

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 17th NOVEMBER 2015 AT 7.45pm AT THE STANDON AND PUCKERIDGE COMMUNITY CENTRE

Present Mike Gill (Chair), Claudia Chalkley, , Colin Jenkins, Neil Johannessen, Dick Rainbird MBE, Maureen Wren, , Jan Cunningham, Jonathan Law, Karen Faulkes, Michael Baker QC, Graham Cowell.

Griffiths Environmental Planning: Jed Griffiths

Public: 8

15.114 Apologies: Warren Pickering, John Riris, Jennifer Heaven Brenda Howard

15.115 Minutes of the meeting held on 13.10.15

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

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

Michael Baker: Land rear of High Street, Standon & land off the A120

15.117 Steering group membership – review attendance and consider any requests to join Steering Group: No changes were reported

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

Concern was expressed regarding the inadequacies of the existing infrastructure to cope with additional dwellings.

Jonathan Law and Dick Rainbird responded that the Environment Agency had today provided it's revised Flood Risk assessment for Puckeridge which reduced the area to be at risk of flooding and removed properties which had been subject to flooding in 2014 from the 'at risk' category.

EHDC has appointed Isabelle Haddow to assist with the production of Neighbourhood Plans. Concern has been expressed by the Steering Group to Ms Haddow, and she is liaising with the water authority. A meeting date is awaited.

'Campaign Puckeridge': the former assistant CEO of this organisation offered a vote of thanks to the Steering Group for taking on this mammoth task. He further commented that he had been made aware that developers in Harlow are selling 'off plan' to foreign investors, and commented that he would strongly urge that this probability is

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considered at the highest level as it would deprive the community of much needed homes for the future.

Claudia Chalkley responded that a trust deed could provide housing for local people.

Jonathan Law commented that there is an expectation that a percentage would be affordable for local people but there is a requirement for a strong evidence base, which the Steering Group is addressing through the recent questionnaire.

15.119 Standon & Puckeridge Health Centre: Dr Partington: update on issues of concern

Dr Partington was not available to attend the meeting. However, Claudia Chalkley and Maureen Wren reported that the Health Centre had experienced repeated 'back up' of sewage within the building, as had the schools. There was great concern that the sewage system was inadequate to cope with the current level of housing and households. The proposed increases in development would exacerbate the situation to an intolerable level.

Claudia Chalkley and Maureen Wren will contact Dr Partington to arrange a future meeting date.

15.120 Land Allocation and Site Assessment: update

Land Allocation Group meeting: update: Mike Gill

Mike Gill explained that the 'Cafe Field' application had overtaken much of the work planned for the Land Group, and that discussion would be continued during the meeting on this application. Standon Parish Council had advised at its planning meeting that it would be objecting to the application in very strong terms.

SLAA site evaluations

Neil Johannessen

Site evaluations have been undertaken and completed. However, the Cafe Field application has resulted in a requirement to reassess this site.

Weighting: Neil Johannessen commented that following the last meeting he had undertaken a 'weighting' calculation in conjunction with Dick Rainbird, using two different methods. Both methods had not changed the results of the scores attributed to each potential site. Graham Cowell commented that such a sensitivity analysis demonstrated that the appraisal criteria was correct, and that the results should stay the same. Neil responded that the results would be subject to close scrutiny in the future.

Strutt & Parker Cafe Field application:

Discussion

The Land Group had an emergency meeting following the Parish Council planning meeting to discuss the implications of the application on the Neighbourhood Plan and

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the proposed sites for development, and also the evaluation of those sites in the context of this application.

Extensive discussion regarding the impact of this application ensued.

