



**MINUTES**

**Meeting:** PARISH COUNCIL

**Date:** 4<sup>th</sup> December 2023

**Time:** 7.30PM

**Venue:** PARISH HALL, THORNWOOD COMMON

**PRESENT:**

**Councillors (10)** Mrs S Hawkins (Meeting Chairman), T Blanks, B Clegg, R Spearman, Mrs S Jackman MBE, A Tyler\*, N Born, C Kinnear, A Irvine, Mrs P Etherington

\* for part of meeting

**Officers in Attendance (2)**

Susan Deluca - Clerk

Adriana Jones – Principle Finance Officer

**Members of the Public (5)** – Inc Weston Homes (Rosario)\* and PC Andy Cook\*

**Members of the Press (1)**

**C23.133 APOLOGIES FOR ABSENCE (4)**

Apologies from Cllr Buckley, Ms D Wood, Bedford and Stroud.

**C23.134 OTHER ABSENCES (0)**

None.

**C23.135 MINUTES**

Councillors **AGREED** the Minutes of the Parish Council Meeting held on 6<sup>th</sup> November 2023.

**C23.136 DECLARATIONS OF INTEREST**

Cllr Spearman declared a disclosable pecuniary interest in the Local Plan, confirming he would leave the meeting at the relevant agenda item.

**C23.137 QUESTIONS FROM MEMBERS OF THE PUBLIC**

The Chairman welcomed members of the public present. PC Cook provided an update on crime statistics going back to 2<sup>nd</sup> October, confirming there had been one non dwelling burglary at the co-op, 4 instances of criminal damage, 4 theft of motor vehicles, 4 theft from motor vehicles. He advised that over the last 12 months there had been 322 recorded incidents, 242 of which were crime and out of these 145 were investigated. Sometimes investigations do not take place as there isn't support from the victims. Out of the 145 crimes, there were 35 positive disposals, giving a 24% detection rate. Cllr Irvine asked if there was any advice PC Cook could give, to which PC Cook stated that people should not leave valuables on show in their vehicles, and that keys of cars that have keyless entry should be stored in faraday bags. He further stated that some of these keys could actually be deactivated whilst not in use which would improve security. The co-op burglary remains under investigation.

[PC Cook left]

**C23.138 REPORT OF THE CLERK**

The Clerk advised that due to the length and items on this agenda she would defer most of her report to the next meeting, however reminded Councillors about the Hastingwood afternoon team on 10<sup>th</sup> December 3pm-5pm which was open to all Councillors, and the invitation from Greenacres to their Remembrance event Sunday 10<sup>th</sup> December 11am.

### **C23.139 REPORTS & MEMBERS REPORTS**

Councillors were advised that due to the length of this agenda and the content, any reports should be put in writing and given to the clerk so she could distribute.

- a) **Chairman's Report** – no report
- b) **Vice Chairman's Report** – No report
- c) **District & County Councillors Reports** – No reports.
- a) **Parish Councillors Reports** – No reports
- e) **Queens Hall Charity Report** – Cllr Kinnear reported all was well.
- f) **Neighbourhood Plan Report** – Members **NOTED** the date of the next meeting would be Wednesday 31<sup>st</sup> January 7pm at the Thornwood Common Parish Hall.
- g) **Highways** – No report

### **C23.140 THORNWOOD DEVELOPMENT**

#### **a) Rosario**

Councillors recalled this site was allocated in the EFDC Local Plan (THOR.R2), and that Outline Planning permission was granted for the site in March 2023 for the demolition of existing buildings followed by comprehensive development of up to 62 new homes (inclusive of 40% onsite affordable housing), landscaping, community orchard, new access, parking and circa 1.9 ha of public open space. The Parish Council did not object to this application subject to a number of measures to be agreed by way of S106 agreement. Councillors were also reminded that a reserved matters application was submitted under EPF/1659/23, which was still to be decided by EFDC, and upon which the Parish Council asked that a number of matters be clarified before formally commenting, as follows:

- Concern at only one ingress and egress to the development – is this sufficient for this number of homes and for emergency vehicles to access the development
- Concern at the lack of parking where the proposed flats are in the centre of the development, the lack of parking could mean that there would be parking on the road which would not leave enough room for emergency vehicles to pass safely
- The Parish Council believe the parking spaces for visitor parking should be increased and also spread more evenly over the development
- The 30mph speed limit should be from the beginning of Thornwood Common and go all the way up to the Cross Keys
- Concern at the Amount of Traffic that will go in and out of the development – is there a recent traffic count that has been undertaken by Highways
- Will the drainage be able to cope with the volume of surface water especially the drainage coming from the development which will go into an old Victorian culvert?
- The PC would like the Pedestrian crossover to be improved
- Is there enough amenity space for gardens?
- Are there traffic figures for The Plain at Epping – have they been taken into consideration?

