)

16.4 Conservation

This section provides a summary of the remit of the Conservation and Environment topic team, explaining the level of research and consultation that was undertaken. It contains sections on conservation and local character and on the environment. A link is provided to information presented at the Local Green Spaces and Views open day in February 2016.

16.5 Infrastructure

This section provides information on the infrastructure and employment topic group and includes key issues raised by local residents and aspects of them which are important to retain.

17. PRE-SUBMISSION OPEN DAY

17.1 Summary

This (fourth) open day was held on Saturday, 28 January 2017 from 11am – 3pm in the Braughing Church Hall. The focus of the event was to provide the opportunity for residents to study the full version of the pre-submission Neighbourhood Plan and to obtain assistance on filling out the response form. Read-only copies of the Plan were available to be read at a number of tables and tea, coffee and biscuits were provided.

Information was displayed on the vision and objectives, the proposals map and the next steps in the process and nine members of the Neighbourhood Plan team were available to answer questions.

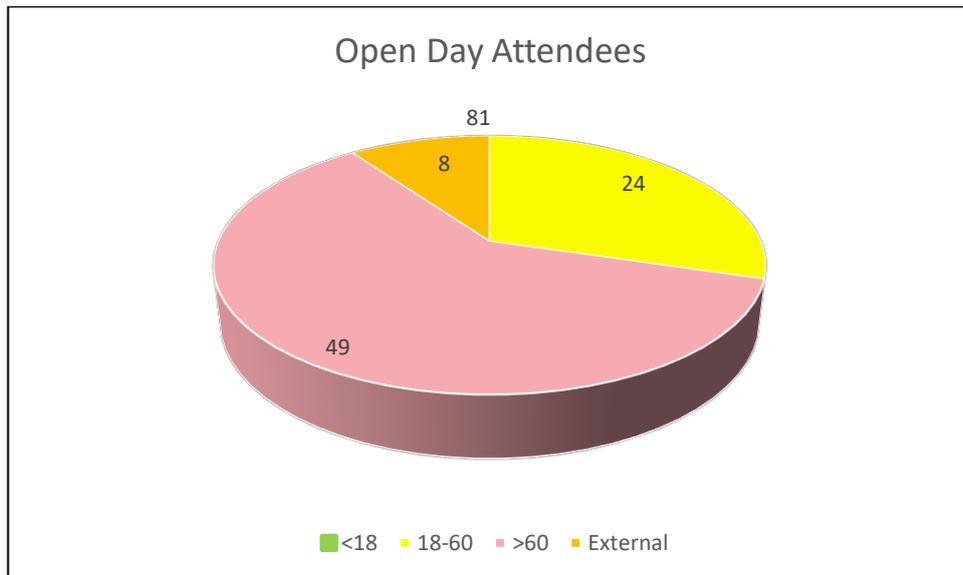
17.2 Publicity for the Open Day

Details of the open day were publicised in an information letter which was delivered to each household in the parish. The letter included the names and telephone numbers of the Parish Councillors, giving every resident the opportunity to telephone if they needed assistance in filling out the feedback form; in particular, this was to help house-bound residents who were unable to attend the open day. In addition, the event was publicised in the Mercury, in Spotted in Braughing and Residents in Braughing Facebook pages, on Next Door, on the Braughing website and the main village noticeboards.

17.3 Event attendance



A total 81 people attended the event with the details shown in the graph below



18. PRE-SUBMISSION CONSULTATION

18.1 Preparation

A summary of the pre-submission Neighbourhood Plan was produced, focusing on the policies, and a copy was delivered to every household in the parish, together with a response form and an explanatory letter, between 21st and 24th January 2017. An online version of the response form was produced by a survey company with instructions of how to access it included in the explanatory letter.

The Braughing website was updated to include a summary explanation of the draft plan with links provided to the following documents:

- The full Neighbourhood Plan document
- The summary Neighbourhood Plan document
- The explanatory letter
- The response form (for viewing/downloading)
- The online response form
- The Consultation Report
- The Basic Conditions Statement
- The Sustainability Appraisal

Links were also provided to a few associated documents – the Braughing Design Statement, the National Planning Policy Framework and the East Herts District Plan.

In addition to providing information to local residents, emails were sent to local businesses, charities and societies and to regulatory bodies. The email provided a link to the web-site where the documents listed above could be accessed. The recipients of the emails, detailed in Appendix G, were encouraged to provide feedback using the response form.

The pre-submission consultation took place between 25 January and 5 March 2017.

An open day (see chapter 17) was held on 28 January to provide the opportunity for residents to look at copies of the full pre-submission Neighbourhood Plan and receive assistance, if required, in filling out the response form. Following the open day, copies of the full pre-submission Neighbourhood Plan were provided to the weekly swapping library held in the Old Boys School and to the East Herts office in Hertford.

18.2 Feedback

A total of 328 comments were received from residents; in addition feedback was received in the form of letters/documents from East Herts District Council, the Environment Agency and Bidwells (the lawyer for St Albans Diocese). The summary of the feedback from residents and other interested parties is shown in Appendix H in the form of a series of tables showing separately the feedback from:

- East Herts District Council
- Residents
- Environment Agency
- Bidwells

The tables summarise the comments for each policy (combining duplicates) and, for each item, the Neighbourhood Plan team feedback is shown together with the proposed changes to the Neighbourhood Plan where applicable.

Much of the feedback was complimentary and included some constructive suggestions, most of which have been incorporated in the draft submission version of the BPNP.

18.3 Summary of changes to the Neighbourhood Plan resulting from the feedback

Full details of all the changes made to the draft submission version of the Braughing Parish Neighbourhood Plan are provided in Appendix H alongside the feedback which relates to each change.

18.3.1 Policy Changes

Minor changes have been made to all policies, mainly to include additional clarification, with the exception of policy 12 (Local Green Spaces) which has no changes, and policy 17 (Assets of Community Value) which has been renamed as Valued Community Facilities and been completely reworded. It should also be noted that policy 6 (Housing development site 2) will be removed from the Neighbourhood Plan if the current planning application is approved without amendments to comply with the policy; wording has been added to this section of the BPNP in explanation.

18.3.2 Other BPNP Changes

Other changes to the BPNP document are summarised below:

- additional clarification in several sections;
- some improvements to grammar and formatting;
- clarification throughout on which version of the East Herts District Plan is being referenced;
- the Proposals Map (now called Policies Map) has been restructured to make it easier to read;
- the Important Open Spaces section of Chapter 8 (Green Spaces) has been moved to an Appendix;
- Chapter 11 (Local Economy and Facilities) has been restructured and improved.

18.3.3 Changes to other documents

At the request of East Herts District Council, the Basic Conditions Statement has been changed to clarify which version of the District Plan is being referenced and to add a section showing the conformity of the BPNP policies with those of the EHDC Local Plan Second Review 2007 policies as well as the Emerging East Herts District Plan (the latter had already been included).

APPENDIX A - REFERENCES

The following documents are referenced in the main section of this document:

- a. Housing Survey
- b. Housing Survey Report
- c. BPNP Open Day Presentation
- d. Neighbourhood Plan Animated Presentation - <https://youtu.be/SvAHhrKNVt0>
- e. BPNP Open Day Feedback spreadsheet
- f. Vision and Objectives Survey
- g. Vision and Objectives Survey Report
- h. BPNP Open Day Nov 15 Feedback Results
- i. BPNP Open Day 2 objectives feedback
- j. Environment Slides for Open Day 3
- k. BPNP Environment Open Day 3 feedback form
- l. BPNP Open day feedback 160207
- m. Braughing website www.braughing.org.uk
- n. BPNP presentation material for the PC AGM

APPENDIX B – PUBLICITY MATERIAL

Parish magazine advertisement for the initial Open Day



**The first
OPEN DAY
for the
BRAUGHING PARISH
NEIGHBOURHOOD PLAN**

Bozen Green ~ Braughing Friars ~ Dassels ~ Hamels Park ~ Hay Street ~ Upp Hall

Participate in
“Developing our Future ~ Protecting our Heritage”

We need your views and input at the first OPEN DAY in the Church hall on Saturday 11th July between 11am and 3pm

In the interests of us all, who live here, love the environment and want to protect our future and our heritage, it is vital for us to develop a Neighbourhood Plan. This isn't just about housing development: we have to vigorously protect our environment and the benefits we enjoy from it.

We need to know - from you:-

- What do you like most about living in Braughing?
- What would you want to protect?
- How would you like to see the Parish develop over the next 15 years to make it a better place to live?
- What benefits should new developments bring to the community?

Find us on Facebook: Braughing Neighbourhood Plan
web: www.braughing.org.uk
e: Neighbourhoodplan@braughing.org.uk

Banner outside Jenyns school reminding residents to complete their housing survey feedback form



Braughing Parish Neighbourhood Plan
Have you returned your Housing Survey?
www.braughing.org.uk/neighbourhoodplan
'Developing our Future ~ Protecting our Heritage'

The image shows a yellow banner with a green logo on the left. The logo consists of a stylized house and a church spire within a circular frame, with the words 'NEIGHBOURHOOD PLAN' above and 'BRAUGHING' below. To the right of the logo, the text reads: 'Braughing Parish Neighbourhood Plan', 'Have you returned your Housing Survey?' in large bold letters, the website address 'www.braughing.org.uk/neighbourhoodplan', and the slogan 'Developing our Future ~ Protecting our Heritage' in italics.

Leaflet explaining the Neighbourhood Plan and advertising the first open day



Braughing Parish Neighbourhood Plan

Developing our Future
Protecting our Heritage

Bozen Green ~ Braughing Friars ~ Dassels ~ Hamels Park ~ Hay Street ~ Upp Hall

The Neighbourhood Plan isn't just about housing development; we have to vigorously protect our environment and the benefits we enjoy from it.

We need to know:-

- What do you like most about living in Braughing?
- What would you want to protect?
- How would you like to see the Parish develop over the next 15 years to make it a better place to live?
- What benefits should new developments bring to the community?

Don't forget the open days

There will be open days at the Church hall on 11th July and 26th September.

Please put the dates in your diary and come along between 11am and 3pm to help shape Braughing's future.

Find us on Facebook: Braughing Neighbourhood Plan
web: www.braughing.org.uk e: Neighbourhoodplan@braughing.org.uk



Braughing Parish Neighbourhood Plan

Developing our Future
Protecting our Heritage

Bozen Green ~ Braughing Friars ~ Dassels ~ Hamels Park ~ Hay Street ~ Upp Hall

The government has radically reformed the planning system to empower local communities and decentralise planning policy where possible.

The Localism Act

The Localism Act enables local people to put together ideas for development in their town or parish through a Neighbourhood Development Plan.

Have your say

We want to hear from all age groups and from all parts of the parish; and we need to know what is important to you about living in Braughing?

Open Days

There will be open days at the Church hall on 11th July and 26th September between 11am and 3pm, where we will be asking for your opinions on the following areas:-

- **Conservation and the environment**
- **Infrastructure**
- **Well-being**
- **Housing**

Find us on Facebook: Braughing Neighbourhood Plan
web: www.braughing.org.uk e: Neighbourhoodplan@braughing.org.uk



Braughing Parish Neighbourhood Plan

Developing our Future
Protecting our Heritage

Bozen Green ~ Braughing Friars ~ Dassels ~ Hamels Park ~ Hay Street ~ Upp Hall

In Braughing we have started our own Neighbourhood Plan.

Interested residents have formed a steering group to look at areas like well-being, housing, employment, infrastructure, conservation and environment.

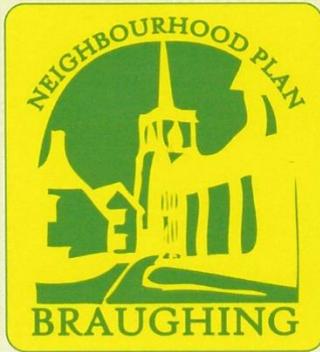
A housing survey has been delivered. Please complete this as soon as possible. Then drop it off at one of the collection points in any Braughing pub or the Post Office. Alternatively, it can be completed online - see the Braughing Website.

There will be open days on July 11th and September 26th in the Church hall from 11am to 3pm. These give everyone the opportunity of shaping the way Braughing develops.

Please put these dates in your diary.

Find out more at the Neighbourhood Plan stand at the Braughing Fair and Wheelbarrow Race on 20th June.

Find us on Facebook: Braughing Neighbourhood Plan
web: www.braughing.org.uk e: Neighbourhoodplan@braughing.org.uk



Braughing Parish Neighbourhood Plan

Developing our Future
Protecting our Heritage

Bozen Green ~ Braughing Friars ~ Dassels ~ Hamels Park ~ Hay Street ~ Upp Hall

OPEN DAY - CONSULTATION
Saturday 21 November 11.00am - 3.00pm
in the village hall

**This is your opportunity to make a
difference to the future of your community.
Please come along and give us your views
on:-**

- **HOUSING DEVELOPMENT SITES**
- **VISION AND OBJECTIVES**
- **OPEN GREEN SPACES**

Results of the housing survey will be available for you to look through.

Find us on Facebook: Braughing Neighbourhood Plan
web: www.braughing.org.uk e: Neighbourhoodplan@braughing.org.uk



Proposed Priority Views and Green Spaces

**Sunday 7th February
Church Hall ~ 2.45 – 5pm**

Developing our Future ~ Protecting our Heritage

The Braughing Parish Neighbourhood Plan team needs your opinion on the special areas and views in Braughing parish that you love and want to protect:-

- **Which local views are particularly special**
- **Which local green spaces are eligible for protection**

Please give your feedback on the team assessment of priority views and green spaces.

The Braughing Society will be organising 'Winter Teas' so that you can also enjoy lovely tea and cakes.

Find us on Facebook: Braughing Neighbourhood Plan
web: www.braughing.org.uk
e: Neighbourhoodplan@braughing.org.uk

Banner outside the Old Boys School for the open day on 7 February 2016



Poster on the door of the Old Boys School for the 7 February 2016 open day





Please come along to view the
draft Neighbourhood Plan

The final
OPEN DAY
for the
**BRAUGHING PARISH
NEIGHBOURHOOD PLAN**

at the
Church Hall on Saturday 28th January
between 11am and 3pm

The full pre-submission Braughing Parish Neighbourhood Plan can be viewed. Help is also available for completing response forms.

Learn more by visiting: www.braughing.org.uk

Email: Neighbourhoodplan@braughing.org.uk

Developing Our Future ~ Protecting Our Heritage

Article for the Mercury – pre-submission open day on 28 January 2017

Braughing Parish Neighbourhood Plan

The fruit of two years' work on the Braughing Parish Neighbourhood Plan is now available, as the Draft Plan is published and on view at an Open Day.

