

# Little Easton Parish Council



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Minutes of the meeting of the Little Easton Parish Council Annual Assembly held in the Memorial Hall at 7:00pm on Tuesday 26<sup>th</sup> APRIL 2017

Present: Cllr Audritt Cllr Hindley Cllr Dodsley Cllr Rush Cllr Jones

Members of the public

<b>17/01</b>	<b>APOLOGIES</b>
	Cllr Wyatt
<b>17/02</b>	<b>WELCOME FROM THE CHAIRMAN</b>
	Cllr Audritt outlined the proceedings for the Annual Assembly and welcomed all in attendance.
<b>17/03</b>	<b>MINUTES OF THE ANNUAL PARISH ASSEMBLY APRIL 2017</b>
	ADOPTED UNANIMOUSLY
<b>17/04</b>	<b>CHAIRMAN'S REPORT</b>
	Full report - APPENDIX A
<b>17/05</b>	<b>FINANCE REPORT</b>
	Held over to following Parish Council meeting
<b>17/06</b>	<b>EASTON PARK</b>
	Full report – APPENDIX B, supporting slides APPENDIX C, ALL to appear on the parish website
<b>17/07</b>	<b>OPEN FORUM</b>
	Focus of the discussion unsurprisingly centred around the proposed threat to build up to 10,000 houses based upon Garden Town principles on Easton Park promoted by Land Securities and what actions the parish council, local residents and neighbouring parishes might take.

	Suggested a resourced campaign group be formed as a matter of urgency comprising local residents plus parish councillors and links be forged with neighbouring parishes, to strategise and co-ordinate an opposing counter argument
<b>17/08</b>	<b>DATE OF NEXT PARISH ASSEMBLY</b>
	To be advised
	The meeting closed at 8:10pm

Signed.....

Dated.....

# Little Easton Parish Council

## Chairmans Report 26<sup>th</sup> April 2017

Good evening and welcome to this the Little Easton Parish Council Annual Assembly.

I'm Chris Audritt, Chairman of the Parish Council and alongside me are Councillors Andy Dodsley, Janina Jones, Chris Hindley and Jessica Rush.

Also here is our new Parish Clerk, Ian Brown, who we will be formally proposed for appointment later.

This Parish Assembly is where I, as Chairman, report to you on our activities over the past 12 months and, more importantly, it gives you as residents the chance to ask questions and comment about subjects that are of concern or interest to you.

This Parish Assembly will be followed by our normal Parish Council meeting and you are more than welcome to stay and attend.

It seems to be the case every year that Planning issues dominate our agenda and this year is no different.

As I did last year, and because of the importance of this with regards Little Easton, what I'd like to do is first give you a report on the non Planning issues, which we can discuss, and then go back and focus on the proposed Easton Park development

### **Memorial Hall**

I talked last year about all the work that had been done by the Committee in raising funds for the restoration of the Hall.

Since that first phase was completed the Committee have now obtained a further grant from UDC and have fitted a new floor throughout the hall. The old floor was difficult and expensive to maintain but the new one is low maintenance and has been fitted over the old one so beneath you all still is that old original floor.

The Committee are now looking at improving the outside areas, particularly the car park. SRC Quarry have kindly offered to provide road plainings FOC to cover the car park and that project is now in the planning stage.

The Memorial Hall is a real asset to the village and the Hall Committee are concerned that the village does not make enough use of it.

If you are having function of any sort then please talk to the Committee about hiring the Hall.

On behalf of the Parish Council I'd like to thank the Memorial Hall Committee and in particular Roy Blackwell , Jenny Green and Adrian Hoodless for all their effort and hard work.

### **War Memorial**

The War Memorial also benefitted last year from a Grant and in one of Canon Ivy's last acts before her retirement the Memorial was rededicated and two new benches in memory of Little Easton residents were placed in the Memorial Garden.

Councillor Doug Wyatt is responsible for this project and is now working on improving the garden area around the Memorial and is looking at further grant options to help fund that work.

