



**MINUTES OF THE MEETING OF THE SPNDP ADVISORY COMMITTEE
HELD ON TUESDAY 17th JANUARY 2017 AT 8.00pm
AT PUCKERIDGE COMMUNITY CENTRE, STATION ROAD, PUCKERIDGE**

Present: Mike Gill (Chairman), Claudia Chalkley, Maureen Wren, Colin Jenkins, Dick Rainbird MBE, Jan Cunningham, Brenda Howard, Michael Baker QC CBE, Graham Cowell, Warren Pickering.

Jed Griffiths, Griffiths Environmental Planning

Minutes: Belinda Irons, Standon Parish Council Clerk

Public: 5

17.01 Apologies Jenny Heaven

17.04 Minutes of the meeting held on 11.10.16

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

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

Dick Rainbird: property is adjacent to Wickham Hill SLAA site

Colin Jenkins: property is adjacent to Wickham Hill SLAA site

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

None.

17.07 Neighbourhood Plan: Draft document:

Review of open events and public consultation comments

The Chairman commented that the draft Neighbourhood Plan has been out to public consultation for 6 weeks with a variety of interesting and complimentary comments received. Comments have been received from statutory consultees, including developers who all want more housing, less car parking and show little concern for the green environment.

The response from Thames Water focused on the issue of drainage, and specifically commented that not all the proposed development can go ahead unless the drainage issue is addressed.

East Herts District Council raised specific issues as follows:

The A120/Cambridge Road junction: this was not considered to be a major issue as EHDC has commissioned its own highways report, which states the junction can accommodate up to 205 new dwellings without impacting the junction. Evidence is needed to demonstrate risk. There is no evidence that vehicles are using Puckeridge High Street rather than the Cambridge Road exit.

The Neighbourhood Plan does not comply with the EHDC parking criteria. Evidence is needed to demonstrate the need for additional spaces.

There is a lack of evidence to support the protection for the proposed green spaces.

There is a lack of evidence for protection of hedges.

Meeting with EHDC: Jed Griffiths report

Jed Griffiths was unable to have a meeting with Laura Pattison as she is now only in the office on Thursdays, and only works 3 days per week (2 from home).

The major issues are:

A120/Cambridge Road junction: The accepted EHDC highways document would take a significant amount of evidence and time to disprove. No funding is available and HCC would not support it. Jed Griffiths will re-write this section. Mike Gill will contact AECOM to request assistance with assessing the junction, as it was a major issue with members of the public who responded to the public consultation. It is incumbent on the members to explore every possible avenue to demonstrate this junction is unsafe now, and will prove to be so with higher numbers of vehicles accessing it from the new developments. Graham Cowell commented that the impact on Puckeridge High Street also needs to be assessed. Station Road and South Road junctions need to be assessed as many people use these in preference to Cambridge Road to access the A120. There needs to be a 'before' and 'after' development study completed. The morning 'peak' needs to be carefully monitored, the direction of traffic travel needs to be recorded and assessed to clearly demonstrate the impact on other roads and junctions in the parish.

The effect of the Little Hadham bypass cannot be assessed until the bypass is built but it has been included in the EHDC report. **ACTION: M GILL/ D RAINBIRD**

Dick Rainbird will seek to obtain a full copy of the report to critique it.

Jed Griffiths further commented that there is no evidence relating to 'near misses', or 'bumps'. The central pedestrian reservation has not been repaired despite being hit several months ago by a large vehicle.

This section will be re-written and will include protection from development a 10m green strip from Cambridge Road to the A10.

Green Space: Evidence is needed to support policy SP 5. The policy has to fit with the Local Plan. Jed Griffiths commented that policy SP5 was in agreement with the NPPF criteria that the landscape is demonstrably special, has local character, and is near development. Burrs Meadow fits the criteria and could be used as a model.

Two sites were not considered to fit the criteria: land near Clements Close and north of the White Hart. These will be removed. Dick Rainbird commented that the land near Clements Close is now under Parish Council control. He further commented that HCC should not have put Burrs Meadow forward as a SLAA site, as Standon Parish Council has a 999 year lease. This site has been removed from the SLAA base by EHDC.

Employment: policy SP16: Jed Griffiths will re-write this policy. **ACTION: JG**

St Edmunds College is the largest employer in the parish, and this needs to be recognised in the plan.

Car Parking: supporting evidence for the higher level of car parking in the Neighbourhood Plan needs to be gathered. Many integral garages have been converted to rooms which remove the garage as a parking space, and forces vehicles onto the roads. There is a growing movement to ban vans and large vehicles from estates, which will force these onto the roads. EHDC policy recommends only 1.5 car parking spaces per dwelling. Garages in blocks cannot be converted. However, the garage blocks under the ownership of Housing Associations are being replaced with dwellings, which force more vehicles onto the roads.

Hedgerows: more evidence needs to be gathered. There was agreement that the hedgerows provide a historic approach into the villages and provide a high value landscape. Advice will be sought from the Landscape Officer.

Statutory Consultees:

Historic England has written to support the Neighbourhood Plan. The Environment Agency has written a holding letter and has yet to respond. Natural England has not responded. Laura Pattison will formally contact them and ask of a Strategic Environmental Assessment needs to be undertaken.

Developers all pressed for more development on the sites, with an increase in density on sites, a reduction in car parking spaces, and showed little interest in the heritage and environmental attributes of the parish. Gladman stated that an SEA is required, despite this not being proven.

Discussion and Actions:

Jan Cunningham commented that the Land Group had produced extensive evidence to support the housing recommendations but the working documents had not been uploaded to the web site. This needs to be rectified. Specific clarification was explored and web links need to be made in the document which reflects the evidence which

still has to be uploaded to the web site. External links also need to be included in the document.

Further evidence needs to be gathered on car parking, green spaces and hedgerows.

AECOM will be approached to support evidence gathering for the A120/ Cambridge Road junction, and green spaces evaluation.

Warren Pickering will liaise with John Riris to update and manage the web site, and upload evidence. Warren will also manage the master copy, and ensure that all upgrades are recorded as separate versions.

Maureen Wren and Claudia Chalkley will contact Jonathan Law and produce evidence on the water and flooding topic.

Maureen Wren will continue to produce a basic conditions statement.

Maureen Wren will include the planned works for the Health Centre which will be funded by NHS England.

All reports and evidence will be reassessed for clarity and availability.

An appendix listing evidence with links will be produced.

A detailed list of what is in the plan and where it is will be produced.

Recommendations/amendments to the Neighbourhood Plan document:

Hamlets were considered appropriate for infill and this will be included.

More evidence will be provided and integrated into the document relating to car parking, hedgerows, green spaces, A120/Cambridge Road junction.

Web links to external organisations will be added to the document and the web site.

Herts County Council is known to be significantly behind in assessing Neighbourhood and Local Plans.

Recommendations to Standon Parish Council: no recommendations can be made at this stage. The evidence needs to be gathered, uploaded to the internet, and linked into the document before any further recommendations can be made.

17.08 Communications Team:

Future communications:

Concern was expressed that there did not appear to be a significant response to the public consultation. However, the EHDC District Plan consultation also did not appear to have received an extensive public response, with large parts having no comments at all. Whilst it would be great to have massive public response, the comments

received from those who have taken the time to comment should be held in high regard and treated with great respect.

17.09 Future actions

17.10 Items for next agenda

17.11 Dates of next meeting

21st February, 21st March