- Could any of the large Open space be looked at to see if a few more parking spaces or additional laybys could be created?
- The Parish Council would like confirmation and sight of the latest traffic figures for both the immediate area of the road outside the development and also for The Plain at Epping together with confirmation that these will have been taken into account with the increases in traffic movements coming from the imminent Latton Priory and North Weald Vistry developments.

The Chairman welcomed the representatives from Weston Homes, and invited them to address the Council. The representatives advised that there had been a number of changes to the proposals following the Reserved Matters application, and following both the archaeological investigations and feedback from the Parish Council. The most notable changes were as follows:

- Change in the position of the attenuation pond – this is as a direct result of the archaeological investigations which found some iron bronze age round houses and two roman cremations, meaning in order to disturb the central part of the open space site as little as possible, the ponds will be moved further south.
- Change in how surface water drains from the site – this is as direct result of being advised by the Parish Council of the Victorian culvert, which then resulted in further CCTV testing of the drainage in the area in conjunction with EFDC, and as a result the surface water will now drain into the ditch as the western/southern part of the site at the exact same run off rate as at present. This means there is no risk of flooding to any neighbouring residents.
- Some of the houses on the front elevation of the site have been pulled forward to create a stronger frontage.
- Change in the configuration of the flats to accommodate a further two parking spaces.
- Additional visitor parking, and distributed more evenly across the site.

The representatives of Weston Homes went through the changes, and also gave response to each of the questions posed by the Council to the Reserved Matters application, and confirmed that there would be 40% allocation of affordable homes in accordance with EFDC policy. There was considerable discussion, including what the cost of homes was expected to be, what the affordable homes split would be, how this would work in reality, if affordable homes are allocated to residents in the parish first, how and who could purchase the homes, the cost of materials, if one bedroom flats were suitable, the number of entrance points onto the B1393 over such a short stretch of road, the different speed limits along the B1393, opportunities for local business in terms of supply chain, and if any discussion had taken place with the developers of the land opposite. However the main discussion point was around the number of vehicle movements resulting from the site, and how this would impact residents of Thornwood, along with the traffic impact from other developments in the parish. The Weston Homes representatives explained that this matter had already been dealt with under the Outline application which they inherited, and that the current application was regarding the matters inside the red line of the site.

Cllr Tyler asked why a substation was not necessary for the development, to which the Weston Homes representatives advised that solar panels would be on every single house, and that this would provide 20% of the electricity to the site. The Weston Homes representatives also confirmed that all homes would have an air source heat pump, and that

part of the buildings would be modular build, but the rest of the house would be traditionally built. Cllr Born asked if an Environmental Impact Assessment had been completed, to which he was advised that the site was not large enough for this to be required, however ecological assessment had been completed. Cllr Clegg advised he was pleased to see that changes had been made to the surface water drainage, however expressed his disappointment at the lack of responses regarding traffic concerns. The Weston Homes representatives again reiterated that the Reserved Matters application could not address this issue, as it had already been dealt with.

Councillors had a long discussion about the overall impact of traffic on the residents in the parish, how each and every development will contribute to this, and how there doesn't seem to be a joined up approach by any party when it comes to traffic.

Discussion took place as to if the Parish Councils holding objection still stood after the responses to its questions from Weston Homes was received. Councillors felt that whilst within the red line boundary there wasn't a particular objection, this was almost overshadowed by the overall traffic impact from the full quantum of development in the Parish, and these questions had not been answered. It was noted that the reserved matters application did not deal with matters of traffic outside the site. That being said, Councillors stated they still wanted to understand from ECC how all this traffic was going to be dealt with, and whilst they accepted the developers were only tasked with matters within the red line boundary, the Parish Council was concerned with matters outside the boundary and in the parish as a whole.

There was a brief discussion concerning the gateway signs and location of the proposed 30MPH zone, and the Weston Homes representatives advised they would be happy for feedback on the proposed location of the 30MPH zones.