I'd like to thank Doug for all his hard work on this project

### **Alms Houses Paths**

One of the projects completed this year were new footpaths at the Alms Houses. Paths were laid from the gates of the Alms Houses to the road which now makes it much easier for the residents to get to the road and in to cars etc.

Small thing but very important.

### **Village Sports Day and Family Christmas Party**

I talked last year about our concerns with the lack of support for the Village Sports Day.

I'm pleased to say it has been given a new lease of life with the relaunch as a Family Fun Day. The event last summer was really well attended and we're looking to build on that for this year.

The same is true of the Christmas Party which also had a bit of a makeover to make it more of a Family Party for the village with music ,food and Father Christmas and again it was a great success.

Keep an eye out for information on both these events on the website.

Councillor Jess Rush and her team of volunteers are already planning this years events and if you would like to get involved just speak to her.

### **Superfast Broadband**

This seems to be part of my report every year and every year I seem to be saying its getting closer and closer.

Unfortunately the picture is still no clearer.

At the end of last year Openreach had upgraded to fibre the boxes that feed Little Easton. However the Superfast Essex maps showed the Duck St / Manor Road part as awaiting upgrade by July 17, and the rest of the village as Superfast, when it clearly is not. The maps have now been changed to show the rest of the village as 'not being in the current plan for Superfast Broadband' .

There is talk of a Phase 3 to connect up more of the "last 5%" but it is unclear whether this will happen.

This seems to be indicative of the way Openreach are managing the introduction of Superfast throughout the country.

Adrian Hoodless, our very frustrated Broadband champion, is hoping for a further update at the next Superfast Essex meeting and we will keep you informed.

### **Childrens Play Area**

We are going to be talking in detail about the Childrens Play Area, and what plans we have for it, in the Parish Council meeting directly after this Assembly .

Over the past 12 months we have carried out some maintenance work particularly with regards the play surfaces. However there is no doubt that the Play Area would benefit from a major review and we are looking at various ways we can obtain funding to help us do just that.

If you are interested in our plans then please stay after this meeting for the Parish Council meeting.

### **Affinity Water**

You cannot have failed to notice the excavation works going on around the area.

The Parish Council did meet with Affinity following their request for access across the Hall car park by which time the work had started particularly up at Park Road by the Manor.

Affinity apologised unreservedly for not making us and the village fully aware of the scale of the project before they actually started.

They have advised it should all be complete by the end of June and the construction HQ will then be removed and all the land put back as it was.

### **Speedwatch and Speed limits in the village**

Again this seems to be something I talk about every year.

The good news is that we finally seem to be getting some results to our constant pressure about speed limits in Little Easton.

Highways Panel and the Cabinet Member have formally approved the introduction of a 40 mph speed limit on the stretch of road between Mill End and Duck St.

Design and formal advertising will now take place and funding will be sought from Highways Panel. This may however still be 2018-19 before it is implemented.

Unfortunately Highways do not agree with our similar proposal about the stretch from the bottom of Park Road to the Church but we will keep trying.

Doug Wyatt has been working to get the Speedwatch programme going in Little Easton where people are trained to use the portable Speed Camera units to monitor speeding through the village.

This now comes under Essex County Fire and Rescue and there have been delays but we hope to have some training dates organised very soon.

If anyone is interested in getting involved please let us know.

### **Gardens of Easton Lodge**

Just a quick mention of the Gardens as they are such a valuable community asset.

Considerable progress has been made in the Gardens and a new 3 year lease has also now been agreed with Land Securities.

Planning permission was obtained for the Peto treehouse and, following fundraising from ECC CIF, contractors will be on site next month to start construction.

### **Little Easton Litter Pick**

The Parish Council also organised a Little Easton Litter Pick Day throughout the village.

We had 8 - 10 volunteers who went round the whole village, climbing in and out of ditches and bushes, and collected over 30 bags of rubbish.

It was a great success but it is a sad indication of how people seem to have the idea that by throwing rubbish out of a car window it just disappears.