A summary of the Draft Plan has been delivered to residents, and is also available online at www.braughing.org.uk/neighbourhood-plan/draft-plan. Copies will be available to view at an Open Day on 28th January from 11am to 3pm at the Church Hall, Braughing.

A 6 week consultation is underway and those who live or work in the Parish are encouraged to view the Draft Plan and give feedback.

APPENDIX C – INITIAL OPEN DAY FEEDBACK DETAIL

Conservation and Environment							
Question	No. responses					Key feedback - issues/proposals	
	<18	18-60	>60	Ext	Tot		
1. What local green spaces do you want to protect?	2	21	32		1	56	All, particularly: The Bone, the ford and either side of Malting Lane Field between the Old Adam and Eve and the little cottages north of Gravelly Lane (Dicken Croat and Blackcurrent fields) and all the spaces surrounding the village Downfield, West Ardicts, Arden Meadows, Raden Hill fields Footpaths Allotments, orchard, playing fields and village periphery Strategic separation between Braughing and adjacent villages
2. What changes do you think would be beneficial to the local environment?			13	15	1	29	Several said no change Enforce speed limits on roads, remove the present recommended re-route of lorries from the A10 and include weight and width restrictions on most lanes, encourage and protect cyclists, village car park More litter and poo bins Cleaning the Ribb and Quin Protection of rural status Less night lights Change The Square back to how it looked in 1900s, make pump a feature Change Malting Lane and Stortford Lane to 1-way
3. What do you think should be done to protect local wildlife?	3	13	15			31	Have more trees and fields; keep existing trees and hedgerows. Don't build on wildlife habitats, within conservation area or green area around villages No more roads or large scale developments Slow traffic down and enforce speed limits Create green corridors and wild life margins to fields Raise awareness of rich variety of wildlife No guns
4. What aspects of the main village do you like and want to preserve?	1	15	27		2	45	Ford and park and nearby green spaces, keep the pubs and all the old houses the same Preserve a coherent village character with new housing as close as possible to village hub; keep The Street as it is Appearance, character, historic buildings, rural community feel and open spaces and views Don't turn garages into rooms No parking on kerbs Don't extend church
5. What views do you like - both into and out of the village?			15	17	1	33	Internal views are good and need to be conserved View from path between Hull Lane and Hay Lane All views across the fields from the B1368 Views into a traditional, rural 'picture postcard' village, incl of the church and Malting Lane Views out to open fields to north, south and east of village Views of village as you drive from Hay Street Views across Quin valley Views from Pelham Rd, Friars Rd, Pentlows Hill, across churchyard to OBS, towards village from field adjacent to the Bone Night views
6. What aspects of the local environment do you want to protect?		9	13		3	25	All of it, particularly: Chalk stream (only 200 in the world) must be protected along with the wildlife around it Green spaces incl fields, mature hedges and trees, wildflowers, meads
7. Do you want to minimise lighting to improve views of the night sky and minimise harm to nocturnal animals?	2	15	14		1	32	Yes (all except 4) incl banning security lights as they are very bright. Suggest lighting should be directed LED, lighting round school turned off and just activated for security
8. Are you aware that Braughing is of great archaeological significance? What should be done to protect the sites?		15	18		1	34	Yes - need to be protected - involve EH and NT. Investment should be provided for full investigation, protection and education; building should not be allowed on these sites - preservation orders; make it a SSSI 2 said they weren't aware
9. How would you define the character of the village and what aspects do you want to preserve?		13	21			34	Beautiful rural tranquil village with a wealth of different wildlife habitats Traditional but diverse Great sense of community - should be preserved A diamond in the heart of Herts, a quintessential English village The ford Needs to be kept as it is and not turned into a small town but keep the village vibrant with limited small development
10. Is it important to you that any new housing is energy efficient (passive building design)?	1	16	18		1	36	Yes (all except 4); some wanted solar panels(as long as they're not ugly), others didn't. Suggested use of reclaimed materials, grey water
Other feedback					1	1	Sewerage from Braughing uphill and sewage farm too small and inefficient - spoils River Quin upper end; can't support extra houses as in Gladman proposal
Total	9	145	190		12	356	

Infrastructure						
Question	No. responses					Key feedback - issues/proposals
	<18	18-60	>60	Ext	Tot	
1. What is your main place of employment?	1	11	8		20	Village shop -1; Pub -1; Ware -1; Hertford -1; Hatfield -1; Hoddesdon -1; London -3; Barnet -1
2. How do you travel to work for the final part of your journey?		11	11		22	Car 16; train x3; tubex1; planex1; walkx1
3. Do you travel by train; if so, from which station?		7	7		14	Broxbourne x3; Warex5; Hertford x4; Stevenage x1; St Margaretsx1
4. Do you travel by bus; if so to which town(s)?		8	9		17	No x13 Ware x2; Buntingford x1
5. Are you satisfied with the provision of public transport in Braughing; if not what changes would you recommend?		13	14		27	More buses to B Stortford, Ware, Hertford and Buntingford Poor transport links in general - doesn't fit the times people want to travel A few said satisfied
6. Which route do you mainly use to reach the main road?		14	15		29	Ford St x10; B1368 x10; Hay Lane x2; A10 x2; Puckeridge x1; Gravelly Lane x1; All main routes x1
7. What methods would you recommend (if any) to reduce speeding in the village?		22	24	1	47	Chicanes entering the village on B1368 to reduce road width with priority to oncoming traffic x11 Speed bumps/sleeping policemen x11 (less 3 anti) Flashing signs x8 Speed camera x6 Speed limit stickers on wheelie bins x2 Reduce speed limit to 20mph part. on B1368 through village x4 Police presence at rush hour or spot checks x5 Parking reduces speed x 6 Priority restriction in Ford St x1 Reduce speed limit to 30 between Hay St and Braughing x1
8. Is on-street parking impacting on the village?		11	27		38	Some said tolerable but no more Suggest use of pub car parks; have dedicated village parking area Prevent parking on bends and corners and pavements; reduce congestion near post office Suggestion that it's good because it slows traffic down (from several) Spoils the look of the village, part. around the Square
9. Should new housing development include provision for minimum two cars off-street parking?		11	21		32	Yes, and more for 4-person family
10. What is the location of your or your children's school?		3	0		3	Ware x2; Bishops Stortford x1
Other feedback						Shops - keep village shop and add butcher, green-grocer, pharmacy Pubs - lots of comments about keeping the pubs, including dining facilities Roads - reduce HGVs; improve road surfaces of side roads to reduce pot holes; better drainage; vehicle size restriction on roads including Stortford Lane; make Stortford Lane and Malting Lane one-way Pavements - improve pavements esp. on B1368 and make more accessible for elderly; possibly allow use of pavement on B1368 by cyclists (road too dangerous); cut hedges back as overgrown Sewage - don't think sewage works can cope with extra houses Comms - Mobile phone signal and broadband improvements Other - Solar farm in a field?, reduce aircraft noise in particular at night; better lighting (x3) though several like lighting as it is
Total	1	136	195	3	335	

Wellbeing

Question	No. responses					Key feedback - issues/proposals		
	<18	18-60	>60	Ext	Tot			
1. Is there enough to do locally? What extra activities would you like to be available?			17	27	3	47	Plenty - good sports, pubs, walks, horseriding, societies, painting, photography, bird watching, singing, picnics etc. but always room for more More art Yoga Afternoon tea every day Drop in centre open every day More for children/young people Wildlife walks (no dogs) Use of hall for bingo, quiz, elderly community centre Opportunities for adult education in village Jive classes in hall	
2. What local events do you want to retain?	1	21	35		2	59	Sunday teas, wheelbarrow race, panto, picnic concerts, open gardens, art@gravellybarn, Xmas market, all More stalls for adults at BFWR & include all pubs	
3. What extra or improved facilities would you like?	1	15	33		1	50	Cycle paths incl. to Puckeridge & farm shop Social area for young people Well equipped 21C community hall Car share system for work Footpath improvements - extra to get to all parts of the parish & usable in all weathers More bins Improved play area Skateboard park Horses fenced off from footpaths Better pavements esp. along B1368 & Malting Lane More parking for visitors Better access for the school Traffic control in Green Lane Dog exercise area(?)	
4. Do you think local health provision is adequate or what improvements would you like to see?			15	32		1	48	Some thought OK (but might not with extra population). Others said difficult to get GP appt, insufficient facilities generally Suggested mobile health, GP in village (once/week) or expand Standon surgery & extend working hours Better parking at doctors Transport to get to hospital appts Retain Hertford & Stortford hospital services Better mngmt at Harlow
5. Do you think there is sufficient support for carers locally? Would you know where to go to get help?			5	8			13	Some thought OK but you have to ask for it. Most said insufficient - suggested one central place to go to for help/support Most don't know where to get help. One said community nurses not good
6. Would you be willing & available to volunteer in the local community? If so, what could you help with?			11	14			25	Younger people needed as most volunteers are retired Help could be provided for transport, visiting elderly, clearing litter
7. Do you or someone you know suffer from isolation or depression; if so, what help do you think can be provided locally?			2	3		1	6	Buddy system Need mental health Assertive Outreach workers Monthly coffee mornings A lot of lonely people - rota for people to visit
8. Do you need or know someone who would benefit from companionship?			3	1			4	Buddy system
9. How easy is it to integrated into village groups if you've lost a partner & what do you think would help?			5	12		1	18	Attending events can be issue when on own Can be easy with the right support of if you're confident Buddy system or more adverts/facebook groups Directory/contact details in folder of organisations e.g. tennis club - on show at Sunday teas U3A
10. Do you feel safe when you are ut locally; if not what do you think would help?			16	20		2	38	Yes - from many people. Only unsafe aspect is speeding cars/trucks on B1368 - suggest traffic calming One person suggested more street lighting
Other feedback								Lovely walks & country around the village Hope village doesn't change & keeps it's ethos Village good at integrating new residents - if they want to be aprt of community - creates strong support network & great friendly feeling Invite new residents to meeting in writing wit tea etc, societies with stands More parking for visitors
Total	2	110	185	11	308			ighbourhood Plan

Housing

Question	No. responses					Total	Key feedback - issues/proposals 1	Key feedback - issues/proposals 2	Key feedback - issues/proposals 3	Key feedback - issues/proposals 4
	<18	18-60	>60	Ext						
Q1 How would you like to see Braughing described in 15 years' time?	2	15	25	1	43	Rural / tranquil /small / peaceful / traditional / charming / quaint / attractive / picturesque / English / Hertfordshire peaceful village (34)	same village as now (14)	friendly / community identity (11)		
Q2 Is there currently anything specific that you DO NOT like about living in the Parish	3	12	18		33	constant planning applications & threat of development / building of new homes (14)	no (12)	Speeding traffic & noise / heavy lorries / B1368 (11)	Kerb / street parking not enough buses poor highway maintenance houses too expensive	
Q3 Are there any particular sites within the Braughing Parish which you think are particularly suitable for housing development?	2	12	22	1	37	No (15)	brownfield (7)	the butchers premises, Green End (4), Longmans (1), Railway yard(1)	the old barn at Pelham Rd / Friars Road (3) infill only Green End / west of B1368	
Q4 Are there any particular sites within the Braughing Parish which you think should NOT be developed for housing?	3	16	20	1	40	green spaces and fields / wildlife habitats / open spaces / agricultural land (19)	Green End (either side of B1368) north of village to Hay Street / Gladman field (10)	nothing outside village boundary (4)	fields adjacent to the river no more small infill	
Q5 In any one housing development, how many homes do you think would be most appropriate to meet the need for housing in Braughing?	3	14	22		39	less than 4 or 5 (12)	less than 10 (12)	10 to 12 (4)	single house none (1) 10 to 20 25 to 30	
Q6 Are there any aspects of sustainability that you would like to see being included in the housing element of the Neighbourhood Plan, e.g. solar panels, grey water, etc?	1	15	15		31	solar panels (8); note that some people are actually anti these	max / latest eco / green technology (7)	grey water (8)	sustainable / passive house design(1) none excellent insulation	
Q7 What type of housing do you feel is needed in the parish, e.g. flats for first time buyers, sheltered for the elderly, affordable, rented, large family, etc?			16	27	1	44	elderly / sheltered / retirement (24)	affordable (21)	small / downsizing (11)	starter complete for locally connected only for rental
Q8 Are there any styles or specifications you think ought to be placed on developments e.g. traditional, number of storeys, external building material, off-road parking spaces, etc?	1	16	20		37	traditional style (17)	off road parking as a must; some said a minimum of 2 spaces, one said 2.5 spaces per home (12)	same style as surrounding properties (11)	2 storey limit (10) to Braughing Design Standards sustainable / recycled materials	
Q9 What potential benefits do you expect to gain from future housing developemtns?			13	19		32	none (15)	to keep school and shop going (7)	help locals to stay in village (5)	maintain / improve community spirit help young families help keep groups going
Q10 Please list up to three priority areas in which you think future investment should be targetted e.g. roads, community centre, play areas, shops, youth facilites, businesses, etc.	1	12	25		38	highways maintenance / traffic calming (27)	youth facilities (15)	play area / sports fields (8)	community centre (7) more shops (1) helping to retain pubs and shop	
Other feedback			3	6	1	10	Keep the village character (5)	Houses need gardens (2) Don't object to reasonable new housing but in small numbers rather than packed in as they are at Pentlows	Don't sell off any more social housing (2) Don't need any more 4/5 bed homes Infrastructure can't cope with any more people	Two estates are enough - any more and we'll move from a village to a town
Total	16	144	219	5	384					

APPENDIX D – Material and feedback from Ralph Sadleir town and country planning exercise

Instructions for each group

Two parts to the planning exercise:

1. Each group will look at a different site in Braughing and decide how suitable the sites are for housing and how many homes should be built and what type they should be.

Two sites are the subject of planning applications – Pelham Barns and Fairview Homes, the other two have no planning history - a site behind the post office stores and a site at the eastern end of the village off Friars Road.

2. Look for other sites in Braughing that homes could be built on.

We have brought some items with us that will help you make the decisions, such as maps of footpaths, areas important for nature conservation, an extract from East Herts Draft District Plan, and copies of the Braughing Parish Design Statement.

