

**MINUTES OF THE MEETING OF THE SPNDP ADVISORY COMMITTEE
HELD ON TUESDAY 13th SEPTEMBER 2016 AT 8.00pm
AT PUCKERIDGE COMMUNITY CENTRE, STATION ROAD, PUCKERIDGE**

Present: Mike Gill (Chairman), Claudia Chalkley, Maureen Wren, Dick Rainbird MBE, Colin Jenkins, Jonathan Law, Jennifer Heaven, Jan Cunningham, Brenda Howard.

Jed Griffiths, Griffiths Environmental Planning

Minutes: Belinda Irons, Standon Parish Council Clerk

Public: 5

16.109 Apologies John Riris, Michael Baker QC CBE, Graham Cowell, Samantha Wells, Warren Pickering

16.110 Minutes of the meeting held on 19.7.16
Minutes were agreed as a true and correct record of the meeting

16.111 Declaration of Members' Interests (disclosable pecuniary interest/any other pecuniary interest/a non-pecuniary interest)

Colin Jenkins: property is adjacent to Wickham Hill SLAA site

Dick Rainbird: property is adjacent to Wickham Hill SLAA site

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

No new members will now be admitted due to the advanced stage which the draft document has reached.

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

David Bell, Labour candidate for the Puckeridge by-election:

The chairman had advised Mr Bell in an email that the meeting was open for public comment but cannot be used for political gain

Mr Bell thanked the group for the hard work to bring the Neighbourhood Plan to fruition.

The District Plan runs to 2033. The proposed sites in the Neighbourhood Plan draft document would deliver much of the required development in the early part of the District Plan which could lead to pressure for the Parish to accept more development.

The Germans focus on high environmental standards which include ground source heat pumps, and such technology should be incorporated into new build.

Affordable housing is needed for local people and commuters.

A120 bypass: Mr Bell was sorry that the STANDon A120 group had disbanded before the consultation was conducted. Improving the existing route is not a solution to the problems. Any improvements need to control the speed of vehicles.

Tabitha Evans introduced herself as the Green Party candidate.

16.114

Neighbourhood Plan: Draft document:

Presentation by Jed Griffiths: initial draft document

The Chairman commented that the draft document was remarkable and he thanked Jed Griffiths for his hard work. Warren Pickering had done an excellent job putting together Jan Cunningham's great photographs and Jed Griffiths text in a very professional document. Great work by a great team. The document had been circulated by email prior to this meeting.

Any comments need to be sent to Jed Griffiths as a matter of urgency so that the document can be amended before it is considered for ratification by Standon Parish Council.

Jed Griffiths led the group through the document, highlighting the most important aspects, and drawing attention to areas which need additional work to bring the whole document up to the high standard which the independent inspector requires.

Jed Griffiths will seek clarification from EHDC as to whether a sustainability appraisal will be required.

Dick Rainbird asked if all agricultural land had been quality graded. Jed Griffiths advised that only a proportion had been graded.

Jan Cunningham recommended that the proposed sites are annotated with their SLAA codes.

Dick Rainbird advised that HAPTC has circulated a link from Central Government concerning local transport matters which he will send to Jed Griffiths for consideration for inclusion.

Dick Rainbird recommended the Rees Jeffreys 'Major Roads for the Future' document for inclusion as the A120 is included as a major route. Whilst it is accepted that Herts County Council does not, at this time, have specific plans for the A120 bypass, it does recommend that a bypass is constructed by 2050. EHDC is not currently providing protection the 'bands of interest' from development.

Issues contained in the document which EHDC may challenge include the parking allocation, density, and prevention of change of use of employment land to housing development. However, the Housing Survey provides evidence from the community which backs the Neighbourhood Plan position.

Dick Rainbird recommended the work of Nikolaus Pevsner for consideration in conjunction with the Conservation Area appraisal, with particular emphasis on the Puckeridge roof scene.

Colin Jenkins pressed for the background documents to be circulated to members and Parish Councillors as a priority. The timetable needs to accommodate full and thorough inspection of all documents. The procedure needs to be clear and transparent to all.

Jonathan Law recommended all consultees need to be formally advised that the draft plan will be open for comment, and that such advise needs to go from the Parish Council.

ACTION: CLERK

Jed Griffiths advised that EHDC will formally consult Natural England, Historic England and the Environment Agency.

Jed Griffiths advised that Chapter 6 can only be written once the draft document has been through public consultation. There must be confidence that the key policies can be delivered.