Hopefully when we do another one, perhaps next year, there will only be a small number of bags collected – we shall see!

### **SRC Quarry**

Nothing significant to report with regards the quarry although there was an application for the hours at which trucks leave the site to be changed from 7.00am to 6.00am. The Parish Council did lodge an objection to this and it was subsequently refused by UDC.

### **Summary**

Finally I would just like to say a sincere thank you to my fellow Councillors for all their commitment and hard work through what has been a very busy and trying year.

As a Parish Council we work very closely with our County and District Councillors and I would like to thank them for their support.

I would also like to say a very special thank you to Jackie Deane our Parish Clerk who left us recently after 9 very busy and demanding years dealing with a wide range of subjects and issues.

This is your Parish Council and we are here to represent you the residents so please come along to the Parish Council Meetings and get involved.

This is your community.

That concludes the first part of my Chairman's Report.

Our Parish Clerk designate will now report of the Parish Council finances – (held over to PC meeting)

Any questions or comments on this first part

## APPENDIX - B

# CHAIRMAN'S REPORT PART 2 PLANNING AND DEVELOPMENT

Before we talk specifically about the Uttlesford New Local Plan, and in particular Easton Park, let me just formally update you with regards to what we refer to as the 700 houses.

At the Parish Assembly last year the Public Inquiry into the refusal by Uttlesford of the application by Land Securities to build 700 houses in Little Easton had not announced its decision.

The decision was finally announced on the weekend of the Countess of Warwick Show.

The Appeal by Land Securities was dismissed and as a result houses are not to be built in that area.

We also talked last time about the new Local Plan that Uttlesford were preparing and that could now have a much greater effect on Little Easton than the 700 ever would.

UDC have now announced that they need to build a total of 14100 houses in the next plan period of 15 years to meet the housing demand. This includes approvals already granted but still requires a significant number of new houses to be built.

The preferred strategy is to put the main part of this new housing in a number, yet to be announced, of New Settlements with the balance of the housing then spread around the district.

There have been 7 New Settlement Developer presentations to Uttlesford



1. Elsenham
2. Takeley
3. Easton Park
4. West of Braintree / Andrewsfield
5. West of Braintree / Boxted Wood
6. Chelmer Mead
7. Great Chesterford / Uttlesford North

The one of interest to us is obviously the one known as Easton Park.

### **SLIDE 3**

The Easton Park proposal is for up to 10000 houses over a 2 or 3 plan period

Within the New Local Plan 15 year period the current proposal document shows plans build up to 4200 houses

### **SLIDE 4**

Phase 1 ( April 2021 - March 2026) 1750 HOUSES

The area is directly alongside Park Road and up from the Gardens of Easton Lodge

### **SLIDE 5 & 6**

Phase 2 ( April 2026 - March 2031) 2450 HOUSES

This area is directly alongside Park Road and connects down from Phase 1.

Land Sec said these figures may vary and have also quoted figures of 2500 – 3500 homes over this period.

### **SLIDE 3**

There are then proposals for a further 5800 houses taking it to the total of 10000 houses

Land Securities clearly stated objective is for the Easton Park site to be built out to 10000 homes and provide the housing need for future Local Plans post 2033

It is not just about the Phase 1 and Phase 2-Land Securities are in this for the long game.

What happens now will define what happens in the future.

The Parish Council had a meeting with Land Securities and their representatives last week and we raised a large number of issues and concerns.

They said this is not a Planning Application but a proposal and was therefore constantly being reviewed and updated.

The objective it is to convince UDC of the suitability of the development for selection in the New Local Plan and as such the finer detail was not a commitment.

## **TRANSPORT**

Access to the development is one of the key issues particularly with regards Little Easton

We did question them at great length about access to the development and in particular the potential use of Park Road and therefore through the village as an access point.

They advised the main access to the development would be via the A120 and what is currently the Quarry access road.

We reminded them that the original plan for the 700 houses on the other site originally had Park Road as an access point and that was then withdrawn by them as impractical.