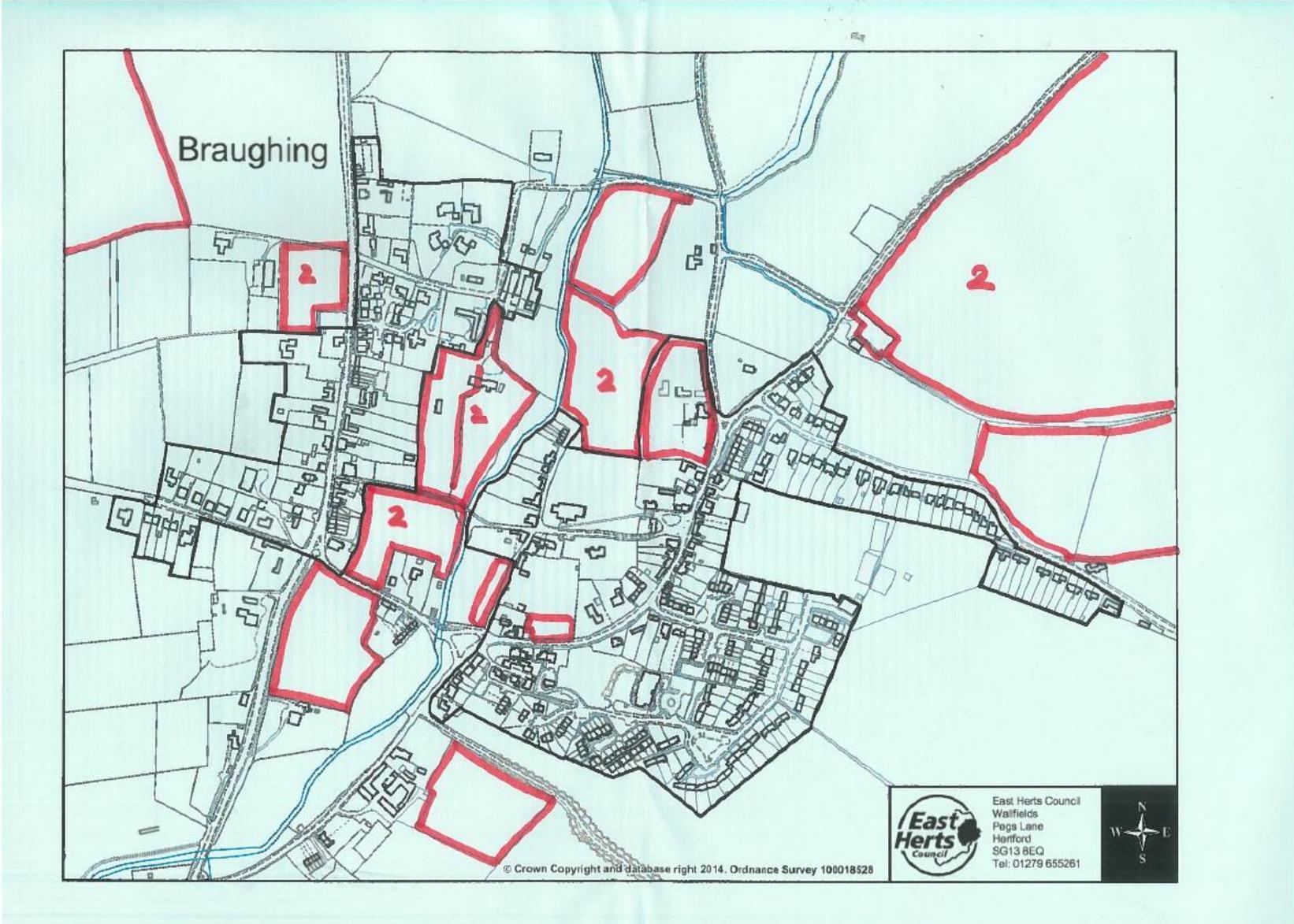
- **Maps** – useful for locating the site (name/map reference (x then y)), key, size of site - Scale 1:100 1m on a map = 100 m, ground level
- **Constraints** - e.g. slope, listed buildings, access to the site, nature conservation, footpaths, and open space
- **Density** of development – worked out on a density of 20 homes/ hectare and type of home – size (no of bedrooms); who would the homes be for; how many storeys would they be (i.e. bungalow, chalet, two storey house, flats etc.); would they be for people to rent or buy?

Example questionnaire for each group

Rear of Post Office

Map reference	53942252
Size of site	Approx. 0.5 hectares
Current Use	Green space
In or adjacent to village?	Adjacent
Flat or steep slope?	Slope
Access to a road	Yes
Nature value	
Effect a listed building	
Important open space	
Number of homes	10 @ 20/hect
Bungalow/house/flat?	
For rent or to buy?	
Who would live there?	
Affects a footpath	

Map used to show sample sites



Summary of the feedback received (two sets for each site)

	POST OFFICE		PELHAM BARNES		REC. GROUND		FAIRVIEW	
Map reference								
Size of site								
Current Use								
In or adjacent to village?	Adj.	Adj.	Out	Out	In	Adj.	Adj.	Adj.
Flat or steep slope?								
Access to a road?								
Nature value?	Yes	Yes	Adj	Adj	Yes	A slim bit	No	Low
Affects a listed building?								
Important open space?	Yes	Yes	Yes	No	Yes	Allotment/or chard	Yes	Yes
Affects a footpath?								
Number of homes?	10	10	5	5	20	None	9	10
Bungalow/house/flat?	Houses	Houses	Bungalows	Houses	* see below		3 Bungs. 6 Houses	Houses
For rent or to buy?	10% rent 90% buy	Both	Buy	Rent			Buy and rent	3 rent 7 buy
Who would live there?	Rent for 20-30's	New families	40-80 year olds	Wealthy people			Bungalows for elderly	

*This group could not agree: either flats to rent and houses to buy or student flats and small houses for the elderly

APPENDIX F – Map of extra development sites put forward in March 2016



APPENDIX G – Consultation Bodies and Stakeholders informed of pre-submission

Emails with links to the web page containing the pre-submission material were sent to the people detailed in the tables below prior to the start of the format consultation period from 25 January to 10 March 2017.

Email Address	First Name	Last Name	Consultation Body Name	Consultation Body Type	CONFIRM_TIME
chrishall@uwclub.net	Belinda	Ions	Standon & Puckeridge	parish council that adjoins our neighbourhood area	20.1.17 12.05
clerk@westmillparishcouncil.co.uk			Westmill Parish Council	parish council that adjoins our neighbourhood area	20.1.17 12.05
			Little Hadham	parish council that adjoins our neighbourhood area	20.1.17 12.07
chrishall@uwclub.net	Belinda	Ions	Thundridge	parish council that adjoins our neighbourhood area	20.1.17 12.13
clerk@horamead.org.uk	Colin	Marks	Little/Great Horamead	parish council that adjoins our neighbourhood area	20.1.17 12.14
admin@buntingford-tc.gov.uk	Jill		Buntingford	parish council that adjoins our neighbourhood area	20.1.17 12.20
alburyparishclerk@hotmail.co.uk	Jane	Petit	Albury	parish council that adjoins our neighbourhood area	20.1.17 12.24
info@furneuxpelham.org.uk	Fiona	Forth	Furneux Pelham	parish council that adjoins our neighbourhood area	20.1.17 12.26
kevin.stepto@eastherts.gov.uk	Kevin	Stepto	East Herts District Council	local planning authority	20.1.15 12.09

thecoalauthority@coal.gov.uk			Coal Authority	consultation body under Schedule 1, para 1(c) the Neighbourhood Planning (General) Regulations 2012	20.1.17 12.27
mail@homesandcommunities.co.uk			Homes and Communities Agency	consultation body under Schedule 1, para 1(d) the Neighbourhood Planning (General) Regulations 2012	20.1.17 12.28
enquiries@naturalengland.org.uk			Natural England	consultation body under Schedule 1, para 1(e) the Neighbourhood Planning (General) Regulations 2012	20.1.17 12.29
enquiries@environment-agency.gov.uk			Environment Agency	consultation body under Schedule 1, para 1(f) the Neighbourhood Planning (General) Regulations 2012	20.1.17 12.35
eastofengland@HistoricEngland.org.uk			Historic England	consultation body under Schedule 1, para 1(g) the Neighbourhood Planning (General) Regulations 2012	20.1.17 12.36
property@networkrail.co.uk			Network Rail	consultation body under Schedule 1, para 1(h) the Neighbourhood Planning (General) Regulations 2012	20.1.17 12.37
info@highwaysengland.co.uk			the Highways Agency	consultation body under Schedule 1, para 1(i) the Neighbourhood Planning (General) Regulations 2012	20.1.17 12.38
communications@hchs.nhs.uk			Hertfordshire Community NHS Trust	consultation body under Schedule 1, para 1(l)(i) the Neighbourhood Planning (General) Regulations 2012	20.1.17 12.40
Sue.fox1379@hotmail.co.uk	Sue	Fox	Braughing Community Centre	voluntary body whose activities benefit our neighbourhood area	20.1.17 12.57

hhfc2000@gmail.com	Rob	Cavill	Hares Youth FC	voluntary body whose activities benefit our neighbourhood area	20.1.17 12.58
Kate.fish123@googlemail.com	Kate	Fish	Braughing WI	Local society	20.1.17 12.59
marionjsaunders@gmail.com	Marion	Saunders	Braughing Society & Braughing Horticultural Society	Local society	20.1.17 13.00
info@starlightstars.co.uk			Starlight Stars	voluntary body whose activities benefit our neighbourhood area	20.1.17 13.00
standonandpuckeridge.cfr@gmail.com	Tony	Hall	Standon & Puckeridge Community First Responders	voluntary body whose activities benefit our neighbourhood area	20.1.17 13.01
secretary@braughtingtennisclub.co.uk	Madeline	Marshall	Braughing tennis club	Local society	20.1.17 13.02
youthconnexions.eastherts@hertfordshire.gov.uk			Youth Connexions Hertfordshire	voluntary body whose activities benefit our neighbourhood area	20.1.17 13.03
Phil.firmin@outlook.com	Phil	Firmin	Braughing Church Hall	voluntary body whose activities benefit our neighbourhood area	20.1.17 13.03
grahamfrary@tiscali.co.uk	Graham	Frary	Braughing Community Centre	voluntary body whose activities benefit our neighbourhood area	20.1.17 13.04
dc.varley@btinternet.com	Don	Varley	St Mary's Church, Braughing	body that represents the interests of a religious group in the neighbourhood area	20.1.17 13.05
super@bishopsstortfordmethodistcircuit.org.uk	Revd. David	Mullins	Methodist Church, Braughing	body that represents the interests of a religious group in the neighbourhood area	20.1.17 13.06
vic@flintham.org	Vic	Flintham	Braughing Aviation Society	Local society	20.1.17 13.07

Sandy.varley@btinternet.com	Sandy	Varley	Braughing Drama Group	Local society	20.1.17 13.07
tricialilley@btinternet.com	Tricia	Lilley	Braughing Bellringers	Local society	20.1.17 13.09
dougarfett@talktalk.net	Doug	Parfett	Braughing Housing Association	voluntary body whose activities benefit our neighbourhood area	20.1.17 13.09
nedailly@btinternet.com	Sue	Dailly	Braughing Footpaths Group	Local society	20.1.17 13.10
braughingcricketclub@yahoo.co.uk	Thomas	Fulk	Braughing Cricket Club	Local society	20.1.17 13.11
Mikebennett12@aol.com	Mike	Bennett	Braughing Carpet Bowls Club	Local society	20.1.17 13.11
enquiries@stelizabeths.org.uk			St Elizabeth's	body that represents the interests of disabled people in the neighbourhood area	20.1.17 13.13
info@hertsmindnetwork.org			Herts Mind Network	body that represents the interests of disabled people in the neighbourhood area	20.1.17 13.14
guideposts.ware@guidepoststrust.org.uk			Guideposts Trust (Hertfordshire)	body that represents the interests of disabled people in the neighbourhood area	20.1.17 13.14
office@hertsblind.com			The Hertfordshire Society for the Blind	body that represents the interests of disabled people in the neighbourhood area	20.1.17 13.15
info@ageukherts.org.uk			Age UK Hertfordshire	body that represents the interests of disabled people in the neighbourhood area	20.1.17 13.15

eastherts@alzheimers.org.uk			Alzheimers society	body that represents the interests of disabled people in the neighbourhood area	20.1.17 13.16
enquiries@isabelhospice.org.uk			Isabel Hospice	body that represents the interests of ill people in the neighbourhood area	20.1.17 13.17
John.Wood@hertfordshire.gov.uk	John	Wood	Herts County Council	John is Chief Exec of HCC	20.1.17 13.18
Rose.cheswright@hertfordshire.gov.uk	Rose	Cheswright	Herts County Council	County Councillor for Braughing	20.1.17 13.18
Ben.Harris-Quinney@eastherts.gov.uk	Ben	Harris-Quinney	East Herts Council	District councillor	20.1.17 13.19
customer.feedback@thameswater.co.uk			Thames Water		20.1.17 13.20
ds@affinitywater.co.uk			Affinity Water		20.1.17 13.20
connections.gateway@ukpowernetworks.co.uk			UK Power Networks		20.1.17 13.21
networkalts.eastern@openreach.co.uk			Openreach (BT)		20.1.17 13.23
info@spndp.org			Standon Parish Neighbourhood Plan Steering Group	body that is producing the neighbourhood plan in the neighbouring parish	20.1.17 12.08
enquiries@bishopsstortfordtc.gov.uk	James	Parker	Chief Executive, Bishop's Stortford Town Council		20.1.17 13.24
Dawn.grocock@hertfordshire.gov.uk	Dawn	Grocock	East Herts rights of way officer		20.1.17 13.25
info@gibbsfinishing.com			Gibbs Sandtech (also includes Quickwood & Tregarne)	Local businesses	20.1.17 13.26

reception.braughing@waltonlodgevets.com			Walton Lodge	Local businesses	20.1.17 13.26
info@rfiscreening.co.uk			RFI Sandblasting	Local businesses	20.1.17 13.27
info@pearcesfarmshop.com			Pearce's farmshop	Local businesses	20.1.17 13.28
Apjones226@btinternet.com			H&N Jones	Local businesses	20.1.17 13.29
Crosspest2@aol.com			Cross Pest Control	Local businesses	20.1.17 13.29
Darrenblack.fitness@gmail.com			Darren Black Fitness	Local businesses	20.1.17 13.30
admin@easthertsgoldclub.co.uk			East Herts Gold Club	Local businesses	20.1.17 13.31
garry@alrdidge-electrical.com			Aldridge Electrical Contractors	Local businesses	20.1.17 13.32
info@leggateassociates.co.uk			Leggate Associates Ltd	Local businesses	20.1.17 13.35
info@mdselectrical.co.uk			MDS Electrical Contractors	Local businesses	20.1.17 13.46
Rick.kirby@btinternet.com			Rick Kirby Sculptures	Local businesses	20.1.17 13.47
wildacrelogs@hotmail.co.uk			Wildacre Log Yard	Local businesses	20.1.17 13.48
hundredparishes@btinternet.com			Hundred Parishes	Organisation with an interest in the village	20.1.17 13.48
stalbandsregistry@wslaw.co.uk	Susan	Pope	St Albans Diocese	Owns the land surrounding the church	08.2.17 12:47