Discussion ensued surrounding timescales for amendments, delivery to Parish Council, and providing sufficient time for all amendments to be made to the document, and the document re-circulated for further amendment or acceptance before the Parish Council can make formal comment. The draft document will be emailed to Councillors at the earliest opportunity to enable appropriate time for their comments to be returned to Jed Griffiths for incorporation.

Councillors Rainbird and Marshall supported an extraordinary meeting to be called to follow the next Planning Committee meeting, to be held on Tuesday, 11th October at 7.30pm. The Planning Meeting will be rescheduled for 7pm. The Neighbourhood Plan meeting will follow the Extraordinary Meeting at 8.15pm.

ACTION: CLERK

16.115

Village Hierarchy and the East Herts District Plan: update by Dick Rainbird
Dick Rainbird reported that he has attended two meetings with EHDC. The meeting on 30th August went through the agenda of the previous Planning Executive Committee concerning the emerging District Plan.

In the Village Hierarchy, Standon and Puckeridge have been joined together for the sustainability ranking which achieves 88. Dick Rainbird pointed out at the EHDC meeting, that this is grossly misleading as the High Streets of the respective villages are more than a mile apart, and people drive between these High Streets, and also drive to the schools and health centres, which is not sustainable. The only village with a higher rating is Stanstead Abbots which has a long, dedicated High Street with many retail outlets.

Category 1 classification requires a sustainability score of 50 or more.

If the respective villages are taken as separate entities, Puckeridge achieves a score of approximately 52, and Standon achieves a score of 39. Standon would thus be classed as a category 2 village.

Dick Rainbird advised the EHDC meeting that the Neighbourhood Plan Group has worked on a Category 1 basis. However, it must be made clear that the sustainability rating cannot be used as an indicator for the sustainability of both Standon and Puckeridge for any purpose other than the Neighbourhood Plan and the District Plan. It cannot, for example, be used by developers to achieve a greater level of building.

Dick Rainbird has previously pointed out these issues to the Neighbourhood Plan Group, Standon Parish Council and EHDC.

Dick Rainbird further commented that due to successive 'in-fill' developments, the only places left for development are at the edges of the respective village boundaries, which means all future development is more than a mile from the main village centres and associated infrastructure.

The EHDC recommended density is 27 – 32 per hectare. Dick Rainbird advised the EHDC meeting that this was unacceptable in Standon and Puckeridge as infrastructure needed to be sited within developments, especially open green spaces for children to play. He recommended a maximum density of 25 per hectare in Standon and Puckeridge.

The District Plan needs careful scrutiny to ensure that the Standon and Puckeridge entry meets the requirements of parishioners particularly in terms of sustainability and density.

Cllr Marshall commented that Dick Rainbird's comments have been entered into the EHDC meeting minutes which are available on the EHDC website.

The District Plan is due to go to public consultation on the 3rd November for 6 weeks with an anticipation that it will go to the Inspector in early March 2017. It is now known that Central Government are pursuing EHDC for early resolution to the lack of a District Plan issue.

- 16.116 Communications Team:
Future communications:
The draft document and evidence will be posted to the web site once the Parish Council has agreed to the content. A mail shot to each household will advise this, and also that some hard copies will be available in public places such as the post office.
- 16.116 Evidence gathering: update from topic groups
All evidence must be supplied to Jed Griffiths as soon as possible.
- 16.117 Grant/Financial Status
Update
Some funding will be required for the mail shot, printing hardcopies, web site adjustment to accept the data and document, and a public meeting. Quotes are to be obtained and forwarded to the clerk for the next Parish Council meeting.
- 16.118 Landowner and agent consultation/meeting

Neighbourhood Plan Group members met with Strutt & Parker to consider the Cafe Field planning application. A very different draft was presented to the current planning application, showing development to the bottom and very top of the field, with the central slope utilised as an open green space with some tree planting. Play areas are included. This provides 160 new dwellings. Dick Rainbird's recommendations for access were well received. The agents have been made well aware of their responsibilities regarding sewage and flood risk by the Neighbourhood Plan members.

Those present felt that Strutt & Parker were much more receptive to Neighbourhood Plan ideas and comments as it has been clearly demonstrated to the agents that those involved are highly professional and competent in their respective fields.

The situation regarding the current live planning application, and how the drawings shown to the Neighbourhood Plan members will be utilised, is unclear.

The current planning application can be progressed, and taken to appeal, and a second concurrent application can be made.

It is important that open dialogue continues. All potential developers need to work together to achieve a cohesive scheme which benefits the community.

16.119 Items for next agenda

16.120 Dates of next meetings

Dates for 2016: Tuesday 8.15pm

11th October

Meeting closed at 9.50pm