



**MINUTES OF THE MEETING OF THE SPNDP ADVISORY COMMITTEE
HELD ON TUESDAY 21st MARCH 2017 AT 7.30pm
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, SPC Cllr Graham Cowell.

Jed Griffiths, Griffiths Environmental Planning

Minutes: Belinda Irons, Standon Parish Council Clerk

Public: 4

17.22 Apologies: none

17.23 Minutes of the meeting held on 21.02.17: Agreed.

17.24 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

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

17.26 Neighbourhood Plan: Draft document:

AECOM status: Mike Gill:

Mike Gill contacted AECOM after the last meeting to advise that the support would not be completed on time to continue the progress of the document. AECOM have revised the time scale, and are now able to fulfil the timescale requirement. All documentation relating to the Neighbourhood Plan needs to be submitted to AECOM as soon as possible with all supporting evidence and links included. Provided all

documents have been submitted by the end of the week, AECOM are confident they can provide the independent examination within two to three weeks. All members are now required to complete their respective topics and submit to Warren Pickering so that the finalised draft Plan can be submitted.

Potential revision of land allocation/ village boundaries and the need for further consultation:

Jan Cunningham has produced three site options which provide a number of dwellings dependent upon the inclusion or exclusion of specific sites.

Option 1 = 146 dwellings: Sites A, B, D, E, F, G, H, I, J

Option 2 = 198 dwellings: Sites A, B, C, D, E, F, G, H, J

Option 3 = 239 dwellings: Sites A, B, C, D, E, F, G, H, I, J

Members discussed all options and configurations in great depth. Concern was expressed over highways access, water, sewage, and population growth. The main concerns were how the Neighbourhood Plan could meet the expectations of parishioners for small developments, and how the Neighbourhood Plan document would stop additional growth which was not included in the EHDC allocation at this time, nor detailed in the Neighbourhood Plan document which will go to referendum. Michael Baker QC and Jan Cunningham will work on a form of words to go into the Neighbourhood Plan which will endeavour to do this. Concern was expressed regarding a comment made by Kevin Steptoe, Planning Officer for EHDC at the Cafe Field application DCM, where he stated that developments granted permission more than 10 weeks before the 1st April 2017 would not be included in the allocation for the respective parishes. This is contrary to advice received from Laura Pattison, Neighbourhood Plan officer for EHDC, who stated that only properties which were already built would be excluded from the allocation which parishes had to accommodate. Jed Griffiths agreed to seek resolution to this the next day. (*Note to minutes: Claire Sime, Planning Policy Team, EHDC, confirmed that properties completed would be excluded*).

SLAA Site F: land at Stortford Road: this site was originally proposed with a higher number of properties but only if a roundabout was installed on the A120 to ensure safe access, which HCC subsequently stated would not be allowed, as no new access can be formed on a principle route unless an existing access is closed. Site F will be removed from the Neighbourhood Plan as an option on a point of principle. There is no safe access from the site onto the A120 until Standon has a bypass which will not be at least until 2050. This land is currently subject to a planning application.

An amended Option 2 was agreed which excludes site F but includes Shenleys, which will put forward a planning application in the near future.

PROPOSAL: 'That Standon Parish Neighbourhood Plan Advisory Committee herewith agree to support a revised proposal for site allocation which includes A, B, C, D, E, G, H, J and Shenley to provide 173 new dwellings to be proposed to Standon Parish

Council for ratification'. PROPOSED: Cllr Cowell, seconded Dick Rainbird. AGREED AND RESOLVED UNANIMOUSLY.

Jan Cunningham will revise the land allocation section to reflect this proposal.

Progress on evidence gathering and linkage:

Following discussion, the recommendation of the Group was that AECOM advice would be used with regard to further evidence gathering and amendments. All documents are to be forwarded to Warren Pickering as he is managing the document.

Water and drainage will follow.

The traffic survey analysis and recommendation will follow. Initial results are interesting when compared to the EHDC highways report. Far less traffic is using Cambridge Road than South and Station Roads. A vote of thanks was extended to the Plymouth Brethren who provided a high level of assistance with the traffic count.

17.27 Communications Team:

May Day: the stall is booked. Members will be needed to assist on the day.

The web site needs to be updated.

Jan Cunningham, Warren Pickering and Maureen Wren will create an information spread sheet subject to recommendations from AECOM.

PS News: next edition 10th May for June: information needed.

17.28 Future actions

17.29 Items for next agenda

17.30 Dates of next meeting

11th April: Standon Village Hall following Standon PC planning meeting.

Meeting closed 10.00pm