



MINUTES OF THE MEETING OF THE SPNDP STEERING GROUP
HELD ON TUESDAY 15th MARCH 2016 AT 7.45pm
AT THE STANDON AND PUCKERIDGE COMMUNITY CENTRE

Present: Mike Gill (Chairman), Claudia Chalkley, Maureen Wren, Jan Cunningham, Dick Rainbird MBE, Neil Johannessen, Jennifer Heaven, , Colin Jenkins, Brenda Howard, Warren Pickering,
Jed Griffiths, Griffiths Environmental Planning
Minutes: Belinda Irons, Standon Parish Council Clerk

Public: 4

Plymouth Brethren: Mr David Stacey, Mr Tom Tuffin, Mr Paul Spracken, Mr Clive Roberts, Mr Dave Fox

16.33 Apologies Michael Baker QC CBE, Sam Wells, Pauline ? Jonathan Law, John Riris, Graham Cowell

16.34 Minutes of the meeting held on 9.2.16

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

16.35 Declaration of Members' Interests (disclosable pecuniary interest/another pecuniary

interest/a non-pecuniary interest)

Colin Jenkins: property is adjacent to Wickham Hill SLAA site

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

Karen Faulkes has resigned due to pressure of work

Two volunteers have come forward to participate. The Chairman recommended that volunteers sit in on a meeting before committing to the role.

Two volunteers were present in a supporting role.

16.37 Plymouth Brethren: address regarding works carried out in the Parish & future projects

Mr Stacey explained that he moved into the area in 2008 from London, when he moved his business to Standon. The building required a lot of work and financial investment to bring it up to standard. He employs many local people.

Plymouth Brethren have been in the area since before the Second World War. They follow a Christian path, with a philosophy of leading a simple life, and helping the local community.

The international charitable arm is 'Rapid Relief Team'
<http://www.rapidreliefteam.org/>

The ethos is 'serving people with care and compassion in times of need'.

Locally, Plymouth Brethren have committed to replace litter and dog bins, have replaced the vandalised memorial bench in Dowsetts Lane, Colliers End, will replace the grit bin outside the doctors, have cleaned street signs in Colliers End, have undertaken works to footpaths including mowing and strimming, and have funded defibrillator cabinets in Standon, Puckeridge and Colliers End. All this work saves the community money, and achieves benefits which would not ordinarily be supplied.

February 2014 flooding: Plymouth Brethren took to the streets and helped bail out houses, cut up and remove fallen trees, and generally supported the community in during a difficult time.

Plymouth Brethren have not sought publicity for the altruistic works they carry out in the community.

Plymouth Brethren prefer to live in this area as they considered it to be a safe and affordable place to raise children, with a better community atmosphere than London.

The Chairman thanked the Brethren for coming to the meeting, and for their hard work in the community.

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

None.

The Chairman changed the running order of the meeting:

16.41 Annual General Meeting & Open Day events

Feed back

Two open days followed by the Annual General Meeting where attended by 50 members of the public at each meeting.

Whilst this was not a high turnout, there is a significant amount of information available to the public on the web site, and there was a very good response to the survey. All households will be consulted once the draft plan is achieved.

The Chairman thanked all the volunteers who attended and supported the events.

The following is an email comment received:

Thank you to all of you who have put so much work into this plan so far. At the presentation, I was persuaded by your arguments in favour of your options, although we are strongly against building on Burr's Meadow and, therefore, would favour option 1. In discussion with Dick Rainbird afterwards, I learned that Option 1 should provide enough s.106 money to build a roundabout, which would help to slow traffic on the A120 – surely a “selling point” for this option.

However, at the meeting last Wednesday, a North Herts District councillor made the point forcibly that district councils could insist on sufficient money to have the sewers enlarged if that is necessary for a particular site. We also now have the County Council document, received today, which talks of improving the Cambridge Road junction. So, I can't help thinking that 35/017 and 35/033, or the lower half of Cafe Field, should not be dismissed from consideration.

I understood the point that the District Council cannot accept only part of the application for Cafe Field, but they can indicate that they would reject the application, but would be willing to look favourably on a new application for the lower part only, providing that sufficient funds were provided for sewer enlargement and a revamped junction. (It sounds as if the sewer will have to be enlarged anyway.)

A few additional points:

1. You talked about the new houses being sustainable. I suggest that new houses should be designed to have south facing roofs (whatever the orientation of the house) and that these should be fitted with solar panels, which are becoming cheaper and cheaper.

