

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 8th DECEMBER 2015 AT 7.45pm AT THE STANDON AND PUCKERIDGE COMMUNITY CENTRE

Present: Mike Gill (Chairman), Claudia Chalkley, Maureen Wren, John Riris, Jan Cunningham, Dick Rainbird MBE, Neil Johannessen, Michael Baker QC CBE, Jennifer Heaven, Jonathan Law, Colin Jenkins, Brenda Howard, Graham Cowell, Warren Pickering, Sam Wells, Pauline ?

Jed Griffiths, Griffiths Environmental Planning

Minutes: Belinda Irons, Standon Parish Council Clerk

Public: 0

The Chairman offered congratulations to Michael Baker on the achievement of his CBE (Commander of the Most Excellent Order of the British Empire) for his work in the rehabilitation of addicts and achieving their return into society.

16.01 Apologies: none.

16.02 Minutes of the meeting held on 8.12.15

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

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

Michael Baker: Land at Stortford Road: pecuniary

Colin Jenkins: property adjacent to Wickham Field: pecuniary

16.04 Steering group membership – review attendance and consider any requests to join Steering Group: no applicants or resignations

16.05 Comments from non-committee members attending (limited to three minutes): none.

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

Dr Partington was not available, and this item will be removed from the agenda until such time as Dr Partington is available.

16.07 Land Allocation and Site Assessment: update

Land Allocation Group meeting: update: Mike Gill

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Mike Gill commented that following the Cafe Field application and the subsequent objections from Standon Parish Council and SPNDP Steering Group, it was clear that the original option was untenable and could not be justified to bring to development. The Land Group agreed that these objections were pertinent to all the SLAA sites on Cambridge Road, including the Co-op land which was granted at appeal. This decision resulted in a considerable amount of work to reassess the SLAA sites which are not on Cambridge Road. Consideration of land which had not been submitted as part of the EHDC SLAA call for sites was also undertaken. The Land Group has had intensive meetings and discussions to arrive at 2 options.

SHLAA site evaluations and proposed sites
Rainbird

Dick

Dick Rainbird explained the issues surrounding development of Cambridge Road which included highway access onto the A120, and then onto the A10, increased flood risk for Puckeridge, increase in sewage and the impact this would have on the already overloaded system, and the prematurity of developing green land in Cambridge Road prior to the full evaluation by the Environment Agency for flood defences. The Land Group considered that, given the highly problematic issues surrounding development of the Cambridge Road SLAA sites, any proposed development may result in catastrophic impact on residents in Puckeridge. This was an untenable situation for the Group and Cambridge Road as a potential option for the Neighbourhood Plan has now been dropped. However, the Co-op land has been granted permission, and this must form part of all future options. Permission cannot be removed from the land, despite the many misgivings the Land Group has about the development.

The removal of Cambridge Road as a major centre of development for the Neighbourhood Plan, has resulted in a shift from Puckeridge to Standon for the majority of the proposed development. However, the options considered are the 'least worse' for the community, and still have major issues relating to highway access. Careful and detailed analysis of highways access, potential flooding and landscaping issues are required and preliminary discussions are to be undertaken with the relevant Authorities. There are, at present, no 'good' options which will not impact on some residents, and all options are likely to have their respective detractors. However, land must be found for development. If the SPNDP Steering Group fail to do this, EHDC will do it instead. The situation which Standon Parish is in is very similar to Stanstead Abbots and Hertford Heath which have both been downgraded from Category A in the EHDC Village Hierarchy Assessment.

Neil Johannessen has undertaken liaison with some of the landowners who have put sites forward, and will continue to progress liaison with others.

Discussion

Burrs Meadow: whilst the Steering Group members have personal views regarding development of Burrs Meadow, it was made clear at the meeting that the protection of

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this land as green open space is not universally held, and that the residents of the village will need to make their views known at the public meetings. Development in Standon may increase the use of Burrs Meadow as a recreation area, and it may be subject to a Green Space assessment.