Email Address	First Name	Last Name	Stakeholder Organisation	Stakeholder Description	CONFIRM_TIME
oliver.heald.mp@parliament.uk	Oliver	Heald		our local MP	20.1.17 13.49
spins.nursery@tesco.net			SPINS Pre-School is	an organisation that provides services to our neighbourhood area	20.1.17 13.50
nicola@waspsclub.com			WASPS is	an organisation that provides services to our neighbourhood area	20..17 13.51

head@stcanterbury.herts.sch.uk			St Thomas' Catholic School	a school in our neighbourhood area	20.1.17 13.52
enquiries@stedmundscollege.org			St Edmund's College and Prep School	a school and a business based in the neighbourhood area	20.1.17 13.52
oliver@oliverminton.com			Oliver Minton estate agents	a business based in the neighbourhood area	20.1.17 13.53
enquiries@mandmm.co.uk			Mortgage and Money Management is	a business based in the neighbourhood area	20.1.17 13.54
sales@howefencing.co.uk			Howe Fencing is	a business based in the neighbourhood area	20.1.17 13.55
info@simonlamdentist.com			Simon Lam Dentists is	a business based in the neighbourhood area	20.1.17 13.56
				a business based in the neighbourhood area	
teresa.davidson1@nhs.net			Standon & Puckeridge Surgery	Doctor's surgery	20.1.17 13.57
thomas.clark@herts.pnn.police.uk				our local Community Support Officer	20.1.17 13.57
Laura Pattison			EHDC		20.1.17 12.01
admin@ralphsadleir.herts.sch.uk			Ralph Sadleir School	a school in our neighbourhood area	20.1.17 14.00
admin@jenyns.herts.sch.uk			Jenyns school	a school in our neighbourhood area	20.1.17 14.01
admin@freman.org.uk			Freman college, Buntingford	a school in our neighbourhood area	20.1.17 14.02

APPENDIX H – Pre-submission Feedback

Feedback from East Herts District Council

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
		Change all references to 'Proposals Map' to 'Policies Map' to be in conformity with the emerging District Plan	Agree	Para & Policy change	Search for all references to 'Proposals Map' and replace with 'Policies Map'
		The addition of paragraph numbering would ease the use of the plan	This would entail a complete redesign	No change	
		Policies need to be in general conformity to the adopted 2007 Local Plan as well as the 2016 District Plan. The Basic Conditions Statement should be amended accordingly	Agree	Para change	Text to be amended to include more references to the 2007 Adopted Local Plan
	3	Location and History – 1st paragraph change 'Bishops Stortford to Bishop's Stortford	Agree	Para change	Page 3, first paragraph change 'Bishops Stortford to Bishop's Stortford
	6	This objective makes reference to the introduction of a minimum 8 metre buffer zone to the Rivers Quin and Rib to safeguard the resource. The implication is that this is something that is being sought through the Neighbourhood Plan although there is no reference to the requirement found in any policy wording. Further clarity is required as to what this refers to.	Agree	Objective change	See EA Change column

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	7	<p>Paragraph 5 Consider rephrasing first sentence of paragraph and the reference to ‘housing development sites that meet the quota defined by the district council’. There needs to be further explanation that the Neighbourhood Plan seeks to deliver the housing requirement for the village as set out in the emerging District Plan. The village development strategy and associated policies set out in the emerging District Plan will be examined later this year by a Planning Inspector. Therefore there is still the potential for modifications to be proposed to the policies in the District Plan, which may have implications for the policies in the Neighbourhood Plan.</p> <p>2nd sentence – Suggest further clarification is added to state that several sites are being proposed for protection from ‘inappropriate development’ or ‘development’.</p>	Agree, although this may involve amending the paragraph after the examination of the NP	Para change	<p>Page 7 Paragraph 5 to begin 'The overall strategy of this Plan is to deliver the housing requirement for the village, set out in the current version of the emerging District Plan. The sites identified in the Housing Strategy'...are in keeping etc.</p> <p>Add at the end of the penultimate sentence 'from inappropriate development. An amendment to the strategy may be necessary following any modifications to the District Plan through the examination process.'</p>
	7	The Policies Map is quite small and therefore it is difficult to see all the policy designations clearly. It would be better if the Policies Map could be made larger to fill a whole page (this could be landscape orientation if necessary).	Agree	Map change	<p>Page 7 Keep this page as it is but add a full A4 sized version of the Policies Map as Appendix A (amend alpha codes of remaining appendices)</p>
	8	It is not considered necessary to include a table of the full wording of each policy as this is just a duplication of what is in the following chapters.	Agree but NP team decided to retain this table	No change	

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	17	Paragraph 1 Suggest rephrasing paragraph to state that Policy VILL1 is from the emerging District Plan and therefore whilst the Neighbourhood Plan seeks to meet the housing requirement for the village set out in the emerging village development strategy, there should be an acknowledgement that the Neighbourhood Plan policies may need updating in the event of modifications being made to the emerging District Plan through the upcoming examination process. 2nd sentence – Suggest changing ‘its target’ to ‘the housing requirement set out’	Agree, although this may involve amending the paragraph after the examination of the NP	Para change	Page 17 Paragraph 1 Delete second and third sentence and replace with 'This plan seeks to meet the new housing requirement for Braughing, set out in the village development strategy, Policy VILL1 of the emerging District Plan. As a Group 1 village, Braughing needs to increase its housing stock by at least 10% (or 35 homes) between 2017 and 2033 to meet the current version of the emerging District Plan. An amendment to the strategy may be necessary following any modifications to the District Plan through the examination process.'
	17	Bullet point c) Should this be the ‘East Herts Local Plan Second Review 2007’ or ‘the emerging East Herts District Plan’?	It should read both	Para change	Page 17 Amend bullet c) to read 'the East Herts Local Plan Second Review 2007 and the emerging East Herts District Plan were used in conjunction with the National Planning Policy Framework (NPPF) as a basis for the policies'
	19	Affordable housing is also sought where the combined gross floorspace of a development scheme is greater than 1,000 square metres.	This should be included in the text	Para change	Page 19 Paragraph 1 first sentence add to end ...'or where the combined gross floorspace of a development is greater than 1,000 m²'.
	19	The word ‘tenure’ is to be deleted from Policy HOU1 of the emerging District Plan as a mix of tenures can only be required on sites delivering 11 or more dwellings or where the combined floorspace of a development scheme is greater than 1,000 square metres (rather than 5 dwellings as per the current policy). Therefore	New government policy so this must be amended. It affects also site 1 Policy 5	Para change	Page 19 Paragraph 4 remove 'and tenure' in first sentence. Remove 'tenure,' in second sentence.

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
		the word 'tenure' should be removed from this section to reflect the wording of a modified policy HOU1.			
	20	Open bracket (is missing in first sentence.	Agree	Para change	Page 20 Paragraph 2 add '(' before 'but' in first sentence
	20	Policy 1, bullet point 2 - It is not possible for 'all' proposals to provide an element of affordable housing, as many proposals will fall below the threshold at which affordable housing can be secured as part of the development scheme. Further clarity required.	Agree	Policy change	Page 20 Policy 1 second bullet add 'where appropriate' before ';'
	21	Paragraph 2, 2 nd sentence – Change 'East Herts District Plan (2007)' to 'East Herts Local Plan Second Review 2007'	Agree	Para change	Page 21 Paragraph 2, 2nd sentence – Change 'East Herts District Plan (2007)' to 'East Herts Local Plan Second Review 2007'
3	23	Amend 'reflect' to 'have regard to'.	Agree	Policy change	Page 23 Policy 3 Amend 'reflect' to 'have regard to'.
	23	Paragraph 1, 2 nd sentence – The emerging District Plan does not state that 50% of the village's housing requirement needs to be delivered in the first five years of the Plan period. The requirement for a certain proportion of development to be delivered relates to the overall housing requirement for the villages and does not translate down to the individual housing requirements of particular villages	Agree	Para change	Page 23 Paragraph 1 replace with 'The emerging East Herts District Plan specifies that Braughing needs to allocate a minimum of 35 dwellings within, or near to, the Group 1 village boundary during the period April 2017 to 2033. The overall housing requirement for villages is for 50% of the new homes to be built in the first five years of the plan i.e. by 2022.'
	23	Paragraph 3, 2 nd sentence – Amend 'village housing target' to 'housing requirement of the village'	Agree	Para change	Page 23 Paragraph 3 second sentence replace 'village housing target' to 'housing requirement for the village'

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	24	Paragraph 1, 1st sentence – Change ‘East Herts District Plan of 2007’ to ‘East Herts Local Plan Second Review 2007’	Agree	Para change	Page 24 Paragraph 1, 1st sentence – Change ‘East Herts District Plan of 2007’ to ‘East Herts Local Plan Second Review 2007’
	27	Policy 5, The site is well shielded from the public realm; hence it is not identified as good open space on the Character Map attached to the Conservation Area. However, good urban design will be essential to the delivery of a suitable development scheme.	Agree that the justification should be amended.	Para change	Page 27 Paragraph 5 Justification, add a second sentence at the end of the first paragraph 'The site is well shielded from the public realm; hence it is not identified as an 'important open space to be protected' on the Character Analysis Map attached to the Conservation Area Character Appraisal 2016. However, good urban design will be essential to the delivery of a suitable development scheme.'
5	27	Policy 5, Criterion 7 – Stipulating a specific number of storeys for the development may restrict the type of housing design that comes forward eg. a chalet bungalow, which may not be the most appropriate type of development to come forward on the site. Consider incorporating words such as scale, height, topography into the policy wording to guide the design of the development coming forward	Agree that this would make the policy more appropriate	Policy change	Page 27 Policy 5 criterion 7 to be replaced with 'Height and siting of homes should take account of the topography of the site and the amenities of adjacent occupiers'. Policy 6 criterion 3 to be replaced with 'Scale and design of homes should have regard to the sensitivity of the site in the heart of the village'. *Map to be amended accordingly*
	27	Paragraph 2, Final sentence – Delete the word ‘tenure’. Homes of different tenures will not be able to be secured on this site as the development scheme is likely to fall under the threshold at which affordable housing contributions can be sought.	Agree in line with EHDC comments on tenure < 11 homes	Para change	Page 27 Paragraph 2 final sentence delete 'tenure'
	27	Paragraph 3, 1st sentence – Delete ‘be’.	Agree	Para change	Page 27 Paragraph 3, 1st sentence – Delete ‘be’.

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
5	27	Comments should be sought from HCC Highways on the appropriateness of the proposed access as this issue could render the site undeliverable	HCC Highways comment (11/04/17): Our preferred access point would be onto Malting Lane, although I understand that the hedgerow is to be preserved if possible. We have concerns about an access off Fleece Lane where the road width is restricted as well as the design of an access beside the Post Office.	Policy change	Page 27 Policy 5 criterion 4 delete 'Access is from a new entrance beside the post office' and replace with 'Creates a new safe access to the site (subject to the approval of the Highway Authority)'.
	28	Corresponding text change to accompany policy change (Policy 5: Site 1 - access)	Text needs to support policy change	Para change	Page 28 First paragraph Access, add 'safe' before 'access' in the first sentence and replace the last sentence with "An alternative access may be achievable but this would be subject to the pre-application process."

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	28	Comments received at meeting with EHDC to discuss feedback on Regulation 14 consultation: Consider adding the removal of permitted development rights on development on this site to prevent roof levels being raised, unsightly extensions and additional structures within the garden areas.	Amend as suggested	Para change	Page 28 Paragraph 2 Design and layout add final sentence to this section as follows: 'The removal of Permitted Development Rights should be attached as a condition to any grant of planning permission to develop this site. This is to ensure that no uncontrolled building works would result in a detrimental impact on the character of the conservation area or the amenities of adjacent residents.'
	28	Additional text changes arising from changes to Policy 5		Para change	Page 28 Paragraph Design and layout, add after 'river...' in the penultimate sentence 'lying well below the properties 8a-8f on Green End but...'
6	29	There is currently a planning application awaiting determination on this site. Due to the stage that the Neighbourhood Plan is at in its preparation, very limited weight can be given to this policy when determining that application. Additional text required following discussions with EHDC re how the Neighbourhood Plan would be affected if the current planning application for Chestnuts was approved without amendments to comply with Policy 6	Noted	Para change	Page 29 below Policy 6: Housing Development Site 2 at the end of the Justification paragraph, add an additional sentence 'If the current planning application is approved without amendments to comply with the policy, this housing site allocation and all references to it will be deleted from the Neighbourhood Plan. As a result, although the development would contribute to the housing quota for the village, it would lie outside of the scope of the Neighbourhood Plan due to the significant conflicts in policy compliance'.
6	29	Criterion 1 - Amend 'reflect' to 'have regard to'	Agree	Policy change	Page 29 Policy 6 criterion 1 - Amend 'reflect' to 'have regard to'

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
6	29	Criterion 8 – Stipulating a specific number of storeys for the development may restrict the type of housing design that comes forward eg. a chalet bungalow, which may not be the most appropriate type of development to come forward on the site. Consider incorporating words such as scale, height, topography into the policy wording to guide the design of the development coming forward	Agree	Policy change	<p>Page 29 Policy 6 criterion 7 to be replaced with 'The size and type of homes should reflect the identified local housing need'</p> <p>Policy 6 criterion 8 to be replaced with 'Height, design and siting of homes should take account of the topography of the site, the amenities of adjacent occupiers and the impact of new residential development on the edge of the village'.</p> <p>*Map on Page 30 to be amended accordingly*</p>
	30	Paragraph 1 Consider amending this paragraph. The HCC Highways consultation response to the current planning application states that there is no objection on highway safety grounds. There is also some conflict between this policy and Policy 8, as Policy 8 does permit development that would increase traffic on the 'narrow road with a dangerous junction'	Agree	Para change	<p>Page 30 Paragraph 1 Access replace with 'The landowner has offered a new access via the existing driveway to no. 5 Green End that is acceptable in highway terms with improvements to provide additional visibility. Availability of the access off Green End has resulted in the site being selected for development in this plan, as it would result in no further traffic on Hull Lane. Access via Hull Lane would not be supported as it would unnecessarily increase traffic on Hull Lane and require the removal of a hedgerow that makes a positive contribution to the character of the conservation area. Residents in Hull Lane perceive its junction with Green End dangerous and difficult to negotiate.'</p> <p>Paragraph 2 Design and layout, replace second sentence with 'Properties in Hull Lane are exclusively single storey or one and a half storeys. The height, design and siting</p>

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
					of homes should take account of the topography of the site and the amenities of adjacent occupiers. New homes should overlook Hull Lane to continue the existing street frontage, with pedestrian access only onto Hull Lane, in order to retain the existing hedge, in the conservation area.
7	31	The Ford Street Barns are a mix of neutral and those making a 'positive contribution to the Conservation Area' but they are all curtilage structures so future development will need to be of a high standard.	Agree	Policy change	Page 31 Policy 7 criterion 1 add 'and to provide smaller homes to meet identified local housing need' Policy 7 criterion 2 add 'and is of a suitably high standard of design to have regard to the location of the site in the curtilage of two listed buildings' Policy 7 criterion 5 replace 'no more than two storeys in height and' with 'a scale and height which'..