Also, new estates are an ideal opportunity for ground source heat pumps.

2. You also mentioned off road parking. One of the causes of flooding (and loss of biodiversity) is that so much ground is paved. It should be specified that off-street parking is not paved with an impermeable surface, but be grassed with a lattice work embedded

support. many National Trust car parks are also done in this way. Paving of front gardens should be forbidden.

3. In discussion, the paucity of take-up of “affordable houses” was mentioned. I would suggest that this does not indicate the lack of need for affordable houses, but that, since the present government redefined “affordable” as 80% of the market price, those who need them cannot actually afford them. What we clearly do need is social housing at

affordable rents, given the waiting list for homes. We need to find a way in which housing associations can build a good proportion of the houses, although this may be difficult with the present government trying to rely on private builders to provide publicly needed homes. (Of course, the district council's policy is for 40% “affordable” houses, but they have not been very good at enforcing this, giving way to the manipulations of house builders.)

Finally, the County Council seem to have introduced a new factor – the Roman town site, throwing the northern bypass route into doubt. This needs to be considered before you make a final recommendation, I think.

16.39 Land Allocation and Site Assessment: update

The majority of those attending the open day presentations were against development taking place on Burrs Meadow.

Meetings have been arranged with Herts County Council Highways department to discuss the proposed bypass, and access onto the A120 from village roads.

Flood alleviation schemes: discussion:

A meeting is awaited with Herts County Council, as Lead Flood Authority to discuss surface water drainage and flood mitigations.

Sewerage:

Dick Rainbird has worked very hard to achieve the above meetings, and has also been in lengthy correspondence with Thames Water and EHDC regarding sewage and surface water systems.

Dick Rainbird read correspondence received from Thames Water, which stated that all developments must produce a developer sewer impact study. No development can take place which would impact the existing sewer and the properties connected to it. Surface water systems cannot be linked into sewers as to do so would exacerbate sewer surcharge in storm situations.

EHDC is now fully aware of the situation regarding sewers in Standon Parish, and all future applications must take account of this.

Surface water must be dealt with through the construction of attenuating lagoons.

A meeting has been arranged with Thames Water for 27th April.

The Chairman commented that great progress is being made to attain liaison with utilities and statutory organisations, which will support the evidence base in the Plan.

16.40 Parish Surveys: update: John Riris:

Surveys are all on the web site

16.42 Neighbourhood Plan: Draft document:

Jed Griffiths

The Neighbourhood Plan must be in accord with the EHDC District Plan. EHDC has postponed finalisation of the District Plan until October 16 at the earliest following consultation with a Planning Inspector who commented that the projected number of dwellings was below the number indicated by Central Government forecasts.

The Village Hierarchy Study has produced a significant number of objections to the proposed removal of St. Abbots and Hertford Heath from Category 1 villages, as many Category 1 villages also have significant infrastructure issues which need to be considered when development is identified. Jed Griffiths commented that the suggestion that the Village Hierarchy should be abandoned would effectively open up all land to speculative development

applications. The categorisation would continue to limit development to settlements which have the infrastructure capacity.

Chapters 1 to 4 are completed and comments are invited. The group will be required to assist with the preparation of Chapter 5 Policies, which will include land allocation.

For the proposed A120 Standon bypass, the Neighbourhood Plan will be required to show 'bands of interest' of the respective routes suggested by HCC. Development cannot be allowed to compromise any potential route.

The initial time frame will change due to the meetings with HCC and Thames Water, the lack of the EHDC District Plan, and the Cafe Field application. All will impact the land allocation element, and until the utilities and Cafe Field application are resolved, the plan cannot be brought to EHDC for consultation.

The plan can only carry weight once it has formally submitted to EHDC and has been subject to public consultation prior to Examination.

16.43 Communications Team:

Management of mailing list: the clerk will provide the email addresses to Brenda Howard.

May Day Stall: booked and paid.

16.44 Evidence gathering: update from topic groups: ongoing.

16.45 Grant/Financial Status

Update

Neil Johannessen will provide information to Colin Jenkins.

16.46 Landowner and agent consultation/meeting

A meeting with Strutt and Parker will take place on 16th March.

16.47 Items for next agenda

16.48 Policy Writing workshop: next agenda

16.49 Dates of next meetings

Dates for 2016: Tuesday

19th April 19th May 21st June

Dates for April and May will be changed to reflect attendance