The Clerk advised that it was recently suggested to try and get all the larger developers in the Parish to get together and discuss the matter of traffic impact. Councillors **AGREED** this made complete sense and expressed their disappointment that the relevant authorities were not doing the same. The Weston Homes representatives agreed they would be happy to be part of this. It was emphasised that ECC must be part of these meetings. Cllr Tyler stated that he didn't have an issue with what is being proposed inside the site, however he felt he had no option but to object because of the issue with traffic.

It was **AGREED** that the Western Homes representative would establish what the affordable homes mix would be, as the Clerk had still not heard back from EFDC representatives on this matter. It was also **AGREED** that Councillors frustration concerning the traffic should primarily be directed at ECC, who were the competent authority which has confirmed the quantum of development being proposed for the Parish is acceptable. It was further **AGREED** that the Clerk would write to both EFDC and ECC stating that the Parish Council did not have an objection to what was being proposed within the site itself as part of the reserved matters application, however the Parish Council has very serious concerns about the quantum of traffic the new developments in the Parish will bring.

**b) Tudor House**

[Cllr Spearman left the meeting]

Councillors recalled this site was allocated in the EFDC Local Plan (THOR.R1) for approximately 124 homes, however it was noted that not all the site as detailed in the local plan was included in this current proposal. The developers of the Tudor House site (GS8) held a public consultation event at the Upper Clapton Rugby Club on 1<sup>st</sup> November 2023, and a further public event and Councillor briefing on 29<sup>th</sup> November 2023. The PFO tabled for members information copies of the display boards that were used at the presentation, stating that 124 houses were being proposed. It was a very different approach, included in which was a community café adjacent to the main road. The public event on 29<sup>th</sup> November was very intimate and relaxed, with the developers setting out how they see the site progressing, and emphasising their sustainable aspirations for the site, including the fact that no houses will pay for electricity thanks to solar panels on every roof and an agreement with Octopus Energy, and that this is in perpetuity. The main concern was that the site had been designed so that you would not be able to park a car outside your house, however across the site there would be 1.5 car parking spaces per property. It was noted that this sustainable approach was the way many developers were going. The types of homes being built were very traditional, with inferences from local properties in the area. The PFO showed councillors where the proposed entry point to the development was. The PFO explained what part of the site as allocated in the Local Plan was excluded from these proposals. It was not being proposed to have a vehicular access via Brookfield, however they would like to hear the Parish Councils thoughts about a pedestrian link to Brookfield. The developer also advised they have an agreement with Nissan to provide car share clubs. Cllr Tyler stated this was trialled in Maidstone, but it doesn't work when there are changes in ownership of the houses, and he would object because of the highway access point.

Cllr Blanks stated that the developers have completed around half a dozen developments already, however most of them are urban developments in towns and cities. The proposals are in a terrace form, and different from most of the other developments we have seen. They are very much in favour of sustainability. The display boards were very small to see. Cllr Clegg expressed concern about the cars not being outside houses, and how they would be charged.

The Clerk reminded Councillors that these sites are all allocated sites in the Local Plan, and if Councillors had objections, they needed to be valid. She also advised that this wasn't an application, but that the Parish Council had been invited to make comments. Cllr Irvine stated that this Council must have valid objections, and that the traffic issue was a wider problem and not one for individual developers, as they do not have the power to build roads. Councillors raised concern about the proximity of the access road to that of the Rosario access.

Cllr Etherington stated that in essence this Council was going to have an issue with every development as they were not confident that the resultant traffic would not be detrimental to the road network, and that until ECC had addressed this point with the Council there should be a holding objection. Cllr Irvine said that traffic and transport plans were needed, which could evidence where better public transport would be provided, as people will use it if its made available. The Council needs to have substantial reasons for objections if it is to be taken seriously. Cllr Irvine stated that regarding the Tudor House proposals and to a certain degree all the proposals in the plan, he suggests the Parish Council should respond stating that we know that the site is in the local plan, and we welcome the attempt to build something that is environmentally friendly, with social housing, etc, but what we object to

is the acute lack of a cumulative transportation plan taking account of all the sites in the Parish.

The Clerk confirmed that the Parish Council had been expressing concern about the quantum of development, and the traffic implications, from very early on the Local Plan, however the inspector had in fact weakened the position of the parish by changing wording to say ‘a minimum of’ when it comes to new homes. Cllr Blanks said his concern had always been traffic, and he felt the parish had been poorly treated by EFDC, and that it was up to this Parish Council to represent the people of North Weald, and when people begin to suffer when all this building starts, there will be uproar and he was conscious that we should try and do something about it, and if we can’t we should then make it public that we have tried.

