

Minutes of the Meeting of the Much Hadham Neighbourhood Plan Steering Group
held in the Bowls Club
on Tuesday 11th October 2016, at 7.30 pm

Present: Cllr Ian Hunt (Chair), Martin Adams, Cllr Clive Thompson, Cllr Ian Devonshire, Mark Ashwell, Hugh Labram, Michael Byrne, Lynne Mills and Neil Clarke.

In attendance: 22 residents

Action

1. Apologies for absence
Apologies were received from Cllr Bill O'Neill and Ken Howlett.
2. Declarations of interest
Cllr Ian Devonshire declared an interest in the War Memorial Development as he lives opposite this.
3. Chairman's announcements
Fiona Forth, PC Clerk will be taking the minutes and will be taking over the secretarial duties from Cllr Mrs Penny Taylor.
The Chair reminded those present on the purpose of the Steering Group.
4. Minutes of the last meeting
The meeting minutes from 9th August 2016 were approved without amendment.
5. Reports on outstanding matters
Report on outstanding matters received.
6. War Memorial Development
The Chair stated that as a matter of good practice, developers are encouraged to come to engage with the Parish Council as soon as possible in their thinking about site development. There is a proposal to develop the land either side of the drive to Moor Place, behind the Ware Memorial, and extending to the first gate on the drive, in line with the far corner of the tennis courts.
John Clarke, architect, on behalf of the landowner, Dr Roh, outlined the proposed sustainable development, including a draft site plan. It is a mixed development of affordable housing, just outside the current boundary. It is acknowledged that there are some negatives: more houses; having a suitable access and the impact on listed buildings. However, there are also a number of positives: nice site, centre of the village, site is concealed from the High Street. In effect, a suitable and sustainable location in planning terms.
As part of the development, improvements would be made to the gates to Moor Place and the area surrounding the War Memorial, and the avenue trees to be reinstated. In addition, a new access road would be created to reduce the impact of traffic.
Final point made that needs to go through due process.
Standing orders suspended to enable residents' comments and discussion. These covered:
 - Development would add to the volume of traffic around the school – JC response that those on the new site would be able to walk to school but accepted there will be an increase in traffic volumes;
 - Definition of affordable homes, low cost modern homes and types of graduated ownership;
 - Assumption made that there will be available school places is flawed – JC response that the Head is making changes to increase capacity to accommodate the new homes target of 54;

- Incremental encroachment on conservation area – JC response that avenue trees addresses recommendation made in conservation report;
- Whether affordable housing for the village. To be so, land needs to be gifted;
- Explanation of what is required to move the existing boundary;
- Housing density – JC response still being discussed; and
- Proposed design and materials – JC response that not at that stage yet.

Standing orders reinstated.

IH clarified that in terms of the target of 54 houses, 50% need to be in the first 5 years.

7. EHC Draft District Plan

Cllr Ian Devonshire reported that the draft District Plan was ratified on the 22nd September by EHC. Although only draft, it does carry weight. The draft will be out for public consultation from the 3rd November. The results of this will go forward to the Planning Inspector, together with the draft, for review and approval, or not. In addition, it was highlighted that Chapter 10 is the relevant chapter for villages. There is 16 years to achieve the target of 54 homes, with completions after 1st April 2017 counting, and it is possible that a number of existing developments will complete after this date: Walnut Close; Malting Lane and Hadham Garage. Chair highlighted that consideration needs to be given to the impact of the draft on Much Hadham and this will be covered as part of Item 9. Cllr Ian Devonshire reiterated that the NP's are mentioned frequently in Chapter 10 and therefore carry significant weight.

8. Residents comments

Progress on identifying sites – covered under item 10

Further clarification on how the number of affordable houses is determined. 40% affordable if developer building over 10 properties. Can be less if there are issues with the viability of a site. There is also potential new guidance that could mean if build more than 5 houses, an element has to be affordable although location could be 'offsite'.

Community has no say in tenants for affordable housing, would be better to have discounted housing.

Difference between developer contributions and s106 monies discussed.

9. External factors impacting our NP?

Chair highlighted that as the NP is prepared, need to keep in mind the various demands that will be made on the village in coming years. In addition to the target of 54 houses, consideration needs to be given to how other factors will impact such as home working on house design, developments outside of the Parish etc.

The following external factors were identified:

- Traffic volumes
- Little Hadham bypass in next 2 years
- Doctors
- School

Data to be obtained. Herts County will have traffic forecasts. Doctors and dentists believed to have capacity. Work is already underway regarding the school (see above).

10. Policy Leaders' updates

Development Land-

Unlikely to find 54 houses within the existing boundary. Still in process of identifying sites. The Barn School site remains aspirational. Policies to be developed to use as

criteria for assessing any sites identified as need to address the three key questions of suitability, availability and viability.
Criteria to be used will need to be formally adopted by the Steering Group.

Housing Needs Assessment-

Chair highlighted that the process defined in the guidance from Locality is broadly being used to assess housing need.

Martin Adams reported on the work that had been completed so far, outlining the process followed and resources/data used. Conclusion reached that EHC had used complex modelling therefore appropriate to go with their numbers. However, work still needs to be undertaken to identify housing mix and what the real demand for housing will be in the coming 15 years. Data used will be 'desktop' as opposed to from surveys and results expected in 1-2 months time.

Other progress- Cllr Clive Thompson agreed to obtain quotes for expert help in developing the draft NP.

11. Next 3 months objectives

Objectives were presented by the Chair:

- Start structuring and drafting the Plan document e.g. chapter headings, opening sections, Vision and Objectives etc
- Draft our first policy proposals using the output from the last Consultation event
- Complete work on identifying potential development sites
- Create a photo library of views to be presented based on the Conservation appraisal
- Upgrade quality of design and material

Updated project plan tabled. Agreed that Consultation Event 2 should be moved to March 2017 as need to have a first draft of policies before this. Project plan to be remapped.

12. Items for next Agenda

Future items are:

- Use of consultants
- Locality funding

13. Closing Comments

The Chair reiterated the need for more people on the Steering Group or for assistance with items such as website creation. Residents and John Clarke were thanked for their attendance.

14. Date of next meeting

It was agreed that the next public meeting would be at 8th November 2016 in the Bowls Club, 7:30 pm.

13th December – Bowls Club