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	32	Corresponding text change to accompany policy change	Supporting text to accompany policy change	Para change	Page 32 Paragraph 3 Design and Layout first sentence delete 'and containing listed buildings,'. Add two new penultimate sentences 'The development is within the curtilage of two listed buildings and the barns, which were built before 1948 are considered to be listed as curtilage buildings. Their conversion, extension and any other new building on the site should be of a particularly high standard of design to respect the quality of this listed group.'
8	33	Criterion 1 - Amend 'reflect' to 'have regard to'	Agree	Policy change	Page 33 Policy 8 criterion 1 amend 'reflect' to 'have regard to'
8	33	Criterion 8 – Stipulating a specific number of storeys for the development may restrict the type of housing design that comes forward eg. a chalet bungalow, which may not be the most appropriate type of development to come forward on the site. Consider incorporating words such as scale, height, topography into the policy wording to guide the design of the development coming forward	Agree, with the addition of guidance on driveways to reflect the Highway Authority comments on a current planning application in Hull Lane	Policy change	Page 33 Policy 8 criterion 4 add at the end ' providing sufficient space for all vehicles to drive in and drive out' Policy 8 criterion 7 replace with "The size and type of homes should reflect the identified local housing need". Policy 8 criterion 8 to be replaced with 'Height, design and siting of homes should take account of the topography of the site, the amenities of adjacent occupiers and the impact of new residential development on the edge of the village'. *Map to be amended accordingly*

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	34	There is some conflict between this policy and Policy 6 as the supporting text to this policy states that one additional access could be accommodated onto Hull Lane	Agree - remove this wording	Para change	Page 34 Paragraph 1, replace second sentence with 'The cumulative impact of additional dwellings gaining access off Hull Lane is a concern. Vehicular access should be via the existing driveway to Larkspur, although one additional pedestrian access could be accommodated.' *Map to be amended accordingly*
	34		Supporting text to accompany policy change	Para change	Page 34 Paragraph 1 Access, add to end of paragraph 'The replacement of one large home with three smaller homes will generate only an additional minimal amount of traffic on Hull Lane. In order to reflect the requirements of the Highway Authority for vehicular access onto Hull Lane, driveways must accommodate sufficient space to turn vehicles around and prevent the need to reverse out into Hull Lane.' Paragraph 2 Design and Layout replace the last sentence with "Properties in Hull Lane are exclusively single storey or one and a half storeys. The height, design and siting of homes should take account of the topography of the site and the amenities of adjacent occupiers. New homes should overlook Hull Lane having regard to the existing character of the lane and adjacent development.'

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
9	35	Paragraph 3 The amendment of the village development boundary to include this site will result in an undeveloped parcel of open land being within the boundary. Consider whether you want any planning policies to shape any future development on this open parcel of land	Suggest amend name of site to include adjacent land in the new village boundary and add sentence	Policy change	Page 35 Policy 9 add a sentence below criterion 7. ' Should a development proposal come forward for new homes between Development Site 5 and no. 6 Pelham Road, it should comprise individual dwelling plots and driveways fronting Pelham Road, continuing the existing building line and comply with all other relevant policies in this plan.'
	35	Corresponding text change to accompany policy change	Text change	Para change	Page 35 third paragraph Location in village and settlement boundaries add second sentence 'The land between Development Site 5 and No. 6 Pelham Road is suitable for housing development. Any proposal for new homes should provide infill frontage development to Pelham Road at a similar scale and height to the existing adjacent properties.'
10	38	2nd bullet point – Amend structure of first sentence so that it reads 'As stated in East Herts District Plan, new developments.....'	Agree	Policy change	Page 38 Policy 10 second bullet move 'As stated in East Herts District Plan,' to the beginning of the sentence.

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	42	Advise that L3. Dicken Croat field may be viewed as being an 'extensive tract of land' by the examiner and may therefore not meet the requirement for designation as a Local Green Space	Disagree - See explanatory note at end of sheet	No change	Published guidance: Bedford Borough Council Local Green Space Methodology 2015 states that a site of less than 10 ha is not an extensive tract of land; North Dorset District Council Local Green Space advice states that land is not an extensive tract if it has clearly defined edges, feels local in character and scale and is connected physically, visually and socially to the local area; Cotswolds Local Green Space Toolkit 2014 states that a site of over 20 ha would be considered an extensive tract of land. Dickens Croat is just over 5 ha, looks and feels local and has defined edges. The river meadows between Malting Lane and Ford Street are about half the size of Dickens Croat
	43	Advise that L5. Fields adjacent to the main ford to the south-east of Malting Lane may be viewed as being an 'extensive tract of land' by the examiner and may therefore not meet the requirement for designation as a Local Green Space	Disagree - See explanatory note at end of sheet	No change	
	47	Section 8.2.1 Important Open Spaces. It is not considered that this section adds anything to the Plan as the open spaces listed are not identified on the Proposals Map or designated within any planning policies. This section should be deleted from the Plan.	Agree	Append change	Move the list of Important Open Spaces to an Appendix of other spaces which contribute to the character of the village?

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
13	48	Advice received by planning consultant on other East Herts Neighbourhood Plans has been to align 'Protected Open Space with emerging District Plan Policy CFLR1.	Reclassify	Policy change	P48 Policy 13 amend title to 'Protected Recreational Open Space Replace first sentence and beginning of second sentence with 'Those areas defined on the Policies Map as Protected Recreational Open Space P1 - P4 are a combined areas of four separate spaces which as a whole are ...' *Change Policies Map to reflect this*
	44	Corresponding text change to support change in title of ' Protected Open Space'	Agree	Para change	Page 44 paragraph 8.2 rename paragraph heading 'Protected Recreational Open Space', replace 'designated' with 'identified' add 'recreational' after 'protected' in second line.
	45	Corresponding text change to support change in title of ' Protected Open Space'	Change title	Para change	Page 45 Paragraph delete title 8.2.1
14	50	2nd sentence – Amend 'Section 11' to 'Chapter 9'	Agree	Policy change	Page 50 Policy 14, first paragraph replace 'Section 11' with 'Chapter 9' and reformat first line of paragraph
15	55	1 st criterion – Suggest amendment to state that any traffic assessment should be proportionate to the scale of the development proposed	Agree	Policy change	Page 55 Policy 15 first bullet add 'Subject to a traffic assessment proportionate to the scale of the development proposed, identify...'

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	55	Comments received at meeting with East Herts to discuss feedback from pre-submission consultation: Increased number of parking spaces, above the standard in the District Plan must be justified (refer to Buntingford Examiners report)	Add clarification to text	Para change	Page 55 Paragraph 6 (second paragraph of Community Feedback) replace with 'It is proposed that all new dwellings have their own parking provision of at least 2 parking spaces per dwelling, unless there is a clear justification for a lower standard. At the first open day in July 2015 residents were asked where any specifications should be placed on new housing development and the second most frequent answer required 2 or 2.5 spaces off-street parking spaces per home (see Appendix XX for a further justification of the need for a minimum number of off-road parking spaces). Residents also felt strongly that measures to reduce road speeds was important. A subsequent highway authority consultation on pedestrian accessibility in Braughing later that year, led to a consultation on a list of specific improvements in March 2017 ' Add a new Appendix XX which includes further details of the community consultation responses including the survey and census data to justify the increased parking provision above East Herts District Plan standards.

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
17	58	Delete policy. This policy implies that the community facilities listed in the policy have been designated as Assets of Community Value which they have not. The policy also states that these facilities should be 'retained and protected'. It is not clear exactly how this would be achieved in reality as facilities such as the village post office and general store are commercial enterprises where retention of the facility is beyond the scope of planning. Suggest that a list of valued community assets is added to the supporting text and if felt necessary, a policy addressing the loss of community facilities is added to the Plan	Replace policy with a policy on loss of community facilities	Policy change	Page 58 delete policy 17: Assets of Community Value and replace it with Policy 17: Valued Community Facilities 'Proposals that result in the loss of valued community facilities will be resisted unless there is clear evidence that there is no need for the facility or a suitable alternative or facilities of a similar size and quality are re-provided.'
	57	Corresponding text change to accompany policy change	Text change	Para change	Page 56 second paragraph add to end 'Consultation with the local community resulted in a strong wish to retain the village shop/post office and the public houses in the village and to encourage additional shops to open.' Page 56 third paragraph replace last sentence with 'The shop is open seven days a week and is staffed by one full-time and several part time local employees.'
	58	Re-write of page 57 to list valued community assets and facilities and justification for a policy on loss of community facilities	Text change	Policy change	See below

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
18	64	Policy 18 It is not exactly clear how a decision maker should use this policy when determining a planning application. When a S106 legal agreement is made, a planning officer will usually consult the Parish Council to identify any schemes that funding could contribute to. Whilst a list of identified spending priorities is welcomed, it is not considered necessary or appropriate for this to be enshrined in policy, particularly as the identified spending priorities may change over the lifetime of the Plan In the meeting with East Herts they also requested the removal of the final bullet in the policy.	Agree needs amendment to be more useful	Policy change	Page 64 Policy 18 replace first sentence with 'Through preparation of the Neighbourhood Plan a number of spending priorities have been identified by the community to improve the lives of people living and working in the parish. The Parish Council will request these priorities be reflected in S106 agreements, where appropriate, and will direct funding received from New Homes Bonus, Community Infrastructure Levy or other funding streams towards projects which fall within these priorities.' Page 64 Policy 18 remove last bullet
	64	Corresponding text change to accompany policy change	Text change	Para change	Page 64 Add after bullet points 'Spending priorities will be delivered either directly through S106 agreements attached to planning permissions or from New Homes Bonus funding resulting from new development in the Parish (if a Community Infrastructure Levy is set within East Hertfordshire in the future, this will also contribute to implementing the identified spending priorities).'
	65	Paragraph 4 Amend 'Local Facilities' paragraph to reflect any changes made to the Assets of Community Value and Spending Priorities policies	Agree	Para change	Page 65. Para 4 Local Facilities, change 'Assets of Community Value' to 'Valued Community Facilities'
	75	1 st sentence – Amend 'Chapter 11' to 'Chapter 9'	Agree	Append change	Page 75 Appendix D 1st sentence replace 'Chapter 11' with 'Chapter 9'
	87	Amend 10 to 'East Herts Emerging District Plan'	Agree	Append change	Page 87 Amend 10 to 'East Herts Emerging District Plan'

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	87	Amend 11 to 'East Herts Local Plan Second Review 2007'	Agree	Append change	Page 87 Amend 11 to 'East Herts Local Plan Second Review 2007'

Replacement page 57

Other local businesses

In addition to the shop and pubs there are a number of commercial business units located on a small industrial estate near the old (closed) railway station, several largely arable farms but with some livestock which provide employment for local people and many residents who spend at least part of their week working from home. All of these business activities need good internet, broadband and mobile communication services.

In 2015, the local butchers, famous for its Braughing sausages, closed. The sausages are still sold in the village shop and The Golden Fleece pub. Historically, some other retail businesses were active in the village, including a greengrocer, baker, plant nursery and additional public houses. The growth of large retailers and internet shopping has meant that these businesses have not been sustainable and closed down.

The feedback from local residents included a wish to retain the existing local employment opportunities and encourage appropriate new types of local employment to promote a more sustainable community.

Jenyns First School

The school is not only an important and valued facility in the village but is also provides employment for teachers, and administrative, catering and caretaking staff. Most of the children in the parish attend the school from the age of five to nine years. About 10 year ago the school was relocated to new premises, a significant investment in a state-of-the-art school building that now has a new nursery department. Pupils are encouraged to engage with the history of the village with Old Man's day, Harvest Festival, Christingle in St Mary's and 'Welly Wednesday' when they leave the classroom to go out into the village to enjoy the ford and countryside. The school has received a 'good' status in the last two Ofsted assessments.

Other General Changes:

There is an issue with capitalisation on headings that needs resolving

Page 59 text adjacent to picture is not justified

Page 56 picture of the post office is doubled up

Pages 8-16 (policies table) replace all policies with any revised wording

Appendix O (T2) delete Action T2.1 as this is covered by Policy 18

Valued Community Facilities

There are a number of well used private, cultural and recreational facilities in the parish, such as the art studio at Gravelly Barn and the golf course at Hamels Park. Through consultation on the Neighbourhood Plan, a list of valued community facilities has been drawn up. These are:

- The village post office and general store
- The Axe and Compasses pub
- The Brown Bear pub
- The Golden Fleece pub
- The village school
- St Mary's church
- Methodist church
- Congregational chapel
- The community centre
- The church hall
- The Old Boys School
- Sports and recreational facilities, including the playing fields and tennis courts
- Children's playground, community orchard and allotments

The last two of these are covered by Policy 13 in this plan. The others will be retained by appropriate means including encouraging more local support and advertising their services. Some of these facilities may be listed as Assets of Community Value, where the community will be given the opportunity to bid for the properties if they are put up for sale. Others may be improved or replaced as a result of other development proposals. Community facilities will be protected through policies in the East Herts Local Plan 2007 and the emerging District Plan policy CFLR7 and Policy 17 in this plan.