In summary, fliers have been developed and distributed to all households in Standon and Puckeridge. The Neighbourhood Plan Steering Group is committed to ‘appraising’ the application in regard to the Neighbourhood Plan. However, this ‘hybrid’ application of full for the lower level land, and outline for the upper level land, must be considered as one application subject to EHDC planning advice. The total proposed dwellings for the whole site is 205, which goes beyond the amount of dwellings identified in the District Plan which currently stands at 10% of existing. Whilst any development, should permission to be granted, would fulfil the requirement for the parish, a dangerous situation could occur where other SHLAA sites in the parish could also be developed, providing in excess of 500 new dwellings. Given this possibility, there was a strong recommendation to oppose the current application for the whole site.

The clerk suggested that a proposal be made to the Parish Council that a contingent of Councillors and Steering Group members meet with the planning officer to explore the impact the whole site application may have on the Neighbourhood Plan and the proposed sites for development.

Great concern was expressed about the impact on the Puckeridge Tributaries and potential flooding caused by run-off from hard surfacing both from this application and also the granted outline application by the Co-op. This could be an issue to be raised at the proposed meeting with the planning officer.

Proposed sites

Dick Rainbird

There is a requirement for the Steering Group to present confidential information and future agendas will reflect this requirement.

Discussion

PROPOSAL: That Standon Parish Neighbourhood Development Plan Steering Group herewith agree to propose the potential sites for development as stated, for consideration by Standon Parish Council, specifically: (sites to be identified):
postponed to next agenda.

15.121 Standon by-pass review Dick Rainbird

Dick Rainbird gave a very comprehensive presentation on the history of the East-West trunk route, and the implications for development in the parish. Herts County Council was allocated 100% funding for a bypass in for several years from 1986. This was never taken up by Herts County Council, and was removed, unspent, in 1994.

Herts County Council are proposing consideration of a number of routes north of Puckeridge, and south of Standon, once the Little Hadham bypass is completed. Any

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bypass would require either alteration of existing roundabouts or road junctions, or the provision of new junctions. Dick Rainbird stressed the importance of keeping all routes free from future development.

The Little Hadham bypass scheme has funds to be made available for mitigation to some of the Standon and Puckeridge junctions that join the A120. It remains to be seen how effect the mitigation will be once the bypass is operational.

15.122 Parish Survey: update: John Riris by email

Business Survey: this will 'go live' in approximately one week.

Landowner and developer survey: this will 'go live' in approximately two w

PS News and The Mercury will publish the advertisement for the AGM.

There is a recommendation that a distinction will be made between respondents and residents as the two may be different.

Comments on the independent analysis need to be emailed direct to Jan Cunningham.

15.123 Vision & Objectives:

Creation of Vision and Objectives Statement for Neighbourhood Plan: Jonathan Law

Due to pressure of work, Claudia Chalkley and Maureen Wren will take this role over with assistance from Jed Griffiths.

15.124 Communications Team: publicity update

Proposed dates for public meetings Mike Gill

Next meeting will take place on the 8th December. It is important to that the drafts are reviewed prior to this meeting.

Public meetings/ consultations:

Ralph Sadleir School Thursday, 21st January 2016 6.30 – 10pm

Fordham Hall: Saturday, 23rd January 2016 12-4pm

It was agreed that the Comms Group will decide the format of the presentation and interaction with the public.

15.125 Evidence gathering: update from topic groups

It is vitally important that this is completed. The Topic Leaders list will be re-issued.

15.126 Grant/Financial Status

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Locality funding: next grant application:

Neil Johannessen reported that he has applied to Locality to extend the time scale for part of the grant. Neil also reported that he is in process of developing the next grant application.

15.127 Items for next agenda

Landowner and agent meeting

Advertisement of Annual General Meeting

Review of Constitution prior to AGM

15.128 Dates of next meetings

Tuesday 17th November AGM (postponed to January public open meeting)

Tuesday 8th December

Dates for 2016: Tuesday

19th January; 9th February 15th March

Public meeting and consultation event: TBA

The formal part of the meeting was closed to enable private consideration of the Cafe Field application. There was general agreement that the Steering Group will work with the Parish Council to ensure a robust response is submitted.