

SAFFRON WALDEN NEIGHBOURHOOD PLAN TEAM MEETING

27TH JUNE 2017

Cllr Mike Hibbs (Chair)*	Douglas Kent*
Sue Flynn	Cllr Sam Goddard*
Cllr Sharon Morris*	Isabella Warren*
Tom White	Cllr Paul Gadd*
Coby Richardson*	Dan Starr*
Stephen Rapkin**	

*Present

** Present part-time

In attendance:

Sue Belo, Neighbourhood Plan Coordinator (taking notes)

1. Apologies for Absence

Apologies were received from Tom White, and from Stephen Rapkin for late arrival and early departure.

2. Minutes of the Last Meeting

Minutes of the last meeting were agreed subject to the amendment of the reference to sustainability.

3. Matters Arising

Walden School: The SWTC has agreed that it should apply for the Walden School to be listed but wants to defer the application until it becomes clearer what the situation is.

Education: A paper from the Uttlesford DC Locality Committee meeting of 26th June outlines the current situation which says that primary school places required resulting from the closure of the Walden School can be met.

H&CA: Mike Hibbs is meeting Bruce Tice on Saturday 1st July to discuss the Heritage and Character Assessment so that Sue Belo can apply for the grant and technical support.

BS Neighbourhood Plan – this is going to East Herts Council on 27th June 2017 (and has since been approved to go to referendum, probably this autumn).

East of Lime Avenue: UDC Planning Department and Committee have seemingly ignored the comments of SWTC and approved the application.

An application has been made for Community Centre which can still go ahead on the remaining land.

Green Infrastructure: Sue still needs to liaise with the GI team to develop this section of the plan.

Action: Sue to draft and send to Sam Goddard.

Mike Hibbs said that the TPO map showed missing trees which apparently were revoked during the move from Essex CC to UDC.

Action: Isabella Warren to contact Mary Flint to ask her whether she can help re-establish TPOs that should still be in place.

Stephen Rapkin said that the trees at the Avenue also needed protection as they were key to the overall character of the site. Mike Hibbs said that a policy is also needed on woodland acting as buffer.

Action: Sam to draft as part of Green Infrastructure

4. Planning Matters

Uttlesford Regulation 18 Local Plan has now been published – this is the penultimate consultation from July to August. It is likely to get approved but there are significant rumblings from the south of the district. This version marks a significant U-turn from the previous plan when UDC was originally considering a “Greater Walden”. That has now changed and this plan proposes that a significant number of new homes to be built in three new garden settlements as follows:

- North Uttlesford 5,000 – 1,900 in plan period
- Easton Park 10,000 – 1,800 in plan period
- West of Braintree 10,000 total – 970 in plan period (but some of the 10,000 will come under Braintree)

The plan includes for Saffron Walden 150 on Keir site whereas in the previous Local Plan the allocation was 300. The Inspector had turned down the site on the grounds of traffic management. Keir was also turned down on appeal since but since then 600 houses have been approved and therefore creating more pollution than was the situation when Keir made the original application and appeal. There is a case to be made based on the transport policy. By including it in the Local Plan, it pushes the decision about the site and air quality to the Planning team.

The total additional allocation for Saffron Walden is 240 homes (making another 750 homes in Saffron Walden and a total of around 1200 homes).

It has been admitted that an Eastern Connector road would have no impact as it effectively only moves traffic around the east and does not deal with the congestion.

The Transport study was produced by Essex Highways as part of their duty to support the Local Plan and was not a commercially contracted study.

Action: Sue to send Edwin Leigh a copy of the Transport Study

Dan Starr suggested that NP Team could opt for one of the following:

- Option 1 – Accept the allocation and accept the Keir site as is.
- Option 2 – Challenge the Keir site and argue that SW cannot take 150 more homes without transport and air quality mitigation. Note that we have more houses already approved than were in the original Local Plan of 2014.
- Option 3 – Accept 150 additional homes but opt for the site to be near Manor Oaks school so that a 2FE primary school can be built.

Development Management Policies: Paul Gadd said that there are no policies for asking for sports facilities – INF2 only mentions play areas and allotments. Allotments = 8 per 1000 population but the norm is more than this.

It was agreed that there were several areas where the development management policies needed changing but that the team needed more time to read them in detail.

Sam said that the consensus was that the team was pleased with the plan and we should acknowledge that.

Mike Hibbs said that there would also be an option of finding other sites elsewhere in the town such as Beeches Close.

Stephen Rapkin said that he welcomed the Local Plan and thought that it seemed very sound and better than he expected.

Mike Hibbs said that people should state which option they prefer.

It was agreed that the NP team should welcome the Local Plan but ask for consideration of alternative sites to be considered together with a AQMA and Transport Study before any final allocation is made.

It was agreed that the team should ask for INF2 to include sports facilities as well as pitches.

Also, Saffron Walden Town Council should be involved in discussions with developers on Section 106 contributions.

Note that the map shows Gladman Site is still shown – this is an error but needs to be corrected.

Action: Sue to advise Uttlesford.

Dan Starr suggested that UDC should produce an AQMA and a Transport Study to update their 2013 Local Plan studies.

He said that as soon as the Plan is published, Keir is likely to submit an application within the next few weeks and it will get passed before the end of the year.

Walden School – if housing were built on the site these would count as windfall. Mike Hibbs said that we can have a policy in the NP to protect Walden School for educational and sports use. The policy will be written on Saturday week.

Action: Doug to draft policy.

5. Plan Development/Planning Policy Workshop

Each person needs to prepare their areas for the Planning Policy Working Group.

Send team members template for draft plan.

Action: Sue to send again to all team members

Sue to flesh out Green Infrastructure.

Action: All to advise parameters of times they can attend Policy Workshop

Action: Sue to arrange sandwiches etc for lunch

6. Consultation and Engagement

Online Consultation: Dan Starr reported that we had now received 600 responses to the survey and that it would run until 31st July. He said, however, that he would download the initial findings as soon as possible so that the findings could be used in the policy writing day.

Armed Forces Day: Mike Hibbs said that he thought that the Armed Forces Day was a good event as it provided a different demographic. He thought that it had been very valuable as most of the other stands were informative and there was quite a good level of engagement.

Dan Starr suggested that the team should acquire a purple gazebo to use in future.

Action: Isabella, Sue, Dan, and Mike to put up the scout tent at 8am on 15th July.

The display boards are also needed.

Action: Sue to ask Terry if he can arrange for two boards to be moved to the marquee on the morning of 15th July.

Action: Dan to bring pop up displays.

Action: Mike to bring spare posters.

7. AOB

Mike Hibbs showed the team an image of the new LED street lights being trialled by Essex CC in the town. Although it is excellent from an energy-saving perspective, it is very poor design and needs to be a heritage design in order to complement the Conservation Area.

The team agreed that all other new LED lights in Saffron Walden should be based on a heritage design.

Action: Isabella to email Sue a letter outlining the team's concerns.

8. Next Meeting

The next meeting will be on Tuesday 18th July when Education and results of the Policy Writing Workshop will be discussed.