Feedback from residents

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
11	97	I have noticed the over fondness for cutting back the hedgerows. Is December a good time? What about hibernation of hedgehogs. Also the cutting back of embankments in late May when the whole insect population is well underway. Why can't the embankments keep their wild flowers until Sep / Oct or until the insects are no on full manoeuvres. On the public footpath at the back of Hull Lane the wild flowers are at their best. a wonderful sight to behold and the few natural un-disturbed areas in Braughing. Las year I noticed no bees on the clover that is along the footpath there, whilst the year before there was a blanket of busy bees along there. Perhaps there should be a bird, nature and insect spotting form for us all at Braughing and that will provide us with a good indication as to what we have here and around the area.	Nice ideas. Suggest they are included as an additional line in the Action Plan	Note Append change	Page 97 Action Plan, include a new item C4 in the Action Plan to encourage local recording of species and works that might reduce biodiversity.
	97	I believe the document to be very well prepared and investigated and would congratulate and thank all those who have worked on it on behalf of the village. - - I believe the vision to be sufficiently broad and inclusive but perhaps the objectives might be extended with reference to some other areas by: - - - 1. Addressing in more detail the increasing traffic and speed problems in the village, - highlighted in the Village survey, with specific and focussed recommendations. - 2. Prepare and publish a clear Emergency Action/ Communication Plan reaching all (we are Nationally under the highest alert threat since the IRA bombings in the 80s) - 3. Evaluate any benefit in Group purchasing areas. - 4. Intent in developing Youth participation in village decision making.	These points are not specifically part of the NP remit but 1) is covered in the action plan/spending priorities, 2) the Parish Council has recently been approved and can be obtained from the Parish Clerk, 6) is covered to a certain extent in the action plan but we can add that if required. There is already a highways consultation underway for point 1. The others should be investigated.	Note Append change	Page 97 Include a line at the end of the Action Plan "Investigate new ideas including 1. Investigate Group Purchasing benefits, 2. Encourage youth participation in decision making, 3. Update Village Directory, 4. Fundraise for projects, 5.Organise responses to planning applications'

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
		- 5. Update Village Directory - 6. Fund raising for Popular Village Projects - 7. Provision for fighting Predatory Planning Applications			
	97	<p>Reference to the Rights of Way Improvement Plan (ROWIP) needs to be made in the document. `The Countryside and Rights of Way (CRoW) Act, 2000, Sections 60, 61 and 62 required all Highway Authorities in England and Wales to publish a RoWIP for their area. This builds upon the Highway Authority's existing duties to:</p> <ul style="list-style-type: none"> i. maintain and keep the 'Definitive Map & Statement of Public Rights of Way'; and ii. ensure that the Rights of Way are adequately signposted, maintained and free from obstruction. <p>Statutory guidance indicates that RoWIPs should be incorporated into Local Transport Plans (LTP) to help address sustainable transport and road safety issues. It directs that they should also take into account wider agendas such as biodiversity, community safety, culture and tourism, local economic needs, health, recreation and social inclusion. RoWIPs are to be the prime means by which Highway Authorities identify the changes and improvements to local rights of way networks, in order to meet the Government's aims of better provision for walkers, cyclists, equestrians and people with disabilities. Therefore this is a key document to reference in the Neighbourhood Plan, as it will help plan new routes and improvements / upgrades, especially where connected to development.</p> <p>Detailed in the ROWIP already is the creation of the old railway line route, as a public bridleway and therefore we</p>	<p>Maintenance of footpaths are included in Policies 15 and 18. Assume we need to add a reference to the ROWIP in the References Appendix K. Do we need to add a safe crossing of the A10?</p>	<p>Note Append change</p>	<p>Page 97 Appendix K add '24. Rights of Way Improvement Plan (ROWIP)'</p>

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
		would like to see this listed as such, rather than just a cycleway. The need for safe crossings for walkers and cyclists of the A10 has also been previously raised, especially between footpath 22 and Hamels Lane, near to Pearce's Farm shop.			
5	27	No houses should be built on this site, as they are being built behind other houses which would tower over them. The proposed site is also clearly visible from other parts of the village (being on a hill), and would harm the look and feel of the village. This type of development was recently pointed out as part of the changes to the conservation area as being an example of a poor build.	Wording has been strengthened to ensure development is appropriate. Amendments have been made to include Hertfordshire County Highways comments.	Note EHDC change	Page 27 See East Herts comments
5	27	The development proposed behind the Post Office has to be in keeping with surrounding buildings. Access is bad, and until a better one is thought of, I have reservations about any building there.	Wording has been strengthened to ensure development is appropriate. Amendments have been made to include Hertfordshire County Highways comments.	Note EHDC change	Page 27 See East Herts comments
5	27	Would have preferred new build to be continued in area between Quinford and Post Office. The view towards Green End from The Causeway (church end) will be compromised unless new homes are carefully sited and kept to 1 1/2 storeys suggested. In my opinion it compromises the objectives set out on P1 with respect to	Wording has been strengthened to ensure development is appropriate. Amendments have been made to include Hertfordshire County Highways comments.	Note EHDC change	Page 27 See East Herts comments

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
		maintaining important green spaces and rural open views.			
5	27	A development on this greenfield site will result in an ugly scar on the landscape showing up clearly from across the valley. Proposed access to this site is not practical and will cause many accidents on this dangerous corner.	Wording has been strengthened to ensure development is appropriate. Amendments have been made to include Hertfordshire County Highways comments.	Note EHDC change	Page 27 See East Herts comments
5	27	1. Presentation understates a new access on a blind and dangerous bend which will require significant earthworks and visibility splays - 2. Parking for customers to the post office requires clarification - 3. Highly visible site central to village key prominent elevations to rear. - 4. Proposal only states minimum numbers not potential - no indication of a suggested NP recommendation - so Planners have no guide. - 5. The accumulative impact of additional traffic movements at this junction when read with the other proposals are unclear and the Plan would benefit with more information. - 6. As a central location this will strongly impact on Village setting and landscape character, a required high quality architectural contribution should be determined as part of recommendation particularly as adjacent to 2 listed buildings.	Wording has been strengthened to ensure development is appropriate. Amendments have been made to include Hertfordshire County Highways comments.	Note EHDC change	Page 27 See East Herts comments

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
5	27	<p>As the owner of Site 1 we support the allocation of this land for new housing development. We confirm the land is available for development and that there are no obvious impediments that would prevent the land from coming forward in the near future. We see no reason why, subject to securing planning consent, that it could not deliver new housing within the next 5 years. - - The site is well related to the village, located to the immediate rear of the Post Office. The proposed access (to the side of the Post Office) is within our control. Whilst acknowledging the design considerations and constraints identified in the policy we believe that a successful design for this site will only come out of a carefully considered design exercise which has regard to all of the site's constraints and opportunities. That design exercise should not be unduly constrained at this point in time. A successful design for the site needs to respect its neighbours, protect important views (for example across the valley) and preserve and enhance the character of the conservation area. It will be for the developer of the site and the architect to show how these objectives are achieved. Some of the more detailed design guidance in the policy, in our opinion, runs the risk of unduly limiting that design iteration process before options have been thoroughly tested.</p>	<p>Wording has been strengthened to ensure development is appropriate. Amendments have been made to include Hertfordshire County Highways comments.</p>	<p>Note EHDC change</p>	<p>Page 27 See East Herts comments</p>

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
5	27	Overall the Braughing NP is fantastic and extremely thorough in its delivery. Well done to all those involved in making such a high class, well considered presentation. - - The following points are very minor but worth asking as I found it hard to visualise the impact of the proposed changes from the description. - - From the plan diagram it is not clear how item 6 of the criteria listed can be fulfilled. What level of increased view will there be from the two proposed vantage points - particularly the northern part of the development looking across from Fleece lane. Also, will the view to the south, by the proposed access road, be available to those walking along the edge of the B1368 or only the residents who access the new driveway? Does the fall of the slope and proposed viewing angle actually allow for a roadside view here? -	Wording has been strengthened to ensure development is appropriate. Amendments have been made to include Hertfordshire County Highways comments.	Note EHDC change	Page 27 See East Herts comments
6	29	Point 6 of policy 6 suggests the proposal of an additional unit, to be located to the rear of chestnuts and resembling an agricultural building. - Any habitable unit located in this point would break with the pattern of accommodation located adjacent to the highway - effectively a backland development and is not appropriate. - The land at this point slopes quite considerably upwards from Green End and from the two listed houses Larkshill and Chestnuts; any new building in this location would create a significant sense of enclosure for both these buildings. - The primary aspect of the annexe at 4 Green End faces towards the proposed additional building and privacy for both units would also be affected. - The long view from the Eastern side of the village would be affected by any building over one storey in height in the proposed location. - -	The fact that the proposed extra building is agricultural in style should ensure that it is appropriate to the area in which it is to be built. Wording has been strengthened to ensure development is appropriate.	Note EHDC change	Page 29 See East Herts comments

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
17	58	Policy 17 lists out the assets that are of importance or are of most value to the community and whilst there is no issue with the listing of the significant assets, there is a concern with regards to the policy context provided by the Neighbourhood Plan. - - Policy 17 suggests that a formal adoption process has taken place and that the assets that have been listed, occupy a special status. This is not the case and the assets have not been formally adopted as a community asset and have no special status that warrants a policy to be adopted. -	Agreed that the assets have not been formally adopted. This has been amended. See East Herts Comments.	Note EHDC change	Page 58 See East Herts comments
5,6,8	27	What is the definition of one and a half storeys? Could be open to developers' view/interpretation. Would this be managed /monitored? If so, by whom, and how successfully? Previous developments have shown this is not easy.	Number of storeys has been deleted from Sites 1, 2 and 4. See East Herts Comments.	Note EHDC change	Page 27, 29 and 33 See East Herts comments
5,6,8	33	What defines one and a half storeys if not a bungalow (policy 8). There does not appear to be a consistent statement anywhere - internet or parish council.	This has been amended. See East Herts Comments.	Note EHDC change	Page 33 See East Herts Comments
-	5	I believe the objectives section would have more impact if the objectives were all set out in the same grammatical format. As it stands, some start with a noun, ie "Delivery"; some with an infinitive, ie "To optimise"; others with a part infinite, ie "Promote". A recommendation would be consistent use of this last format, ie "Deliver, Promote, Optimise etc".	Good point & think it's probably worth changing slightly	Objective change	*Objectives to be amended to appear grammatically consistent.* JV to amend.
-	48	Bullet points: - The use of bullet points in the policies throughout the document, is inconsistent. Some use dots, others use numbering and others use lettering. - Some start with upper case characters, others lower case. - Some bullet points are finished with semi colons, others have nothing. - - Acronyms: - On its first use, an acronym should be expanded. This is not always the case in the	Numbering is used consistently for the development sites & I think it should stay that way. The others all use bullets, which I think is fine, with the except of policies 13 & 14 which use a), b) - suggest we change these	Para & Policy change	Page 48 Policy 13 change a) and b) to bullets. Page 50 Policy 14 change a) and b) to bullets. Other amendments and typos to be made as per column E.

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
		document. - - A consistent style should be used for an official document.	<p>to bullets instead and start each with uppercase to be consistent</p> <p>Re use of semi-colons, the only policy where this is different (other than development sites) is policy 17 so suggest this is changed to add semicolons</p> <p>Re acronyms, we should add (NPPF) in brackets after its full name on page 8 (it's subsequently used on page 13); also ha is used for hectare in the table section of the development site policies so think this should be stated in full. SLAA is used for the 1st time on page 29 but not defined until Appendix I so need to add definition in earlier (& add to Abbreviations section). GP is used on page 62 but do we really need to say General Practitioner; similarly for NHS? Probably need to give full name for LPA on page 59, HMWT on page 74 , NERC on page 76 and DCA on page 81 (although all in abbreviations section). Some look like acronyms but are actually policy ids within the district plan</p>		

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
2	55	New build properties are not built with sufficient parking. - A minimum of two spaces per household is required plus parking for guests.	Policy 15 bullet point 2 covers off-road parking with minimum 2 spaces per household. Add justification to the text.	Para change	Page 55: Community Feedback second para add ... of at least 2 spaces per dwelling unless there is a clear justification for a lower standard, ... after parking
2	55	The future development should have sufficient off-road parking either on each home site or dedicated parking areas. The number of parking sites should relate to size of home - a good guide would be 1 parking space for each bedroom. Such a restriction as this will promote smaller homes against 4/5 bedroom units. Access roads and footpath should be permeable surface with no drain off facility.	Policy 15 bullet point 2 covers off-road parking with minimum 2 spaces per household. Add justification to the text.	Para change	As per reply to 51522074
7	32	Ford Street in front of the proposed development is the worst flood area in Braughing. It has been impassable on a number of occasions in the last ten years. The drainage work done has made little difference.	A small part of the site is in Flood Risk Zone 2. A Flood Risk Assessment will be required. For any new development in Flood Zone 2 a Sequential Test should be undertaken in order for the development to be considered appropriate in this location.	Para change	Add a new para after Design and Layout page 32: Flood Risk (green title) A small part of the site is in Flood Risk Zone 2. A Flood Risk Assessment will be required as part of a planning application.
7	55	As part of this development, continuation of the footway linking the War Memorial to Green Hill at the ford along Ford Street should be provided to encourage walking around the village. Currently the pinch point between Ford Street Farm and Stortford Lane is particularly off-putting particularly when walking with children, or animals, and I imagine is a particular barrier to older people exercising on this stretch. - - Without this it is less	We already have maintenance of footpaths and traffic calming included in the spending priorities in Policy 18. A consultation on pedestrian access is currently being undertaken and is referred to in the Transport section.	Para change	Page 55 See East Herts Comments

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
		likely that residents of these new properties would consider walking to the village shop.			
7	32	Any development on this site must protect and incorporate the existing farm buildings, retaining the original structures and protecting the street scene. - - These barns are a rich habitat for bats, owls, and swallows (seasonal) and these must be protected. Braughing has lost many barns in recent years that had been precious habitats for rare bats and other wildlife. -	This can be noted in the text to the policy	Para change	Page 32 Paragraph three Design and Layout, add a second sentence 'Local residents have noted the use of the barns by bats, owls and swallows; a survey of protected species will be required to accompany any planning application.'
9	36	I do not think this is a safe development on 2 counts: - 1. There is extremely poor visibility when coming out of the village onto Pelham Road; The plan does not show the curvature of the road. I use this road to travel into the village and am frequently confronted with oncoming traffic. The road narrows here which makes it almost impossible for 2 cars to pass. The narrowing is also not shown on the survey map. - 2. To extend the current pavement to link in with the current houses is infeasible due to lack of width in the current road as pointed out above. There has been many a time when cars have mounted the pavement to avoid a head on collision! There is also a ditch at the side of the road which is field run off essential to keeping the road clear and ice free. I think this is a dangerous and irresponsible plot to develop especially as the village boundary as having to be extended to include this agricultural site and assume change of use.	We understand that there are landownership issues and the flow in the drainage ditch must be protected. A detailed scheme for the footpath must be submitted with any planning application for new homes on the site.	Para change	Page 36 Paragraph one Access add a sentence 'It is essential to the sustainability of development on this site that the footpath is extended along Pelham Road to any new homes. The path must incorporate retention of the drainage ditch. A detailed scheme for the footpath will be a requirement of the Parish Council supporting the development of this site.'

