



**MINUTES OF THE MEETING OF THE SPNDP ADVISORY COMMITTEE
HELD ON TUESDAY 11th APRIL 2017 AT 7.30pm
AT STANDON VILLAGE HALL, HADHAM ROAD, STANDON**

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

Jed Griffiths, Griffiths Environmental Planning

Minutes: Belinda Irons, Standon Parish Council Clerk

Public: 9

17.31 Apologies: Colin Jenkins

17.23 Minutes of the meeting held on 21.03.17 Agreed.

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

Dick Rainbird: property is adjacent to Wickham Hill SLAA site

Michael Baker QC CBE: land at A120

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

No comments received.

17.35 Neighbourhood Plan: Draft document:

AECOM status: Mike Gill:

The land allocation and traffic survey are still needed. Once these been produced, Mike Gill will contact AECOM. Jed Griffiths will act as a contact.

Land allocation/ village boundaries and the potential need for further consultation:

A decision had been made at the previous meeting to allocate sites A, B, C, D, E, G, H, J and Shenley to provide 173. However, the granting of planning permission on Site F, land at Standon Hill, has required a change to the proposal.

Members undertook extensive discussion on this item, including inclusion and exclusion of sites, sites which have been granted permission whilst the neighbourhood plan has been developed, infrastructure, land reserves, the period beyond 2033, compliance with survey results, provision of industrial areas, landscaping, and land protection.

Specific concerns are:

1. How to protect land from development which is not allocated in the NP
2. Sewage and infrastructure
3. Cambridge Road access
4. Employment areas
5. How to provide the type of development which parishioners want
6. The number of dwellings the parish has been advised it needs to accept by EHDC, against the number of dwellings now under consideration.

There was general agreement that the NP will not stop speculative applications on land excluded in the document. Dick Rainbird commented that EHDC Planning Policy Department, and EHDC Planning Development Department appear to be working against each other and against the NP, and providing conflicting advice. Whilst Policy states that the parish has to accommodate 146 new dwellings, Development is granting permission on sites excluded in the NP, which results in the NP group having to reconsider decisions it has made to ensure that sites granted permission are included. Concern was expressed by Maureen Wren that certain areas of high landscape value need to be kept free from development. Jed Griffiths recommended retaining a 'tight' boundary.

Maureen Wren and Claudia Chalkley have consistently pressed for the views of parishioners to be taken into account regarding housing numbers and development size. Jed Griffiths commented that the density written into the document should dictate the number of dwellings on each site.

Dick Rainbird expressed concern over the lack of employment sites. Failure to allocate potential employment land affects the sustainability of the parish. Land at Buntingford Road and Skeleton Green were identified as potential employment sites, as these would not require travel through the Puckeridge High Street but could be accessed from the B1368. Jed Griffiths suggested that these be allocated for B1 use: light industrial and offices.

Jenny Heaven expressed concern about sewage. Dick Rainbird commented that Chestnuts & Glanton, and the Co-op site do not have 'Grampian' conditions attached which means they do not have to contribute to the upgrade of the sewer. However, it is likely that Cafe Field will have a Grampian condition attached which will mean the developer will be required to manage sewage.

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, F, G, K to provide 183 new dwellings, and sites J, L, and M to provide B1 light industrial sites to support local employment and sustainability, to be proposed to Standon Parish Council for ratification’. PROPOSED: Dick Rainbird, seconded Cllr Graham Cowell. AGREED AND RESOLVED UNANIMOUSLY.

The revised document will be presented to Standon Parish Council at the earliest opportunity. It will then be presented to EHDC for final comment, before going to the Parish Council again for ratification before formal submission to EHDC for review and public consultation.

Jan Cunningham will update the land allocation section for submission to AECOM.

The local economy section will be amended to account for the employment land allocation.

Highways: update on traffic survey: Dick Rainbird:

Dick Rainbird reported the Cambridge Road results in detail, and described the methodology required to use the evidence produced against the HCC and EHDC supplied reports on the Cambridge Road/A120 junction.

Dick Rainbird expressed the groups thanks to the Plymouth Brethren for their invaluable help with the traffic survey and data recording.

Data was gathered on Tuesday 7.30 to 9am, Thursday 7-9am, and Friday 7-9am in early April.

It became evident that Little Hadham traffic lights had a significant impact on the data, as ‘ platoons’ of vehicles were arriving at regular intervals as the lights changed. Right turn vehicles from South Road and Station Road added to the length of platoons as they passed each junction. Dick Rainbird timed the platoons as they passed Cambridge Road from 7.30-8.30am. The time taken for platoons to pass within this hour removed 26 minutes from the hour, leaving 34 minutes for vehicles to exit Cambridge Road junction onto the A120.

