

Minutes of the meeting of the Stebbing neighbourhood plan steering group

9th March, 2020. Friends Meeting House, Stebbing

1. Members Present

John Evans
Christina Cant
Jackie Kingdom
Judith Farr
Andrew Martin
Bernard Bazley
The Secretary

2. Apologies for absence

Val Stokes

3. Welcome and Public Questions

The members of the committee introduced themselves for the benefit of the members of the public present.

There was a question from a member of the public as to where we are going with building in the village. There have been several houses build of late. Most of the recently built houses have been larger 4 and 5 bedroom types and not the size that are not really needed.

John Evans responded that in relation to the size of houses was reflected in the responses to the residents questionnaire that was completed in 2016 and it is one of the issues that the neighbourhood plan will try and redress. John continued that the neighbourhood plan fits into the UDC local plan and our plan has to conform in broad terms with the local plan. Currently the local plan is on pause and the one currently in force was made in 2005.

A member of the public asked what time period the Neighbourhood plan covered. John Evans responded that the Stebbing Parish neighbourhood plan would run until 2033. The draft version 16 of the neighbourhood plan is the one that the steering group are currently working on. The neighbourhood plan has no control over housing policy, the plan can only comment upon the responses that we have received via the questionnaire.

There was a question as to whether the proposed sites for development would be in place of or instead of the garden villages proposed in the UDC local plan. John Evans responded that the housing allocation is in addition to the ones proposed in the emerging local plan. The making of a neighbourhood plan is optional, the Parish Council decided that Stebbing ought to have a neighbourhood plan to having a better development plan for the community than it may have been without one.

4. Brief review of where we are / reminder of procedure & Drawing up / Schedule of outstanding work (including appendices)

John thanked Andrew for circulating and printing version 16 of the draft neighbourhood plan. John said that we were now at the stage where we can reasonably produce this to the team at UDC that are dealing with Neighbourhood planning.

Andrew said that all the comments that were made on version 13 have been dealt with as far as possible, extra policies have been added about important key views, that particular policy does need some more added to it, it needs the views that are referred to on the map. The views need to be numbered on the plan and listed in the policy. Map 8 on page 40 shows important protected views, to make it clearer they need to be numbered on the plan and listed in the policy.

Andrew added that there are still a few gaps and on page 76 points a, b and c should have been removed. There are things to add to the evidence base also.

In relation to the open green spaces, the only recent addition was the one at Bran End.

Andrew said that some of the photographs needed to be a higher resolution. Bernard will supply the names of the photographers for inclusion.

John said that in relation to other neighbourhood plans in Uttlesford, Dunmow was the first, Thaxted was the second and Felsted which was made last month was the third. Currently the Chesterfords are working on one, Newport, Quendon and Rickling are at examination stage, Saffron Walden is at regulation 14 stage, which is where Stebbing will be going next, Stansted has postponed its regulation 14 as they are not sure where they are on housing allocation, Ashdon and Radwinter are some distance behind us..

The team at UDC are allocating time in their programme to accommodate us.

Jackie asked what weight the neighbourhood plans will have in relation to the emerging UDC local plan that is going to be looked at by experts, will they be looking at the neighbourhood plans when either revising or re-writing the UDC local plan. John replied that if the emerging local plan is withdrawn, then the old plan from 2005 will be the one still governing the district and our neighbourhood plan would have to comply with that, which it does.

John said that the experts being brought in at UDC to look at the local Plan would not take any notice of the neighbourhood plans.

5. Presentation of RCCE slides

John circulated the slides produced by the RCCE from the seminar he attended the previous month. John said that he was surprised at how much work there is still ahead of us. Stansted who are still working on their regulation 14 stage having started it last summer, UDC don't think they will finish the regulation 14 until May this year and therefore it will be several more months for us. John said that he would ask for an appointment to see the necessary person at UDC which he thought wouldn't be until after Easter. The draft would also be sent to Rachel Hogger as well.

John handed round a the timescales that RCCE have prepared. The first 4 entries describe what we are able to do. Once we get to the solid line after 'Reg 15 Submission (Parish Council to LPA), then beyond that point everything is in the control of UDC and the examiner. The timescales in RCCE's experience are listed on the right, some are laid down as statutory regulations. There is also a handy checklist prepared by RCCE. We have already done our list of statutory consultees, which was our original understanding, but we now believe that this will be done by UDC.

Jackie said that we had such a good result from our questionnaire, how do we maintain this momentum. A letter drop was suggested along with an announcement on nextdoor.

Bernard asked whether there was a minimum turnout at the referendum, John said no, so long as the vote was over 50% in favour of the plan then it would pass.

Jackie said that the church was planning an open gardens and scarecrow event in June, would that be too early to remind people? John said that the regulation 14 has a statutory 6 week consultation.

Judith asked whether the next stage was the meeting with UDC, what about gathering the evidence base, does she need this or just the list, John responded that the policy documents need to be included, the LGS etc, they already have some of them. Interestingly, when UDC do eventually make the neighbourhood plan, there is a lot of information included on the UDC site.

John said that interestingly and worth bearing in mind is that we would be consulted upon the appointment of the examiner, there is a detailed guide that contains a lot of useful information. The advice from RCCE was to look at the style of the examiners reports and see whether the style or interest of a particular examiner would appeal to Stebbing. Whilst we can't actually choose which examiner we have, we may be able to put forward 2 or 3 names that we thought may suit the character of the parish.

Andrew said that there may be objections from the landowners of the land included in the LGS as this in effect has the same classification as green belt land.

6. Do we need further volunteers

John asked whether we were likely to need further help for the next stages of the plan. Jackie said that we have lost a couple of members, it was questioned whether it was too late for new members to join the steering group. Christina said that there are people in the community that we know will assist with delivering leaflets etc. It was decided that it would be too late to have new steering group members and we would have to manage with what we have got.

7. Budget

John went through the budget that had been prepared by Francine. We currently have £3485 left from the UDC grant and there is the extra locality grant should we need it. John said that he wasn't sure at what point in time we would need to approach locality should we want to apply for this.

John said that in relation to the conservation area concept for Stebbing Green, Grover Lewis in their report said they were surprised Stebbing Green was not a conservation area and maybe consideration could be given to its treatment. The only body that can designate a conservation area is Uttlesford District Council and they would need to be persuaded. Many years ago an attempt was made to get Stebbing Green designated as a conservation area, but the then conservation officer at Uttlesford felt that there were too many houses of no architectural merit on the green. John said that going back to the 1700's the green covered a large area and we know that behind some of the houses there are roman remains.

John said that if we have funds available, as its one of our concepts to ask the Parish Council to push forward with getting Stebbing Green designated as a conservation area, should we ask Grover Lewis to quote for doing a standalone report to support their view. It was agreed that we would ask for a quote.

John said that on the subject of budgets, he would like to propose that the Steering group reimburse Andrews office for their out of pocket expenses. The Clerk asked that Andrew sends him an invoice

8. Any WWW matters

Bernard said that the website renewal was due in June and he would renew that and would update the website with the minutes of this meeting when they were available. Bernard also said that would do an update on where we are and something about Felsted.

9. Reserve stall at Village Fete?

John said we had been asked whether we wanted to take a stall this year, it was agreed that we would, however we need to ensure that we have sufficient numbers to man it.

The meeting closed at 9.10pm