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
15	54	Disappointing that the NP does not address off-street parking. Major problems with parking or lack of it along The Street and the ability of us to navigate down it. Suggest Glebe Field becomes the village car park.	This is dealt with in Policy 18	No change	
18	64	An additional path between the fords would be fantastic. - Against the concept of introducing no-parking areas, I'm not sure whether provision of off-road parking elsewhere in village is possible. Is there a place in mind, or is this pie in the sky? The really ought to be introduced together.	This is dealt with in Policy 18	No change	
	20	Corresponding text change	Reference in text to District Plan policy WAT1	Para change	
	36	Corresponding text change	Necessary to protect the surrounding countryside	Para change	
	59	The penultimate paragraph on page 59 - the final word "Hundreds" should be singular. Braughing Hundred was one of eight hundreds in Hertfordshire. See Cooper's Map of Hertfordshire 1808 http://www.hertfordshire-genealogy.co.uk/images/maps/cooper-1808.jpg	Amend accordingly	Para change	Page 59 Paragraph seven delete 's' from 'Hundreds'

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
1	20	<p>We support Policy 1 in its recognition of the requirement, consistent with the emerging East Herts District Plan, for Braughing Parish to accommodate at least 35 new dwellings over the Plan period. We welcome the Plan's positive and proactive approach in recognising the contribution the village should make to meeting the District's overall housing needs. This is particularly important given it is now recognised that total housing need across the District has increased from 2015 Objectively Assessed Need of 16,400 dwellings for the period 2011 – 2033. Given this pressing and increasing need for additional new homes any contribution the village can make to meeting that need is to be supported.</p> <p>- In respect of the second bullet point of the policy, the requirement to provide a component of affordable housing with all new housing should only apply to sites providing 11 or more dwellings or if a site provides 10 or fewer dwellings where the gross floorspace of development exceeds 1,000m². That is the Government's clearly established policy and the policy carried through in the emerging East Herts District Plan (Policy HOU3). The Neighbourhood Plan would be unwise to attempt to apply a lower threshold (which the policy as drafted could suggest), as to do so would render it incompatible with national and local policy.</p>	<p>The NP does not attempt to enforce affordable housing on sites with < 11 houses as this is not consistent with government policy. So affordable housing will only be applicable to site 3 (policy 7).</p>	Policy change	<p>Page 20 Policy 1 second bullet add 'where appropriate' at the end of the bullet</p>

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
1	20	In the second paragraph the wording and punctuation are confusing, particularly because of the comma after the word "plan". Suggested wording might be "No housing sites allocated or supported in this plan fall within the rural part of the parish ..." etc - - For clarification, suggested wording and punctuation for the following sentence would be "Hamlets are unique: small groups of housing, and any additional housing, must not adversely ..." etc - - No mention is made of the 10 empty homes in the parish identified in the East Herts Empty Homes Strategy 2015. Of these six had no exemptions, so could be brought into use. Of the 10, five had been empty over one year, three of those had been empty over two years, and two of those had been empty over 10 years. This policy should include the intention to work with EHDC to reduce the number of empty properties in the parish to an absolute minimum. It is noted in EHDC's strategy that the NPPF identifies that empty housing can "assist with meeting the district's housing needs". This should similarly apply to a parish.	Change to suggested wording in 1st sentence	Policy change	Page 20 Policy 1 second para to begin... No housing sites allocated or identified in this plan fall within the rural part of the parish beyond Braughing village...
1	20	A Policy that states that all proposals should contain an element of affordable housing contravenes both the EHDC draft District Plan and draft Local Plan, which states that this only applies to housing developments of 11 or more houses. This policy also contravenes the Housing Strategy on the same page. Similarly, Policy 1 states that all proposals should provide a mix of housing types and sizes which contravenes EHDC draft District Plan policy HOU1 again as stated in the Housing Strategy on the same page.	We need to re-phrase the policy because it seems to state that each site allocation should contain a level of affordable housing whereas only one site qualifies. Similarly for mix of housing where only 2 sites qualify.	Policy change	Page 20 Policy 1 add ...where appropriate; to the end of second bullet

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
2	22	1. To avoid the bland Chinese menu style of 'bolt on' architecture - which fits all locations. - 2. Elevations require careful consideration as not always street facing e.g. the principle elevations to Pentlows are actually facing the Quinn Valley and are very visible and were criticised as being 'fortress' like.	Good point about principle elevations	Policy change	Page 22 Policy 2 replace 'front' with 'principal' in third bullet
2	22	"The design of all new buildings and extensions should harmonise with their surroundings." This should also include conservatories. - - The text of bullet 6 is disjointed. It would be better as: - Boundaries should be marked with hedging, of appropriate native species, plain brick or flint walls, particularly in front gardens and on road frontages. - - Bullet 7: Planning permission is not necessarily required for new extensions as well. This should also be included. - - Bullet 9: The replacement of front gardens with hardstandings should be discouraged. -	Suggested wording change to bullet 6 is an improvement Add extensions into bullet 7 Hardstandings may be appropriate where to avoid vehicle parking on roads	Policy change	Page 22 Policy 2 replace bullet 6 with 'Boundaries should be marked with hedging, of appropriate native species, plain brick or flint walls, particularly in front gardens and on road frontages.' Policy 2 bullet 7 add 'extensions,' before 'outbuildings'
4	25	Terms such as 'in particular' are not appropriate for a policy, particularly when location is unclear. - Residents preference for development areas was for priority to be given brownfield sites, development of non brownfield sites should be required to meet additional criteria.	In particular is intended as an example	Policy change	Page 25 Policy 4 replace 'In particular' with "For Example'

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5	27	<p>We support the allocation of this land as a proposed housing site. We do, however, believe that certain of the development criteria are overly prescriptive and could inhibit the successful development of this site. In particular:- - Criterion 1 – We consider that the site could successfully deliver more than 5 dwellings, whilst still adhering to the other identified development constraints. The site is large and even after allowing for the identified constraints has capacity to deliver more than 5 new dwellings. Indeed, in our opinion, if development of the site is to respect local character and, as importantly not represent a wasteful use of land, it is inevitable it will provide in excess of the suggested 5 dwellings. By providing more dwellings the site could deliver a greater mix of dwelling types suited to a wide range of needs. - - Criterion 3 – Whilst it is accepted most neighbouring housing is either terraced or semi-detached some detached houses also neighbour the site and are common in the village and conservation area. Any design for development on the site should be judged on its own merits having regard to the overarching objectives of respecting local character and preserving or enhancing the conservation area. - - Criterion 7 – Neighbouring properties are predominately two-storeys in height. The limitation in this criterion to dwellings of no more than one and a half storeys is inconsistent with maintaining character. By far the majority of dwellings in the village, and particularly in the conservation area are two-storeys in height, and therefore we would question the appropriateness of this criterion. - - Criterion 8 – Whilst we support and accept the requirement for a landscape buffer on the eastern boundary of the</p>	<p>The policy allows for at least 5 homes but the justification could be improved. The aim is also for the housing to blend in with those immediately behind it (when viewed from the valley) so it is appropriate that they should be terraced or semis and that they should be in keeping with the design of these houses (as per policy 2) and provide for identified need for smaller houses in the village - with an appropriate mix.. The height restriction is to minimise impact on the views of the houses behind on Green End (8a-f) even though it is accepted that nearby houses are predominantly 2-storey. The aim of bullets 8 and 9 is to minimise the potential negative impact of housing on a very visible area of the village; by keeping the housing in line with existing houses and having green areas (garden and buffer area) closer to the valley, this will reduce the potential eyesore which could be created if building was allowed indiscriminately on this site.</p> <p>See also changes to policy in East Herts Comments</p>	Policy change	Page 27 Policy 5 bullet point 1 add 'to meet identified local need for smaller homes'

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		<p>proposed development site its width, in our opinion, should not be precisely defined. This should be a matter for the detailed design of any development on the site, however, the policy should correctly identify the importance of delivering a substantial landscape buffer on this boundary. - - Criterion 9 – This criterion is unnecessary and inappropriate and should be omitted. It imposes an unnecessary design limitation on any potential scheme which could have the effect of compromising an otherwise successful design for the site. The design of a successful layout for the site should come out of a considered design exercise informed by relevant key criteria such as 2, 4, 5 and 6. Imposing a limitation of the type envisaged in Criterion 9 simply inhibits design development for no justifiable purpose. - The Site Allocation Plan, which appears at the end of the Explanatory Text to the policy, should be for indicative purposes only. -</p>			

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
5	40	Why is the very intermittent row of bare tree stumps with overcrowded growth on the tops bordering Fleece Lane, and called a hedge in the plan considered worthy of protection. This ugly vegetation has been the subject, alternately, of neglect and mismanagement decades. It needs coppicing to the ground and all the accumulated detritus and dead wood cleared away. When this site is developed would be a golden opportunity to make the restoration of the hedge with new native species a condition of the planning condition (better still grub the whole lot out!). Professional advice needs to be taken. One would hope, also, that some attention is given to the Malting Lane border of this site.	Protection of hedging is included in policy 11. And restoration.	Policy change	Policy 11, third bullet, replace first eight words with: Seeks to retain and restore existing hedgerows and protect mature trees
5	28	6. Building numerous properties on this site to the rear of the existing properties is going to open up views of the river valley and church? I think you mean it will obscure the views unless of course they are proposing underground properties. This site was formerly arable land then became grazing land and the previous owner, albeit some years ago applied to build one family home but was refused by both the Parish and local councils. If this development proceeds a precedent is created for the remainder of this land ie to rear of Ivy Cottage and I am sure plans/proposals are already in the pipeline for this. -	Agree there will be no enhanced view.	Policy change	Page 28 Map amended and view deleted.

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5	28	<p>This proposed development contradicts policy 2 in that any buildings of whatever style will not: - "contribute to or recognise the settlement patterns of the village which are key to the distinctive nature of the parish". This proposed development actually sits outside of the recognised settlement patterns of the village and clearly breaches policy 2. - It does not respect and enhance local character, in fact any development in this location detracts from it. - - This proposed policy contradicts policy 3 in that policy 3 states "All new housing developments should reflect the density and character of surrounding housing." This site sits outside the permitted development area and is in a field devoid of other housing. - - There is a concern over the density. To state at least five new homes are to be built gives us no clear indication as to what is proposed. To consult properly would be to give the specific facts on what people are making a decision on. At least five new homes could mean 30 homes, it could mean any number above 5. - What size homes? This isn't addressed, stating semi-detached or terraced does not indicate the size of the housing development and does not address density. The number of homes should be specifically and accurately stated. - - Point 2 of this policy is a total contradiction to the policy itself. A housing development in a conservation area outside the permitted development area cannot possibly "Preserve or enhance the character of the conservation area" In fact the reverse would be true, this development will destroy a large part of the Braughing Conservation Area, there is no justification for this. - - Point 8 of this policy has no detail on what a buffer zone looks like or what it is made up of. More detail needs to</p>	<p>See numerous other comments about this site. It isn't possible to specify the number of bedrooms for each house but the policy will be amended to refer to meeting the identified need for small houses. Practically all the sites in the NP are within the conservation area because most of the group 1 village is in this CA; policy 2 does not say there shouldn't be development within the CA, just that it must be in keeping. Wording has been strengthened to ensure development is appropriate. Amendments have been made to include Hertfordshire County Highways comments. More detail on the landscape buffer would strengthen the policy. New wording takes into account other comments from EHDC in relation to stating actual measurements for landscape buffers.</p>	Policy change	Page 28 Policy 5 bullet 8 replace with 'Includes a landscape strip to provide a significant buffer of grass and low level native planting and increase biodiversity'

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		<p>be provided. - - This policy directly contradicts policy 10 Conservation. Policy 10 states "New homes should be integrated sympathetically into the existing street scene and not dominate the landscape". The proposed development will sit at the top of a hill in a conservation area, it couldn't be more dominant and unsympathetic to the surrounding area. There is no existing street scene for this development to be integrated in. It will completely detract from the surrounding conservation area. - - There are other sites suggested on this plan which build on land which has buildings on them for other use or link into an existing street scene. This development does not do this, it will be developed in field on a dominant hillside in a conservation area impacting at the very heart of the village.</p>			
6	20	<p>Policy should include specific measures (not just generic ones as per policy 2) to alleviate flooding in properties downhill of the proposed development.</p>	<p>Surface water flooding is dealt with in the text but not in a policy. Add a bullet into Policy 1 Sustainable Housing.</p>	<p>Policy change</p>	<p>Page 20 Policy 1 add bullet at the end 'Set out how they will ensure that development will not increase the</p>

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
					likelihood or intensity of surface water flooding.'

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6	30	<p>Although we support the allocation of this site, we have serious concerns that the policies have not been professionally considered. Access via the B1368 is inefficient use of land and the proposed position and angle of the access significantly impacts the garden area of a listed building. This policy also creates a cul-de-sac, which is against the recommendations of the Braughing CACA. The site would have to include a hammerhead junction to allow a refuse lorry to enter and leave in first gear, giving rise to a huge loss of land to tarmac. This would also give rise to an additional route for refuse collection. The proposed area for housing is too far forward towards Hull Lane and should reflect the position of dwellings on the opposite side of Hull Lane and therefore be pushed towards the south. New homes sited facing onto Hull Lane and yet not approached via access from Hull Lane is both awkward and does not reflect the existing housing along Hull Lane. We question the validity of the pedestrian access from Hull Lane when no other site has been imposed with such a policy relating to pedestrian access. The style of pedestrian access is similar to that used in Victorian times with access to dwellings made across other people's gardens. This gives concerns to legal rights of way. The document is inconsistent regarding the additional home located to the rear of the site, whereby it states both that the dwelling should resemble surrounding housing and then contradicts this by stating that the dwelling must resemble an agricultural building. Similarly, the houses within the vicinity of this single unit are all 3-4 stories high and a 1-1.5 storey house would not be in keeping. An opportunity has been missed to widen the road on</p>	<p>See feedback from parish council on the recent planning application for this site which justifies this policy. The map for this site could be improved as suggested. The pedestrian access for occupiers of the new homes is to ensure that they can reach Hull Lane on foot rather than having to walk down the shared vehicular driveway. It would not be necessary for access across other people's gardens. See also East Herts Comments on this site where changes to the policy have been made to guide the height of the homes. The anomalies between site 6 and site 8 have been address in the amendments to the policy.</p>	Policy change	<p>Page 30 Policy 6 Map. The development area should be set back slightly from Hull Lane. The pale blue shading should be replaced with green.</p>

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		<p>Hull Lane providing a safe passing space and pedestrian refuge and also to replant the hedge along the south side of Hull Lane, to become a native species. The development site boundary (and corresponding site size) needs to be moved to reflect the suggested site access off the B1368. The housing number should be increased to reflect this higher area. The site map contains inconsistent colouring that does not appear on any other site and does not reflect the existing land classification. - There are inconsistencies and anomalies between Policy 6 and Policy 8 despite the fact that the two sites are next door to each other. -</p>			

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7	31	This development will be welcomed by most parishioners and to help with access, Highways should be tasked to restrict the road with give way to traffic in the oncoming direction calming by Stortford Lane and also to repair the road surface and drainage system from the war memorial to Stortford Lane.	We already have maintenance of footpaths and traffic calming included in the spending priorities in Policy 18. A consultation on pedestrian access is currently being undertaken and is referred to in the Transport section.	Policy change	Page 55 See East Herts Comments
9	35	As this is open countryside the site will need a lot of screening to prevent it being a blot on the landscape.	Agree	Policy change	Page 35 Policy 9 include an extra bullet '8. The site should be well landscaped along its northeast and southeast boundaries to minimise the impact on the surrounding countryside' Page 36 Policy 9 Map to show landscaped boundaries
13	48	"Otherwise, proposals that would result in the loss or reduction of this open space will be refused unless it can be demonstrated that:" should be "Proposals that would result ..." - Who is the arbitrator as to whether the open space and facilities are no longer needed. - In bullet b) it would better emphasised with "... in a more suitable location" - -	Agree	Policy change	Page 48 Policy 13 delete 'Otherwise,' at beginning of last sentence in first paragraph and 'equally or more' before 'suitable location'.