It was **AGREED** to respond to the Tudor House informal consultation stating that the Parish Council didn’t particularly have an issue with the development as such, but that the Parish Council had concerns about how traffic will be managed in the village.

### **C23.141 LATTON PRIORY DEVELOPMENT**

Councillors recalled this site was allocated in the EFDC Local Plan (SP4.1) as part of the Harlow and Gilston Garden Development for a minimum of 1,050 new homes, 5 traveller pitches, and associated infrastructure and employment.

#### **a) Latton Priory Strategic Design Codes Consultation – ends 12pm 11<sup>th</sup> December 2023**

On 26<sup>th</sup> October 2023, Epping Forest District Council launched a public consultation on the Strategic Design Codes for the Latton Priory development. This is following funding of £120,000 awarded to EFDC from the Government to produce a design code for Latton Priory development, its aim being of achieving an aspirational design code that can be used as a model for other communities within the district, the garden town and across the country. The HGGT website states that the focus of the Design Code is on ‘steering new development to deliver well connected homes, with an emphasis on community engagement and empowering local communities to have their say on new homes, buildings and amenities.’

A number of Community Engagement Workshop events were held in October/November to which members of the public were able to attend. A link to the full copy of the draft Strategic Design Code document was included within the agenda.

Councillors noted that the Strategic Design Codes document effectively creates a set of ‘codes’ that can be used by developers to guide certain aspects of the development. Each section of the code begins with key objectives to be achieved in future development, followed by more detailed strategies and requirements. This includes requirements for physical infrastructure and key considerations for future design, delivery and management stages. Coding is stated as either mandatory requirements with the word ‘**must**’ or recommendations with the word ‘**should**’. Mandatory requirements must be complied with; for non-mandatory recommendations, any deviation needs to be justified by the developer. In essence, this document will provide the framework for design to be used by Developers, who will in turn submit their own more detailed design codes as part of future planning applications.

A draft response was tabled for members perusal, covering the following main points:

- Inconsistencies with mapping

- Emphasis on success of development concerning the STC and public transport
- Has been designed to be part of Harlow, not our parish, so difficult in terms of identity.
- Wording about Masterplan – not clear and confusing
- Map suggests cycle infrastructure going to Epping but this is not the case
- Includes wording suggesting site suitable for 1500 – this has no evidence behind it
- Inconsistencies over the G&T site location
- Route of the STC – suggest joins onto Fern Hill Lane
- Confusion over mobility hubs and the wording
- Do not support car barns – hotspot for crime
- Referenced Secured by Design Homes 2023 written by Police regarding designing developments
- Doesn't address our main concern which is traffic

It was **AGREED** that Councillors would contact the Clerk by Wednesday 7<sup>th</sup> December with comments on the proposed response, and that the Clerk could formulate and send an updated response after this time.

**b) Latton Priory Consultation on the outline planning application for Latton Priory – end date 8th December 2023**

Councillors noted that CEG and Hallam Land (site promoters) and their technical consultants were currently preparing an outline planning application for submission to EFDC in the new year. The outline planning process agrees certain principles of development and includes maximum parameters such as numbers of homes, the facilities included and maximum building heights, however it should be noted that much of the detail will be agreed by way of later detailed planning applications (known as Reserved Matters). An illustrative framework masterplan, showing how the masterplan for Latton Priory could be developed in line with the principles set out in the Strategic Masterplan Framework would be included in the Outline application. The site promoters were currently consulting on their illustrative masterplan and information about the assessments and documents which will be included within the outline planning application. The current consultation sets forth that the Outline planning application will include fixed parameters for 1,340 new homes, areas of land use, building heights, facilities included and certain aspects of the access and movement strategy including the junction onto the B1393 and off into Rye Hill Road.

The site promoters held a briefing for Parish Councillors on 27<sup>th</sup> November 2023 to set out what was expected to be included in the Outline planning application, along with further information on matters such as transport and stewardship.

The PFO advised that this was in effect a pre-application consultation to provide an opportunity for the Parish Council and residents to raise any concerns prior to the formal outline application being submitted. Councillors discussed in detail the proposed access point onto the B1393, and the suitability of this location. Concerns were also expressed what would be happening with Rye Hill Road, to which the PFO advised that it was her understanding that both ECC and the Developers wanted it stopped up, meaning it will be a no through road. The PFO advised that the Outline application would include a lot more detail regarding the access road should the Council wish to reserve commenting until this time.

