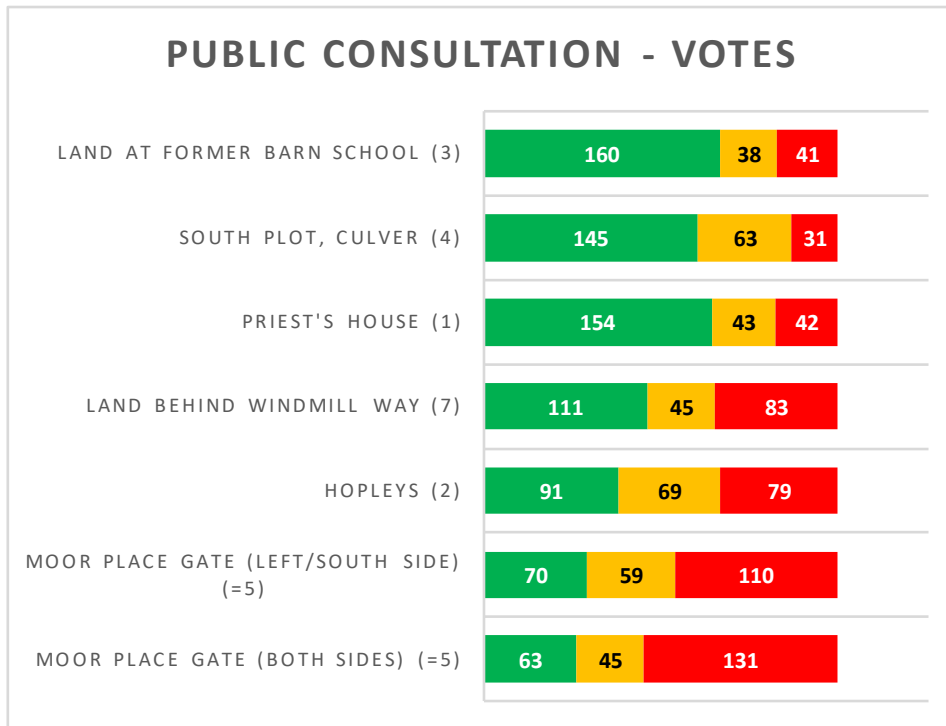
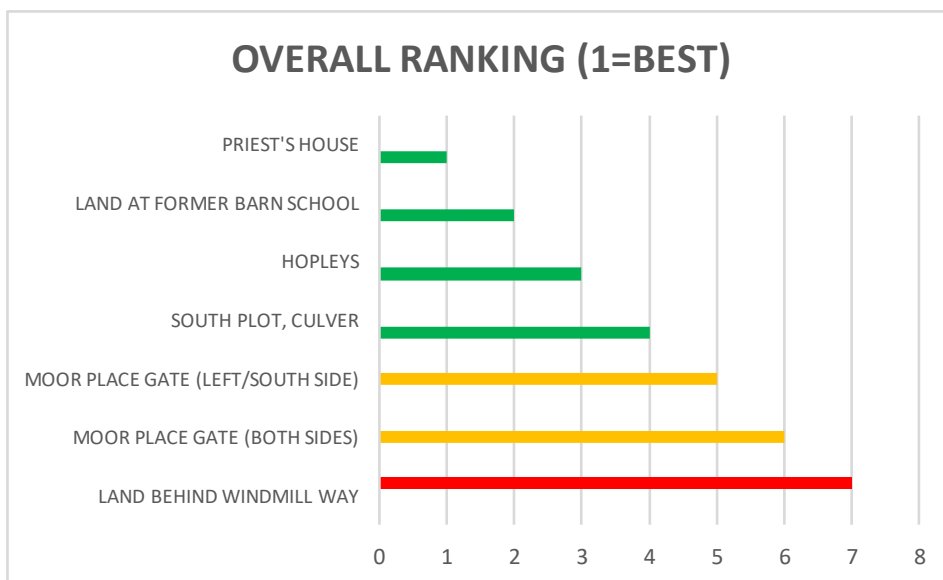


