

SPC Standon Parish Council

Clerk of the Council – Ms. Belinda Irons

14 Crawley End, Chrishall, Herts, SG8 8QL

Tel: 01763 838732

MINUTES OF THE MEETING OF THE SPNDP STEERING GROUP
HELD ON TUESDAY 14th JULY 2015 AT 7.45pm
AT THE STANDON AND PUCKERIDGE COMMUNITY CENTRE

Present Mike Gill, (Chair), Jonathan Law, John Riris, Claudia Chalkley, Graham Cowell, Jennifer Heaven, Colin Jenkins, Neil Johannessen, Dick Rainbird MBE, Maureen Wren, Brenda Evans, Brenda Howard, Jan Cunningham

Griffiths Environmental Planning: Jed Griffiths

Public: 3

15.71 Apologies: Warren Pickering, Amanda Woodroofe

15.72 Minutes of the meeting held on 16.06.15

Minutes of the meeting were agreed as a true and correct record of the meeting.

15.73 Declaration of Members' Interests (disclosable pecuniary interest/another pecuniary interest/a non-pecuniary interest)

No interests were declared.

15.74 Steering group membership – review attendance and consider any requests to join Steering Group

New membership applications:

Amanda Woodroofe is keen to join the Steering Group but had a prior engagement so was unable to attend.

Michael Baker attended the meeting, and is also keen to join the Steering Group.

Three people who expressed an interest have not attended meetings. Brenda Howard will follow up with an email to clarify the situation.

15.75 Comments from non-committee members attending (limited to three minutes)

None.

15.76 Parish Walkabout Feedback

SPC Standon Parish Council

Clerk of the Council – Ms. Belinda Irons

14 Crawley End, Chrishall, Herts, SG8 8QL

Tel: 01763 838732

Jonathan Law advised the meeting that attendance by Steering Group Members was high at events held on Sunday 28th June and Tuesday 30th June. Sites under consideration were taken from the EHDC SHLAA documentation. Additional sites were noted as the group traversed the parish.

Members noted that the information provided on the SHLAA was variable. It differed in quantity and quality. Members felt that visiting the sites proved to be a valuable exercise.

Members also commented that some sites were less intrusive on neighbouring properties than others, and some sites were considered to be more acceptable for prospective development than others. It was also noted that developers have been contacting landowners who have expressed interest through SHLAA, and some who have not been involved in SHLAA. Local knowledge was invaluable when considering the appropriateness of development, retention of a site as an agricultural or green space, and the importance of open spaces within and between developments.

Jed Griffiths commented that evaluation criteria needs to be developed and applied to each site to demonstrate that due consideration has been taken when assessing development potential.

Members were in agreement with Dick Rainbird's comments that the Steering Group needs to work quickly to identify sites suitable for development which will accommodate the EHDC allocation of 150 new dwellings. He further commented that a 'buffer' was needed to go beyond the current timeframe of 2031.

Great concern was expressed at EHDC's inability to provide the SHLAA site assessments. Jonathan Law commented that of 19 sites put forward for development, only 3 have been identified as suitable. Of the 3, one has been developed (Fairview) and one has been rejected. The only site which appears to be available is for two houses. Information on the EHDC web site is disjointed and difficult to find.

Jed Griffiths commented that Central Government has a productivity plan which will force the finalisation of the District Plan, or Central Government will take the process over. It is anticipated the first meeting of the new EHDC Policy group will be the 10th September. Jed Griffiths commented that the Steering Group should look to produce its own assessment criteria rather than rely on EHDC.

Mike Gill stated that those participating in the walkabout need to capture their impressions of the potential sites, with pros and cons, so that the same exercise isn't needed in the future. It was also important to recognise sites which need to remain agricultural/green/open/historical importance.

Belinda Irons commented that it was important that confidentiality was ensured relating to potential sites and landowners, so that speculative comments are minimised and developers

SPC Standon Parish Council

Clerk of the Council – Ms. Belinda Irons

14 Crawley End, Chrishall, Herts, SG8 8QL

Tel: 01763 838732

do not 'poach' sites and develop them outside the Neighbourhood Plan. EHDC may also decide to include potential sites in their land availability assessment, which could result in them being unavailable for the Neighbourhood Plan.

To this end, sites which fulfil the proposed criteria will be subject to a 'non-disclosure' agreement which will be applicable to the landowner bring a site forward through the Neighbourhood Plan, and for Steering Group Members privy to the information.

Members agreed that a small group should be formed to consider land allocation, and also consider housing needs which will be assessed from the forthcoming questionnaire.

The hamlets were considered, but discussions regarding detailed infill development were deemed premature. Hamlet representatives were also need to ensure local knowledge and input to the process was achieved.