Councillors **AGREED** they would like to respond to the pre-application advising that there was no evidence at this stage to support 1,340 new homes could be accommodated from a transport prospective, that they were initially supportive of the heights proposed, however they wanted to reserve comment on the access point until they have sight of the full and thorough transport assessment.

### **C23.142 NORTH WEALD BASSETT DEVELOPMENT**

Councillors recalled this site was allocated in the EFDC Local Plan (NWB.R1-R5) consisting of 5 different land ownerships, earmarked for a minimum of 1,050 new homes, 5 traveller pitches, and associated infrastructure and employment.

EFDC is currently consulting on the Strategic Masterplan Framework document for the North Weald Bassett development. Councillors stated they had received the printed brochure through their doors. The purpose of this document is to provide a framework from which developers are able to shape their proposals which will come forward through subsequent planning applications for each of the allocated sites. The creation of this Strategic Masterplan Framework comes following a public consultation conducted by Vistry Group in June 2023, and since this time the Masterplan has evolved further and been submitted to the District council for consultation before it is finalised and endorsed by the District council. The PFO provided a brief summary of response rate to the consultation as provided by the developer. The developer for the largest parcel of land in the Masterplan, held a briefing for Councillors on 20<sup>th</sup> November, at which they set out the changes in the Strategic Masterplan document since their consultation in June, and provided an opportunity for Councillors to ask questions or raise any queries. Full details of the website links were included within the agenda.

The Strategic Masterplan Framework includes:

- A minimum of 1,050 new homes
- New community facilities and land for healthcare facilities
- Improved access to St Andrew's Primary School and commitment to additional education provision either through a new primary school or the expansion of St Andrew's
- New and improved, fully equipped children's play spaces
- Better sports facilities including an additional junior / mini pitch and improvements to the Memorial Playing Fields as the central sporting hub, making it more of a focal point in the village
- Public open space for recreation and biodiversity
- Additional planting throughout the masterplan area, including a new community orchard
- New retail units to complement existing shops and services in the village
- A new roundabout on the A414 providing direct access to the masterplan area

The PFO advised that the deadline for this consultation was 16<sup>th</sup> January, and as such the final response will be agreed at the January meeting. In the meantime, Councillors were advised that EFDC will be holding two public events at which any member of the public can attend:

- Saturday 9 December 2023 from 10am to 2pm at St Andrew's School
- Tuesday 12 December 2023 from 4pm to 7pm at St Andrew's School



Councillors were asked to provide the PFO will feedback on the proposals included within the Strategic Masterplan Framework so that a draft response could be agreed for consideration at the January meeting. The PFO advised there were already a number of concerning aspects, including no agreement to provide vehicular access to St Andrews School to the north, and the wider matter of Church Lane had not been addressed.

Councillors **AGREED** the final response should be agreed at the January meeting.

### **C23.144 NORTH WEALD AIRFIELD**

Councillors recalled some of the airfield was allocated in the EFDC Local Plan (NWB.E4A and NWB.E4B) for employment uses. The Strategic Airfield Masterplan was formally endorsed by EFDC on 13<sup>th</sup> March 2023.

#### **a) Waste Operations Hub**

A planning application was received in November for the new Waste Operations Hub on the site of the old HMRC site. This was considered by the Planning Committee on 23<sup>rd</sup> November 2023, with Councillors raising a number of concerns, most noticeably the impact on traffic. It was agreed a meeting should be arranged with EFDC / ECC so that Councillors could raise these concerns. This took place on Thursday 30<sup>th</sup> November.

Cllr Tyler stated that he had concerns regarding these proposals, and that although during the meeting representatives of EFDC stated that this site would not become a waste transfer site, he was aware that the Pindar Road Waste Centre was due to close in 2026. Cllr Tyler stated that he felt this Council should stand up for its residents, as this site could end up becoming an incinerator in the future. The Clerk urged caution, stating that this was not substantiated information, and that the planning application considered by the Parish Council was for a site from which the waste operation will run in terms of housing and repairing the fleet of vehicles – not the transfer of waste. Cllr Tyler stated that if the use changed to that of an incinerator, they would need to get permission of the Environment Agency, to which the Clerk advised they would also need to get permission from EFDC as the Local Planning Authority. The Clerk also stated that it was made very clear during the meeting that loose waste material such as that from an incinerator was not compatible with a functional airfield. Cllr Etherington advised that they did state at the meeting that a waste transfer site could not be located anywhere that would not be compatible with attracting birds.