MUCH HADHAM NEIGHBOURHOOD PLAN

CONSULTATION 17 September 2017 - HOUSING RESULTS



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



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

1. Priest's House – 59 comments

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

2. Land at former Barn School – 85 comments

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

3. Hopleys – 71 comments

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

4. South Plot, Culver – 25 comments

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

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

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

7. Land behind Windmill Way – 43 comments

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

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

Also see the summary of the comments on reverse

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

Hoops Inn	84.2	14.6	0.8	
Congregational church	82.9	15.8	0.8	
Hopley's cafe	81.3	17.5	0.8	
Pavilion	80.8	17.9	0.8	
Scout Hut Land	80.8	17.9	0.8	
Car Pk, Londis	77.5	21.3	0.8	
Hodges Garage	69.6	29.2	0.8	
Hairdresser	68.8	30.0	0.8	
Tomato Farm sales /GT	68.3	30.4	0.8	
Gt Hadham Golf Course/gym	67.9	30.8	0.8	
Jolly Wgnrs-Inn	57.5	40.8	0.8	
Summary of comments				
Consider views from footpath crossing 'Wheatcroft'. Views from village & valley from southern end of Sidehill Wood on footpath near pumping station (more detail on form). Also view towards where the windmill used to be.				
Village should purchase field with the lake near Dell Cottage. Use this as a community facility				
Best view in area is footpath behind St Thomas's down the valley. Consider action to keep gates lower height. Wants to see more wildflowers. Community should consider cutting edges of local fields to encourage wildflowers. There should be limited public access to any new tennis courts and swimming pools				
Future housing should be for local residents, not outside commuters				
Views of the village from elevated land are important for the community. (sketch map shows views from Dell Cottage area, and from West of allotments)				
Local spaces and community facilities are vital for the community				
Don't overpopulate Much Hadham. It's beautiful.				
More parking at the recreation ground, bowls, tennis clubs. Help traffic near school with a one way system (accident waiting to happen)				
Do something about the Jolly Waggoners				
Keep as many green spaces as possible, and clean air. We need more bins and dog poo bins				
Concerns about sustainability of doctors, dentist etc. Develop Jolly Waggoners. Is B1004 sustainable as a through route if we have more development?.				
Consider Much Hadham Hall and its gardens. Scope for LGS and views around the house.				
Use covenants to offer homes to local people (older and younger)				
L1 and L2 should be priority open green space				
We need one pub- don't care which				
Houses would ruin Moor Place Avenue				
I am concerned about increased traffic and lack of homes for people who have lived in the village 15 years+				
Recreation hut should provide a bar and social hub and be staffed to ensure wider use				
Much Hadham is a village, don't make it a town				
Develop the roads- don't build houses (from an 11 year old)				
Don't build on the countryside				
Allotments could be relocated to Barn School site to release building land. Add views that link together e.g. V2/V3/V4 that could link to L1/L2 and Nature Reserve				
L6 Mission Hall Field was donated by Mrs Hunt over 100 years ago for enduring use of the community				
Donor was 'Jesse Hunt'. Field is planned for maintenance by PGGTPS				
Incremental development of smaller sites better than large developments (e.g. Barn School)				
Parking could restrict emergency vehicles. Consider adding more bins and a monthly cleaner				
There is a need for 'affordable' houses so people can remain in the village				
People choose MH to live because it is a village				
Developments need to be assessed to protect wildlife and rural setting				
Protect rural aspects of community e.g. Moor Place entrance				
Infrastructure is important e.g. roads for traffic and parking				
Keep Harlow North development in the south, in low lying land				
Retain Hopley's if possible. Need some form of traffic calming near Kettle Green Lane/High St intersection				
If we have more houses we need more amenities, and better roads, and speed restrictions				
Woods adjacent to old station should be made an LGS				
Consider St Andrews pre-school. It's important to the village, and the fire station				
<i>Comments on some forms were not captured here. These comments were typically 'don't build' or 'don't spoil our lovely village' etc.</i>				