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14	50	Formatting (indentation) of the policy is incorrect. - The policy itself is, somewhat, a ramble, rather than a succinct policy and may be better written as: - - Development should ensure that existing views and vistas are maintained. Those - priority views defined in Section 11 of the Plan are important to residents of - the parish and should be protected. The planting of hedges or trees in close proximity - to priority viewing points, which would obstruct the view, would be discouraged. - Maintenance of existing vegetation, to prevent the loss of views, should be encouraged. - Development that would affect any of the priority views will be permitted, only in exceptional - circumstances, where, as part of the proposal: - a) screening of the development by trees or hedges is included to protect the view, - provided it does not, in itself obstruct it; and - b) the height of the development is restricted to minimise the impact on the view -	Formatting changed. Amendments to the policy would improve it.	Policy change	Page 50 Policy 14 .Add 'existing' before views in the first sentence. Delete 'considered'; in second sentence. Add full stop after 'discouraged in the third sentence and begin a new sentence. 'The maintenance of ...'.
16	58	Whilst it's worthy to hope that the village could support a tea/coffee shop (and the popularity of Sunday Teas suggests it might), at least one pub has tried to offer tea/coffee and scones, but the offering seems to have withered. This could be an important secondary income for a pub which could mean the difference between viability and closure. Therefore, this would be my preference.	Do we need to remove the reference to a tea shop?	Policy change	Page 58 Policy 16 replace 'including' with 'such as' in the first bullet.

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18	64	Due to the high number of accidents (including vehicles / vehicle accidents, vehicle / pedestrian accidents and damage to private property by vehicles) on the road between Pelham Road and The Causeway (with the current level of housing in this area), traffic calming measures need to be implemented on this access route into the village. Speeding on this stretch of road is a major issue, and measures need to be implemented to reduce the speed of traffic entering / exiting the village using this access route. Any additional traffic generated as a result of additional housing in this part of the village may well lead to a higher number of accidents and traffic related incidents.	See previous note re speed limit. Do we need to include Pelham Rd in traffic calming in this policy? It is a problem for all approaches to the village so suggest we do include it.	Policy change	Page 64 Policy 18 add ', Pelham Road after 'The Street' in first bullet.
-	20	The Neighbourhood Plan Consultation Summary states that 'any additional housing development in the Parish is sustainable and meets the needs of local residents'. In order to achieve this, development within the Parish needs to be on Rural Exception Sites, with a caveat that it is only used in perpetuity for local people. If this is not done, any Social Housing within the Parish can be sold at market value by the first buyer, and there will be no priority for local people within the housing allocation. As well as identifying these 5 Housing Development Sites, some or all of these sites should be looked at as 'Rural Exception Sites'.	We could have had a policy on Rural Exception sites but nothing in the plan excludes that. Reference to Rural Exception sites could be included in Policy 1.	Policy change	Page 20 Policy 1 Add to end of first paragraph 'Rural Exceptions Sites which could provide affordable homes for local people will be supported is they comply with District Plan policies and other policies in this plan.'
-	51	The location of PV6 appears to be placed on the west side of the B1368, rather than the bench on the east side.	There is an error on the arrow for this view which needs to be corrected	Policy change	Page 51 Map of Priority Views amend arrow to indicate correct location.
		Letter from Bidwells on behalf of the Diocese and Board of Finance of St Albans.	See separate sheet with East Herts and EA comments		

Feedback from the Environment Agency

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	6	<p>The River Quin, which is classified as a main river, runs through the neighbourhood area of Braughing. This river is a chalk stream, and as such is of international importance. It is encouraging to see the plan refer specifically to protecting the rivers Quin and Rib and their associated habitats, particularly as part of Objective 8 of the plan. However, this could be made stronger by including this within its own policy. This policy should specify that any scheme adjacent to a main river should be designed with a naturalised buffer zone of at least 10 metres from the top of the bank of the brook, in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance. This requirement is in line with East Herts' 2016 Pre-Submission Local Plan policy, which specifies a buffer zone distance of 10 metres.</p> <p>All buffer zones should be managed for the benefit of biodiversity, e.g. by the planting of locally appropriate, UK native species, and we would expect the buffer zone to be otherwise 'undisturbed' by development, and left free from buildings, hard landscaping, fencing, footpaths or other development. This buffer zone would also help to provide vital space for flood waters, provide improved habitat for local biodiversity, and would also help to provide attractive amenity space on the site. With any development alongside watercourses, consideration should also be given to the requirements of the Water Framework Directive (WFD), which includes causing no overall deterioration in water quality or the ecological status of any water body. The plan could specifically refer to the WFD.</p>	Change in accordance with Environment Agency advice	Objective change	Page 6: Objective 8 to read: Protect and restore the chalk rivers Quin and Rib which run through the parish by actively maintaining the river course and up-holding a minimum 10-metre buffer zone to safeguard this resource

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
1	20	<p>Braughing includes areas of Flood Zone 2, 3a and 3b, associated with the floodplain of the River Quin. Flood Zone 2 is defined by Table 1 of the National Planning Practice Guidance, Flood Risk and Coastal Change (Section 25) as having a medium probability of flooding (1 in 1000 year), Flood Zone 3a as having a high probability of flooding (1 in 100 year), and Flood Zone 3b as having the highest probability of flooding (1 in 20 year).</p> <p>Development should be kept out of these areas where possible. In particular, no development should take place within Flood Zone 3b. We would object in principle to any planning applications in the future that propose such development, unless for either water compatible or essential development. This is due to the role of Flood Zone 3b as the functional floodplain, with the purpose of safely storing floodwater during times of flooding.</p> <p>For any new development in Flood Zones 2 and 3, a Sequential Test should be undertaken in order for the development to be considered appropriate in this location. Should the site pass the Sequential Test, a Flood Risk Assessment (FRA) will need to be submitted with a planning application, in line with paragraph 103 of the NPPF. The FRA must demonstrate that the development is safe without increasing flood risk elsewhere, and where possible reduces flood risk overall.</p>	Include EA advice in text to Policy 1 and add bullet to Policy 1	Para & Policy change	<p>Page 20: Add new para after ... strategies to alleviate this. to read:</p> <p>Braughing includes areas of Flood Zone 2, 3a and 3b, associated with the floodplain of the River Quin. No development should take place in Flood Zone 3b which is a functional floodplain to safely store flood water. New development in Flood Zones 2 & 3a will be subject to a sequential test to consider whether development is appropriate in this location. A Flood Risk Assessment must be submitted with a planning application to demonstrate that the development will not increase flood risk elsewhere or will reduce flood risk.</p> <p>Add new last bullet in Policy 1:</p> <ul style="list-style-type: none"> - Be accompanied by a Flood Risk Assessment if it is close to the River Quin or Rib and in Flood Zones 2 or 3a.

Policy No	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
11	40	Include a separate policy specifying that any scheme adjacent to the main river should be designed with a naturalised buffer zone of at least 10m from the top of the bank of the brook in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.		Policy change	Page 40. Wildlife Policy 11. Include extra bullet 'Any scheme adjacent to the main river should be designed with a naturalised buffer zone of at least 10m from the top of the bank of the brook in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance'

Feedback from Bidwells

Policy No	Policy Name	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	General Objectives		The approach is commended	Noted	No change	
	Housing Strategy		There is concern that the policy is restrictive in the approach to seeking sustainable growth of the village. The minimum 10% growth required by the East Herts District Council Emerging Local Plan is used as a guide that is only marginally likely to be exceeded, whereas the sustainable credentials of the village and the desire identified with regards to retaining existing services such as the shop, post office and public houses will be better met through seeking a positive approach to growth of the village.	Two sites identified in Policy 4 are also likely to be developed for housing. In addition, the village boundary has been extended along Pelham Road to include Housing Dev Site 5 thereby creating a linear infill site.	No change	
1	Sustainable Housing	20	The allocation of 26 dwellings, and pre-existing permissions for 8 dwellings, equates to 34 dwellings, representing only 9.8% growth.	There is also a single existing dwelling plot having been granted planning permission.	No change	
1	Sustainable Housing	20	There is not a clear strategy for how issues of affordability of housing within the village are to be addressed. The housing studies undertaken note responses with regards to downsizing for elderly residents and affordable housing for young families, although Policy 1 does not clearly set out how these matters will be addressed. The approach for allocating sites for housing has focussed on smaller sites; this will preclude the ability to deliver affordable housing within the village where there is clearly an evidenced need.	The policies in the plan identify small sites which we hope will encourage small homes for downsizing and new families. A neighbourhood plan does not have to identify sites for affordable housing.	No change	
1	Sustainable Housing	20	It should be made explicitly clear within Policy 1 that the 10% growth target is a minimum and the potential benefits of exceeding this are noted.	This is clearly stated in the text	No change	

Policy No	Policy Name	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	Sustainable Housing		<p>The brief details provided for each of the allocations of sites for development is noted. There is some lack of clarity with regards to the precise expectation of development to be delivered, with sites 2, 4, and 5 noted as dependant on the surrounding character / density. There is also some vagueness with regards to testing the deliverability of sites on matters such as access; for example, site 1 proposes a new access close to an existing junction, and it is not clear whether relevant testing of this access position has been carried out.</p> <p>This leaves a level of uncertainty with regard to whether the sites will be deliverable and to what extent they will be able to contribute to the growth of the village, and thus there is uncertainty over the soundness of the BPNP.</p>	<p>The Neighbourhood Plan guides the development that might be achieved on each site but deliberately avoids stating maximum numbers. This does not create uncertainty over the soundness of the plan.</p> <p>Wording has been strengthened to ensure development is appropriate. Amendments have been made to include Hertfordshire County Highways comments on Site 1.</p>	No change	
5	Housing Dev Site 1	27	The proposed access to this site is close to the junctions of Malting Lane, Green End and Hull Lane; there are concerns to whether this will be a suitable access to serve the development, or may limit the capacity of the site.	Amendments have been made to include Hertfordshire County Highways comments on Site 1.	No change	
6	Housing Dev Site 2	29	The level of development is not clear for this allocation.	A current planning application has shown that the site as suitable for up to 4 homes	No change	
7	Housing Dev Site 3	31	There is some uncertainty over whether 3 or 4 new build homes will be provided in the description of the development. A development of 15 dwellings would be able to contribute to affordable housing, although no detail of this is provided with the allocation description. The site is also some distance from the core of the village and could lead for pressures for development between the site and the existing settlement edge.	The site can accommodate at least 11 homes and affordable housing is dealt with through East Herts planning policies and current national guidance. The land between this existing developed site and the edge of the village is not being allocated for development, nor is the site being included within a revised village boundary.	No change	

Policy No	Policy Name	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
8	Housing Dev Site 4	33	The allocation requires the demolition of the existing dwelling and replacement with 3 dwellings as a maximum. The net increase in housing therefore only 2 dwellings. There may be questions over the viability of this proposal and the development may not come forward.	It is not necessary to demolish the existing home, this was put forward by the landowner.	No change	
9	Housing Dev Site 5	35	My client notes considerable concern with this proposed allocation. It is noted that the site contains existing barn type structures that are prominent in the local landscape and visible from some long distance views. The details within the allocation are not clear over the precise form that the development may take, and more importantly how the development will be confined within an appropriate site form preventing pressure for development within the wider site. An issue with the site is the lack of a clearly defined boundary that encloses the site; therefore, pressures for future development of the land to the east and north will prevail and harm to the setting of the village will be likely to occur.	The site has clear existing boundaries. The Neighbourhood Plan does not dictate the precise form of development on any of the housing sites.	No change	
9	Housing Dev Site 5	35	The development of this site would leave a gap between existing development within the settlement boundary and the site. The revision of the settlement boundary would bring the land within this gap (south of site 5) into the boundary of the village; therefore, the site would also likely receive pressure for development in the future.	This has been deliberately drawn to create a housing infill site along Pelham Road between Housing Dev Site 5 and No 6 Pelham Road.	No change	

Policy No	Policy Name	Page No	Feedback	Neighbourhood Plan Team Comments	Action	Changes
	Housing Strategy		<p>My client owns land, to the west of Pelham Lane [opposite Housing Dev Site 5 and known as Glebe Field] and we suggest that the allocation of this site can provide a more suitable development than others proposed for allocation within the Draft Braughing Neighbourhood Plan.</p> <p>The site comprises grazing land at the northern extent of the settlement of Braughing. Recorded as 0.97ha, the site has dense vegetated boundaries to the north and west and these reduce the site developable area to some extent (approx. 0.7Ha).</p> <p>Paragraph 5.4.1 of the DBNP provides a guide to the assessments that have been applied to the proposed allocated sites. A brief assessment has been undertaken against the site with regard to the matters noted in 5.4.1 of the DBNP; this is provided as an appendix to this letter.</p> <p>The clear advantage over allocating this site is the clearly defined and well established boundaries that exist; ensuring development will be contained within the site and not lead to pressures for development beyond the site in the future. The existing extensive screening surrounding the site would assist in facilitating development within the site without compromise to the wider character of the area.</p> <p>The site has capacity to deliver housing in a sensitive manner but also with a level of development that could bring forward affordable housing to meet the needs of younger families and also housing specifically designed to meet the needs of older residents.</p>	<p>The Neighbourhood Plan team became aware of the possibility of this site coming forward during the site assessment process but interest was subsequently withdrawn. The site was not assessed in any detail as it did not appear to be available.</p> <p>The site is therefore outside the scope of the current version of the Neighbourhood Plan and if it were to come forward for development it would be considered against the policies in the Neighbourhood Plan, East Herts own planning policies and national planning guidance.</p>	No change	