Cllr Born advised that he was frequently over the airfield, and noticed there were a large number of vehicles parked over there, to which Cllr Clegg advised it was a national distribution centre for Skoda, and that this would bring money into the airfield.

Cllr Blanks advised he too was present at the meeting, and that Cllr Balcombe had advised the site was now called the ‘Environmental Site’.

Cllr Irvine suggested the Parish Council should respond advising that it was the understanding of the Parish Council that the proposed Waste site on the airfield was purely for parking, storing, fixing, and cleaning waste vehicles, and would like

confirmation in writing that nothing further is planned. Cllr Clegg agreed, stating that he wanted some guarantee from EFDC that could be made public that it would only be used for parking, storing, fixing, and cleaning waste vehicles, so we can show our residents that we fought this battle, and this is the decision. If this is changed in the future, we can show that we tried. The PFO advised that Cllr Bedford stated during the meeting that EFDC would not provide any written or verbal confirmation as to what the site may or may not be used for in the future, as this was simply unknown. Cllr Blanks advised that the Parish Council received funding from the previous occupiers of the site, however had been advised that no money would be received from this site. The Clerk advised that this money came indirectly from HMRC. It was noted again that EFDC would have to put in a planning application should they wish to change the operation of the site, and it was **AGREED** this Council should keep a close eye on the site, and any applications for changes.

**b) North Weald Airfield Employment Area**

Councillors **NOTED** that Qualis have been commissioned to undertake the next stage of design, costing and options development for the balance of employment land released at North Weald under the Local Plan, and that there was no further update on this matter.

**c) Pre-Application enquiry for New Control Tower Building and Rescue and Fire Fighting Service Building**

The pre-application enquiry for the proposal for a new control tower and fire and rescue service building was considered by the Parish Council at their 7<sup>th</sup> November meeting. Councillors **NOTED** the following response which has been submitted:

- The Parish Council are not experts regarding the operational aspects of an Airfield, and thus the suitability of locating a control tower in the location proposed. However it expected that professional advice has been sought by the applicant to ensure the proposed location does not pose any safety risk to aircraft using the Airfield, and that all legislative requirements in this regard have been complied with. This should be checked by the Planning Officer.
- The proposed location of the building is close to the B181 and is expected to be visible from the road given the proposed height, creating a visual impact. Due consideration should be given specifically to the colour palette used to ensure the Control Tower does not create a distracting physical feature in the landscape.
- The material palette suggests an element of red to be used. Consideration should be given restricting the use of red (synonymous with fire stations) to the northern and lower elevation of the building, so it is not visible from the B181.
- It is unclear why the 'Potential Airfield Land for New Control Tower' included within the Airfield Masterplan is now no longer deemed suitable. The Citing Rationale Summary attached to the pre-application assessed the 'masterplan identified land' as being both constrained by development land and carrying tower height restrictions, deeming this area unsuitable to locate the new control tower. Surely this would have been identified and clear as part of the detailed Masterplan process, and if this was the case the land should not have been identified? There has been no clear rationale presented as to why the new control tower cannot be located in the area proposed within the North Weald Airfield Masterplan.

- It is unclear what the ATC element to the right of the building is. Is this a training centre? Would it be for external training? Training of fire staff, etc. This should be clarified, as it will have an impact on operational use and the parking provision provided.
- There was no safety assessment submitted as part of the pre-application. The only indication given as to the suitability of the proposed location was that the 'Location has been tested and approved by the control tower operations staff'. Is this sufficient to evidence the proposed location is the right location?
- Whilst located on the airfield, consideration should be given to the proximity of the Control Tower to the SSSE adjacent to Woodside, and any potential visual impact this would have.

Councillors discussed the overarching concern about traffic for all the development sites, and it was **AGREED** the Parish Council should publish a position statement regarding the development which should be delivered to each and every home in the Parish, and that it may be that we have to pay for somebody to do this. It was also **AGREED** that a Traffic and Transport Plan should be provided for all the development sites in the parish. It was also **AGREED** that the Parish Council should continue to meet with developers, and that Councillors should strive to attend as many of these meetings as possible. It was also **AGREED** that a structured approach to meeting with developers, with the generic questions asked of all developers, to include:

1. How will your development improve the quality of life for residents in the parish
2. What benefits to residents get in return for this development
3. What and where are the new services located, such as doctors surgeries

Meeting closed: 9.47pm

Signed .....

Date .....