



**DRAFT MINUTES**

**Meeting:** EXTRAORDINARY

**Date:** 16<sup>th</sup> July 2018

**Time:** 7.30 PM

**Venue:** NORTH WEALD LIBRARY, 138 HIGH ROAD, NORTH WEALD

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**PRESENT:**

**Councillors (12)** A Buckley (Chairman), B Clegg, Mrs S Jackman MBE, T Blanks, B Eldridge, R Spearman, Mrs A Grigg, G Mulliner, A Tyler, Ms M Crosby, B Bartram, N Bedford\*

\*For part of the meeting

**Also in Attendance (2)**

Susan De Luca – Clerk to the Council  
Joanna Tyler – Senior Administrative Officer

**Members of the Public (0)** No Members of the Public were present.

**Members of the Press (0)** No Members of the Press were present.

**C18.066 APOLOGIES FOR ABSENCE (2)**

*NOTED* that apologies for absence had been received from Councillors Mrs E Godwin-Brown, D Stallan

**C18.067 OTHER ABSENCES (0)**

**C18.068 DECLARATIONS OF INTEREST**

Councillor Spearman declared a Disclosable Pecuniary Interest with regard to the Local Plan.

**C18.069 QUESTIONS FROM MEMBERS OF THE PUBLIC**

There were no questions from members of the public

**C18.070 HARLOW & GILSTON GARDEN TOWN – SPATIAL VISION**

At the Parish Council Meeting held on Monday, 2<sup>nd</sup> July, Members were advised of the above mentioned spatial vision consultation, which included the consultation on Latton Priory.

Members were advised of the details of the Exhibition, together with the deadline for comments (27<sup>th</sup> July 2018). The Clerk advised that if Members agreed, comments could be made by the Planning Committee and then ratified at the next Parish Council Meeting. Following discussion, some Members felt that the views of the Planning Committee would not necessarily be those views of all the Members of the Parish Council and therefore requested an Extraordinary Meeting to be held as this was a very important item for this Parish.

In view of this, Members were encouraged by both the Clerk and the PFO to attend

the Staffed Exhibitions being held by District Council in order that they could bring their views and comments back to this meeting. The Clerk followed this up with two email reminders to Members. A full colour copy of the spatial vision was attached to the agenda for Members perusal.

Following lengthy discussion, the following points were raised:-

#### Placemaking and Homes

- Concern at the high level of housing densities, quoted as being ‘*broadly between 25 homes and 55 homes a hectare*’. The lower level of 25 homes per hectare is preferable.
- Consideration to be given to building Lifetime Homes, to alleviate the expense of adapting homes later in life.
- Housing design – concern as to how modern developments will look in 25 plus years time (New Hall quoted as an example). Covenants need to be in place to ensure developments are maintained.
- Will developers be engaging with the Police with regard to ‘Designing out Crime’?
- Latton Priory should reflect a village vernacular.
- Identification of potential Traveller sites.
- There is no mention of the provision of care homes, bearing in mind the ageing population.
- What is the total number of homes to be built on land in our Parish?
- Each of the new development sites should be clearly identified.
- Where will the water supply to the new development sites be sourced from?
- Suggest that infrastructure be put in place **before** the development of any new homes

#### Landscape & Green Infrastructure

- Referring to statement number A9, ‘*New development should identify appropriate locations for playing fields, adventure spaces, play areas, running trails and bridleways to support new and existing residents*’. Will this be in consultation with the police?

- Referring to statement number A10, *'Local authorities will seek to secure the long-term maintenance and stewardship of open spaces; aiming to achieve high quality such as the Green Flag standard for focal parks and green spaces.* The Parish Council would like to see this statement strengthened.
- Green Belt should mean Green Belt therefore How will the Green Belt be enhanced?
- What plans are in place for the protection of wildlife?
- What plans are in place for the protection of existing green spaces and buffer zones?
- The Ridge at Rye Hill (depicted on page 13 of the consultation draft). Drawing is incorrect, the altitude figures are not an accurate representation. The view should not be breached, all development should be within the basin.
- Referring to statement number B1, *'An outstanding green and blue infrastructure network of open spaces and waterways will characterise the Garden Town, providing multiple benefits for residents' physical and mental health; rich habitats for wildlife, flora and fauna; and important noise and air pollution buffers from roads and industry'.* How will this be achieved, bearing in mind that Gilston is in the middle of Stansted's flight path?
- Is there any reason why this consultation has been presented after the submission of EFDC's Local Plan, as it must have such a bearing on it?

#### Sustainable Movement

- Referring to the illustration of street hierarchy for a connected network of streets on page 17, concern was expressed with regard to the lack of parking and the creation of what appear to be 'rat runs'.
- Depicting an example of a tree lined street from Bromley-by-Bow on page 17 is out of context with the area and surrounding countryside being considered for this consultation. Unlike Bromley-by-Bow the area does not have supported infrastructure, ie., rail, tube, bus networks and access to 'black cabs'.
- Referring to statement number B2, *'Neighbourhoods and villages will be largely based on tree-lined, local street layouts creating sociable places with a human scale'* and to statement number B6, *'Opportunities to change the character of existing roads through tree surgery and maintenance, fronted development and at-grade pedestrian crossings will be identified'*, these statements contradict each other.

- There is no mention of upgrading the road network.
- Concern expressed that the junction at The Plain in Epping cannot cope with the present day traffic. There is no mention of improvements being made to the current road network linking the proposed development at Latton Priory to Epping.
- Concern expressed that Central Line Station at Epping cannot cope with the volume of commuters using the network at peak times at the present time.
- Concern expressed at the lack of car parking spaces at Epping Station, how would this cope in the future?
- No mention of a 'Park and Ride' scheme to be included.
- Concern expressed that the consultation assumes that people will replace cars with bikes and buses as their preferred method of transport.
- Infrastructure improvements need to be staged, not completed all at once.
- Princess Alexandra Hospital Is on a fairly tight site at present and If it is rebuilt on its existing site (whilst presumably the old building is still operational, then it is likely that many existing parking spaces will be taken up either with the new development or the contractors vehicles etc. causing even more difficulty in reaching the hospital than at present.) This would also cause hospital operational disruption for staff and patients until the construction was completed. The two other hospital site options that we understand are being considered, is for a new hospital to be built on East Herts land or on Epping Forest land near J7a. It is the Parish Councils preference that a new hospital should be built on Epping Forest land near new J7a as this would be much easier for our residents to reach than on an East Herts site. This would then potentially release the current site for housing development in Harlow

#### Economy and Regeneration

- Concern expressed with regard to the growth of London Stansted Airport.
- Will there be a sustainable hub, for Emergency Services, incorporating a Police Station, Court House?

The Clerk stated that the points raised from this meeting would be noted and circulated via email to Members following the meeting. Any comments to the points raised would be asked for by Friday, 20<sup>th</sup> July, following which a response to the consultation would be sent.

**MINUTES**

*Meeting:* EXTRAORDINARY

*Date 16<sup>th</sup> July 2018*

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Meeting Closed: 8.50pm

Signed: .....

Date: .....