Puckeridge: Members of the Land Group have pointed out that Puckeridge has already received a considerable amount of development recently, with the Fairview development, and the forthcoming Co-op development. It was also pointed out that Perowne Way was extended once permission had been achieved and was significantly larger than first planned.

There was strong representation for Standon parish to be downgraded as the infrastructure is just as poor as Hertford Heath, and flood risk much higher. Dick Rainbird and Jed Griffiths are due to meet with EHDC

Any development will require significant highways mitigation as a continuous flow of traffic from Bishops Stortford is anticipated once the Little Hadham bypass is constructed. The lack of a Standon bypass will require works on Stortford Road/Kents Lane to slow traffic sufficiently to enable side road traffic to access the A120. Safety must be a paramount consideration when development is considered.

Parishioners have made it clear from the first open day that only small, individual developments would receive support. However, to justify the cost associated with the level of highway modifications and improvements, developments must be of a size which would attract the necessary funds to justify the improvements. The Neighbourhood Plan could be written with policies and conditions which require developments to be built in such a way that they consist of 'cul-de-sac' development of up to 20 dwellings, and phased over time to ensure a mix of dwellings. It is important the style, design, mix and density are correct and reflect the organic growth of the parish.

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.

Amended to:

PROPOSAL: That Standon Parish Neighbourhood Development Plan Steering Group herewith agree to propose the potential sites for development as stated, firstly to Staandon Parish Council for information and comment and then to Standon parishioners for comment and majority approval. PROPOSED: Neil Johannessen, seconded John Riris. AGREED AND RESOLVED UNANIMOUSLY.

Dick Rainbird will present the options to Standon Parish Council on the 28th January, prior to the two public meetings.

16.08 Parish Survey: update: John Riris

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Business Survey: the survey has been developed using survey monkey, and is now on the website.

Landowner and developer survey: the survey has been developed using survey monkey, and is now on the website.

16.09 Review of Constitution prior to AGM: there are no amendments to the constitution.

16.10 Advertisement of Annual General Meeting & Open Day events

Leaflets will be delivered to each household.

Posters will be produced.

The public meetings will be recorded and the results uploaded to the website.

Warren has created a power point presentation.

The equipment has been booked.

There will be 3 minute presentation slots for the following:

Vision & objectives: Claudia Chalkley and Maureen Wren

Survey results and report: John Riris

Standon bypass: Dick Rainbird

Land assessment: Neil Johannessen & Jan Cunningham

Facilities & services: Warren Pickering

Environment:

Employment and business:

Transport:

Venues, dates & times:

Practice session: Lankester Lounge: Tuesday, 2nd February at 7.30pm

Ralph Sadleir Middle School: Thursday, 11th February: set up from 6.30pm.
Meeting opens at 8pm.

Williams-Davies Room, S & P Community Centre: Saturday, 13th February: set up from 12 noon. Meeting opens at 2pm. AGM to follow.

16.11 Vision & Objectives:

Creation of Vision and Objectives Statement for Neighbourhood Plan:

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Claudia Chalkley and Maureen Wren have worked on this with Jed Griffiths and produced a good working document.

16.12 Communications Team: publicity update

Proposed dates for public meetings

Mike Gill: see above

16.13 Evidence gathering: update from topic groups

This is a vitally important part of the Neighbourhood Plan and needs to be robust and thoroughly researched to ensure the Independent Inspector is satisfied. Everyone was asked to focus on this aspect once the open days have been concluded.

Jed Griffiths will contact EHDC about the affordable housing requirement.

16.14 Grant/Financial Status

Locality funding: grant achieved

16.15 Landowner and agent consultation/meeting

This will be covered once the open days have been achieved.

16.16 Items for next agenda

The focus will be on the open days.

March meeting:

Green spaces, views and vistas: this is an important part of the Plan. Claudia Chalkley and Maureen Wren have covered a significant part of this under Environment. There is a significant amount of information on the Standon PC web site.

Plan Structure

Village Hierarchy Assessment: response: Jed Griffiths will ask for an extension of time to respond

SLAA 3rd round: response: Jed Griffiths will ask for an extension of time to respond

16.17 Dates of next meetings

Dates for 2016: Tuesday

9th February 15th March