Dick Rainbird used the HCC previously produced reports and the EHDC commissioned TPA report, to evaluate the data from Cambridge Road to ensure the results were comparable. Dick Rainbird’s investigation has revealed that the TPA report is flawed, as the percentages quoted have not been applied to the data recorded.

Specifically,

1. The am peak is not between 8-9am but 7.30-8.30am.
2. The quoted trip figure of 82% has not been applied to the data correctly.
3. The ‘platoon’ effect has not been reported.
4. The number of vehicles allocated to each prospective dwelling is inadequate at 140 vehicles for 160 homes.

Using information in the reports, 160 vehicles are reported in the am figures, with 33 vehicles arriving and 112 departing. When considered against HCC reports, the figure should be 181. If the 82% percentage is applied to the figures, the trip attraction figure should be 41 arriving, and 140 departing from Cambridge Road.

The reports state that some 90% of vehicles will leave Cambridge Road southbound, which requires a right turn onto the A120.

There is an average delay of 15.3 seconds from the time a vehicle reaches the junction to when it joins the A120 carriageway. There is a further average 2-3 second delay for the next vehicle to move into position on the give way line. However, the platoons of vehicles from Little Hadham can mean substantial waiting times at the give way line.

The number of vehicles currently using the junction accounts for 15 minutes and 3 seconds from the 34 minutes available. This means that the remaining 17 minutes and 7 seconds provides capacity for a further 68 vehicles to use the junction within the peak hour timescale.

Using the WSP report and data, 75% of the 91% departing south from Cambridge Road will be going to work. 69% of the 75% will turn right. 52% of the total = 73. The junction capacity is an extra 68 vehicles, which means 5 vehicles won't get out within the hour.

The TPA report states 69% of the 91% turn right. 63% of 140 provide 83 vehicles which is 15 in excess of the 68 extra vehicles the junction can accommodate. Neither of the above calculations account for the 2-3 second delay for vehicles moving into position on the give way line.

Dick Rainbird commented that 92% of the 140 turning right produces 129 vehicles which give an excess of 61 vehicles which will not be able to access the A120 within the peak hour.

The focus of the calculation has been on Cambridge Road. If vehicles which require to turn right cannot get out, the most likely action would be to go down Cambridge Road to Puckeridge High Street, and then onto the B1368 to the A10. It is unlikely that they would use South Road or Station Road to turn right onto the A120, and then go to the A10 as the route is too circuitous.

Graham Cowell commented that there are delays on South Road turning right of 2-3 minutes. Dick Rainbird commented that vehicles from developments in Cambridge Road which need to go towards Bishops Stortford may use South Road or Station Road.

The reports all expect returning vehicles to turn left into Cambridge Road.

It is unlikely, given the high house prices in the area, that there will only be one person working in the household. The poor public transport links mean that the majority of the working population will use a private car. It is more likely that there will be at least two working adults in a household, or one working and one taking a child/children to school. The most likely scenario would be for in excess of 200 vehicles travelling out of Cambridge Road to work, between 7.30-8.30am. Using the TPA calculations, this

would mean the junction would be overcapacity by 116 vehicles. This would be chaotic.

Dick Rainbird will complete analysis on South Road and Station Road within two weeks. The summary and data will be provided to AECOM for independent analysis.

It was pointed out at the meeting that once the Little Hadham bypass is operational, there will be no breaks in the traffic, which will mean virtually nothing will be able to exit Cambridge Road, Station Road or South Road at peak times.

Hertfordshire County Council has not considered the cumulative impact of development. No contributions towards new junctions have been requested from developers.

Jed Griffiths commented that he has managed to get an agreement from an officer at HCC that comment on the draft plan will be provided this week.

A member of the Plymouth Brethren offered assistance should it be required.

Progress on evidence gathering and linkage

The land allocation needs to be linked.

17.36 Communications Team:

May Day: the stall is booked. Volunteers are needed.

Letter to parishioners: a draft has been partially circulated, outlining land allocation and processes which needs to be updated to reflect the changes agreed above. Once it is agreed, it will be hand delivered. A copy will be posted to the web site, put into PS News, and circulated by email.

17.37 Future actions

17.38 Items for next agenda

17.39 Dates of next meeting 16th May

Meeting closed at 9.40pm