ACTIONS:

MEMBERS TO SUMMARISE SHLAA AND NON-SHLAA SITE POTENTIAL

FORMATION OF LAND ALLOCATION GROUP

POLICY DEVELOPMENT FOR LAND USE ASSESSMENT AND CRITERIA

NON-DISCLOSURE AGREEMENT

15.77 Questionnaire:

Management team proposals for condensing and focusing questions:

Members agreed that the current questions need to be condensed and clarified, and be 'open' rather than leading or closed. The Communications Group will assess and develop the questions. Jed Griffiths will supply some standard questions which need to be included. It was agreed that the questionnaire needed to be of a professional standard that will withstand scrutiny from external bodies. To that end, the Communications Group will refine the questions, and the clerk will seek quotes from professional survey companies. The Neighbourhood Plan group will seek funding for development and production of the questionnaire from the Parish Council. A second questionnaire may be produced subject to the information attained from the first questionnaire.

ACTIONS:

COMMUNICATIONS GROUP: REFINEMENT OF QUESTIONS PRIOR TO SUBMISSION TO A SURVEY COMPANY

COMMUNICATIONS GROUP: TO PUBLISH THE INTERIM REPORT PRODUCED BY JONATHAN LAW TO THE WEB SITE WITH COPIES TO THE DOCTORS SURGERY AND SCHOOLS. TO

SPC Standon Parish Council

Clerk of the Council – Ms. Belinda Irons
14 Crawley End, Chrishall, Herts, SG8 8QL
Tel: 01763 838732

PRODUCE AN ARTICLE FOR PS NEWS. TO ALSO PRODUCE A SHORT UPDATE STATEMENT WITH BULLET POINTS FOR THE NOTICE BOARDS

JED GRIFFITHS WILL SUPPLY ‘STANDARD FORMAT’ QUESTIONS TO THE COMMUNICATIONS GROUP FOR INCLUSION IN THE QUESTIONNAIRE

CLERK: SEEK THREE QUOTES FOR DEVELOPMENT AND PRODUCTION OF THE QUESTIONNAIRE.

Proposed timescale: The questionnaire needs to be ready for distribution by the 1st September.

Evidence gathering: discussion led by Griffiths Environmental Planning:

Jed Griffiths provided a list of web sites which provide information for the evidence base which is required to demonstrate the Steering Group has carefully considered the ‘sustainability’, ‘economic’, and ‘development’ requirements of the National Planning Policy Framework.

Jed Griffiths commented that it was vitally important to assemble evidence, particularly the results of the questionnaire.

Jonathan Law commented that the Herts County Council website recommended that water management for new developments ‘should go beyond SUDs’, and asked Jed Griffiths were such information could be obtained. Jed Griffiths responded that Central Government has removed the Sustainable Homes Strategy requirements which previously stated that all new build had to be ‘zero carbon’ by 2016, and this, in turn, has affected other sustainability requirements. High sustainability requirements can thus only be ‘aspirational’ as they do not now have weight in planning law.

The aim is to have the draft plan ready for very early 2016, with pre-submission assessment following quickly.

Focus groups need to hone policies, including land allocation. The Planning Practice Guidance is a very useful document and a link will be provided.

Young people must be engaged, and the Chairman has visited Ralph Sadleir with members of the Braughing Neighbourhood Plan Steering Group and found it very useful, both in terms of engaging with young people and with a neighbouring parish.

Village Hierarchy Assessment: Jed Griffiths commented that EHDC has commenced this new assessment of village category allocation. It was highly unlikely that Standon and Puckeridge would be reassessed into a lower category due to the high level of infrastructure available.

SPC Standon Parish Council

Clerk of the Council – Ms. Belinda Irons
14 Crawley End, Chrishall, Herts, SG8 8QL
Tel: 01763 838732

Claudia Chalkley commented that the number 700 bus was to be cut, which would reduce public transport availability.

15.78 Grant/Financial Status

Colin Jenkins commented that the financial situation remained broadly the same with some invoices requiring entering on the system.

The £2960 Locality grant funding needs to be spent within the timeframe.

Concern was expressed about the funding of a professionally designed questionnaire. Colin Jenkins and Jonathan Law confirmed that grant funds were available for postal distribution. The clerk commented that the Parish Council had allocated funds for the Neighbourhood Plan and this was an ideal use of these funds. The clerk will ensure an application was entered onto the agenda for the next Parish Council meeting.

ACTION:

CLERK: FUNDING REQUEST FOR PROFESSIONAL QUESTIONNAIRE TO BE ON THE NEXT PARISH COUNCIL AGENDA

15.79 Dates of next meetings:

Land assessment meeting:	21 st July 7.30pm Crown & Falcon
Communications group meeting:	16 th July 7.30pm at Neil's house
Management Team meeting:	Mike Gill to arrange
Steering Group	Tuesday, 28 th July
Steering Group	Tuesday, 15 th September

Meeting closed at 9.23pm