

## NEIGHBOURHOOD PLAN WORKING SESSION NOTES

<b>Date:</b>	<b>1 September 2021</b>
<b>Venue:</b>	<b>Zoom Conference Call</b>
<b>Present:</b>	Julia Davies (Chair), Rob Bennett, Sarah Chapman, Andrew Clayden, Mike Dormon, Tom Foy, Robin Jewett, Clare Maynard, Jan Reynolds, Maria Tasker, Gini Trower, Christina Whellams (Secretary)
<b>1. Apologies:</b>	Sharon Strutt

### 2. Matters Arising from last Working Notes

- George Pavey, Principal Planning Officer, has now moved to a different post within EHDC. Laura Guy has replaced him.

### 3. SAPC Support/Mediation

- SAPC Support for Regulation 14 – the vote was passed with the Chairman using his casting vote. 2 councillors were absent and 1 councillor abstained.
- Feedback for Locality should focus on the delay of the mediator’s response, which frustratingly held us back.

### 4. Size of site at Netherfield Lane (NL) and Websters offer

- A legal document has been proposed by Websters which would allow them to enter into an agreement with SAPC. They propose to put a covenant on the land restricting development of the land to a max of 60 homes and the precondition of putting that covenant on is that the entire site – the brownfield site, the fields to the northwest, and the space behind the brownfield site – is taken out of the greenbelt.
- There would be no restrictions to putting extensions on houses but there would be a restriction to anyone putting a house in their back garden. Landscaping around the site could not be built on. It’s the only way that we can ensure there are no more than 60 houses on that site. If we proceed with the smaller site, then there would probably still be 60 houses but there would be a lot of land to the rear open to being developed, which would be landlocked by development, vulnerable to appeal and granted permission.
- Websters to be invited to the next meeting.

### 5. Location/Dates of exhibitions and content

- Communication sub-group to meet to discuss this item further.

### 6. Updates from sub-groups

- *Comms* – nothing further to update. Meeting scheduled for 6 September.
- *Housing* – created a Greenbelt policy. Housing Site policy will need amending to reflect the larger site in NL, once approved by the Steering Group.
- *Ecology* – nothing to report. Public Rights of Way may need including within the policy.
- *Heritage* – policy has been updated to include information on listed buildings and designated area detail.
- *Business* – more evidence needs to be gathered from the survey.
- *Transport* – nothing to report.
- *Design* – nothing to report.

- *Community Assets* – SAPC approved their list. They had discussed the fishing lakes and whether they could be included.

**7. Finance**

- The £710 grant has now been spent and funds are now short, so a request will be made to the parish councils for a contribution. Any expenditure should be requested through the Chairman and Treasurer first.

**8. AOB**

- Railways – new train service has been introduced. A closure of the line is scheduled for the week of 23 October for the Hertford signal box to be removed. Next year's planned closures in April/May for platform lengthening may now take place over weekends and nights for Ware and Hertford East stations. Parking payment methods are being introduced on the train ticket machines.

**9. Date of Next Meeting**

- The next meeting will take place on Wednesday 6 October at 7.30pm and will be a Working Session.

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**ACTIONS:**

- A. The Chairman to invite Webster's to the next meeting.
- B. All to request any expenditure through the Chairman/Treasurer.