



**MINUTES OF THE MEETING OF THE SPNDP ADVISORY COMMITTEE
HELD ON TUESDAY 21st FEBRUARY 2017 AT 7.50pm
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, Jenny Heaven, Nick Lorraine.

Jed Griffiths, Griffiths Environmental Planning

Minutes: Belinda Irons, Standon Parish Council Clerk

HCC & EHDC Cllr David Andrews

Public: 6

17.12 Apologies: none

17.13 Minutes of the meeting held on 17.01.17: agreed

17.14 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

Michael Baker QC CBE: land at A120

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

17.16 Neighbourhood Plan: Draft document:

AECOM: Mike Gill

Technical help has been offered by AECOM but would be restricted, in the first instance, to a review of the evidence base which would commence in two weeks times and will take a minimum of two months to complete. Following extensive discussion, Members agreed that the timescale would be detrimental to the submission of the plan. There was also strong support for the appointed professional planning consultant, Jed Griffiths, to continue with his work refining the evidence base, policies,

liaison with EHDC, and support of the group. The documentation which AECOM requires prior to commencement of an evidence review will form part of the Neighbourhood Plan and will be completed, but the two week timescale would be onerous on those who have been charged with their production. Should any issues come to light in the future, Mike Gill will contact AECOM for assistance.

Meeting with EHDC: Jed Griffiths report:

Proposed amendments to the Neighbourhood Plan document:

Car parking criteria: this policy has been rewritten as the original policy, when applied to existing roads, was deemed excessive. Regal Close was deemed to have the level of car parking needed in the parish, which equates to the revised policy.

Green spaces: Policy SP5: the number of green spaces has been reduced. Only those sites which comply with NPPF criteria are now included. Additional supporting evidence for views and vistas has been supplied.

Hedges: Jan Cunningham has written a report which has been sent to EHDC tree officer for comment. 'Back Lane', which is adjacent to the Wickham Hill SLAA site, has been included.

Employment: SP16: this policy has been rewritten

Density: still under assessment.??

Water & flooding: Thames Water has instructed developers to produce detailed assessment of mitigation measures which ensure properties downstream of any development are not affected.

A120/Cambridge Road junction/ Little Hadham bypass/ A120 access roads:

Policy SP18 has yet to be resolved. Following the unanimous rejection of the Cafe Field planning application by the EHDC Development Management Committee, the landowner's agents Strutt & Parker are keen to work with the Neighbourhood Plan Steering Group to achieve a development and may financially support a new access road onto the A10. However, the Herts County Council review of the draft Neighbourhood Plan is still required. The EHDC commissioned report by TPA, whilst understood by local people as supportive of previous reports, does not appear to be based on factual evidence. Evidence: All evidence is to be reviewed by all Steering Group Members.

Hamlets: infill: included in land allocation policy

Herts County Council: response: still awaited.

Appendix list: being compiled.

Contents and references: all references are to be included in the neighbourhood plan and evidence documents.

(Cllr Andrews left the meeting at 9pm)

Recommendations to Standon Parish Council: the revised document will be finalised for the meeting to be held on the 21st March. Jed Griffiths will seek a meeting with EHDC Planning Policy team to ensure that all issues raised have been addressed, and request any further feedback. The completed document with all evidence will be provided to Parish Councillors for assessment and comment. Any revisions will need to be undertaken before the Steering Group can agree that the document is completed. The document will then be presented to the Parish Council for formal ratification.

EHDC commissioned Highways report by Transport Planning Associates: Dick Rainbird:

The TPA document reviewed 6 other major transport assessment reports, with a short (7.30-9.30am) site visit on the 8th November 2016. The 2011 journey o work census was used as a base line document.

Dick Rainbird described to those present a number a number of anomalies in the TPA document which included number and time errors, under-estimation of vehicle movements and over-estimation of pedestrian movements.

Tables produced did not tally with each other. Percentage distributions did not calculate correctly.

The site visit and associated descriptions and times are incompatible with road layout, travel times, queue lengths and times, and ease of travel in Cambridge Road, High Street, and A120 access.

Following extensive discussion, it was agreed that a volunteer group would accurately measure and time queues in Cambridge Road, South Road, and Station Road at peak times, on 5 minute intervals from 7.30-9.30am.

A separate peak journey time assessment will be made from the Cafe Field site entrance in Cambridge Road, to the B1368 junction using real time information.

Dick Rainbird will develop a sheet which will be used to assess queue time from when a vehicle joins a queue to when it enters the A120, the time it takes for a vehicle to get to the front of the queue from joining the queue and the number of vehicles in the queues.

Dick Rainbird will lead the volunteer group in a training exercise to ensure all those attending are sure of the procedures and protocols. Speed watches will be obtained to ensure accuracy of timings.

All volunteers will be required to wear hi-viz jackets or tabards. A risk assessment and health & safety advice will be undertaken by all those attending.

17.17 Communications Team:

Web Site: links will 'go live' once the document is completed.

Future communications: a newsletter will be produced to advise the community of the progress of the plan, and also request volunteers for the traffic count.

17.18 Affordable housing for local people: discussion

The Neighbourhood Plan has identified a local concern that affordable housing is not being reserved for local people.

The Clerk described a possible method of achieving affordable housing for local people which the Parish Council will investigate. It will need a considerable amount of work and funding to achieve, and will need the support of the majority of the parish to enable it to come to fruition.

Those present agreed that the Parish Council needs to carry out a viability assessment before it could be progressed further.

17.19 Future actions

17.20 Items for next agenda

17.21 Dates of next meeting

21st March

Meeting closed at 10.10pm