At the meeting last week I questioned them directly about using Park Road and therefore Little Easton as an access route to any development

They stated CATEGORICALLY, and have since confirmed via email, that Park Road would NEVER be used as an access point but there MAY be a need for an emergency access point from the development in to Park Road for emergency vehicles.

Howard Rolfe, who is leader of UDC, and was present at the meeting, agreed with us and advised Land Sec that it was an absolute prerequisite that Park Road would NEVER be used as an access point OTHER THAN possible emergency access.

Particularly worrying at this point of our meeting was that one of the representatives of Land Securities tried to say that the properties at the top of Park Road, and therefore those directly affected by the development, were not actually in Little Easton !

He was strongly corrected

## **MITIGATION**

In these situations there are always discussions about 'what if', what if the development was to happen.

We discussed the issue of buffer zones and screening around the development.

Land Sec accepted the need for an extended landscape buffer along Park Road and said it would be shown on the next version of the proposal.

## **COMMUNITY BENEFITS**

Land Sec have now issued yet another version of what we called the "GRAVY STAIN" map in your presentation.

The new map shows a 340 Acre area of land.

They have advised this general area **COULD** form the basis of what they have called a “Community Park” or it **COULD** be a combination of continued agriculture alongside a new “Community Park”.

They also included the “Triangle Field” at the bottom of Park Road and along Duck St in these comments as well as suggesting funding for the Gardens of Easton Lodge

The 340 acres is currently comprises good grade existing working and productive farmland, rolling rural countryside and woodland within which are also a number of private properties. An area perfectly in keeping with the rural setting.

Of course all these comments should be considered and can be indicated and proposed at this time but they are not actual commitments at this the proposal stage

The important thing to remember, as Land Securities have said to me in an email, is “due to this being an ‘allocation process’ the settlement scheme is ‘illustrative’ at present and looks much more resolved than it actually is”

Were the Easton Park proposal to be selected as one of, or indeed the only, New Settlement site in the New Local Plan then there is no doubt it would have a profound effect on Little Easton and the whole area over a significant period of time.

This is not just about the next period of the New Local Plan it is about Land Securities clearly stated objective to develop a new town of up to 10000 houses at Easton Park.

UDC are currently considering all the options and the decision making timescale is as follows

17<sup>th</sup> May 2017 - Planning Policy Working Group Meeting

22<sup>nd</sup> May 2017 – Full Member Briefing

7<sup>th</sup> June 2017 – Planning Policy Working Group Meeting

22<sup>nd</sup> June 2017 – Full Member Briefing

29<sup>th</sup> June 2017 – Documents published for Cabinet and PPWG

5<sup>th</sup> July 2017 – Parish Forum

6<sup>TH</sup> July 2017 – Cabinet

11<sup>th</sup> July 2017 – Full Council

12<sup>th</sup> July – 29<sup>th</sup> August 2017 – Regulation 18 (Public) Consultation

17<sup>th</sup> October 2017 – Planning Policy Working Group (Review of responses)

28<sup>th</sup> November 2017 – Full Member Briefing (What changes are proposed if any and why

14<sup>th</sup> December 2017 – Planning Policy Working Group – Draft Plan including mods

19<sup>th</sup> December 2017 – Cabinet - Draft Plan including mods

3<sup>rd</sup> January 2018 – Full Council – Draft Plan

8<sup>th</sup> Jan 2018 – 16<sup>th</sup> Feb 2018 – Regulation 19 Consultation

22<sup>nd</sup> March 2018 – Full Member Session – note of any MINOR mods

28<sup>th</sup> March 2018 – Decision to Submit

29<sup>th</sup> March 2018 – Submit Local Plan

## APPENDIX – C SUPPORTING SLIDES

# EASTON PARK ESTATE

C1,700 acres – Freehold

- No Vacant Possession Issues

- Proposal for c10,000 homes

- One of the best Large Scale Residential

Opportunities in the UK –  
Why? Very strong established residential market











Unusually low level of Delivery Issues

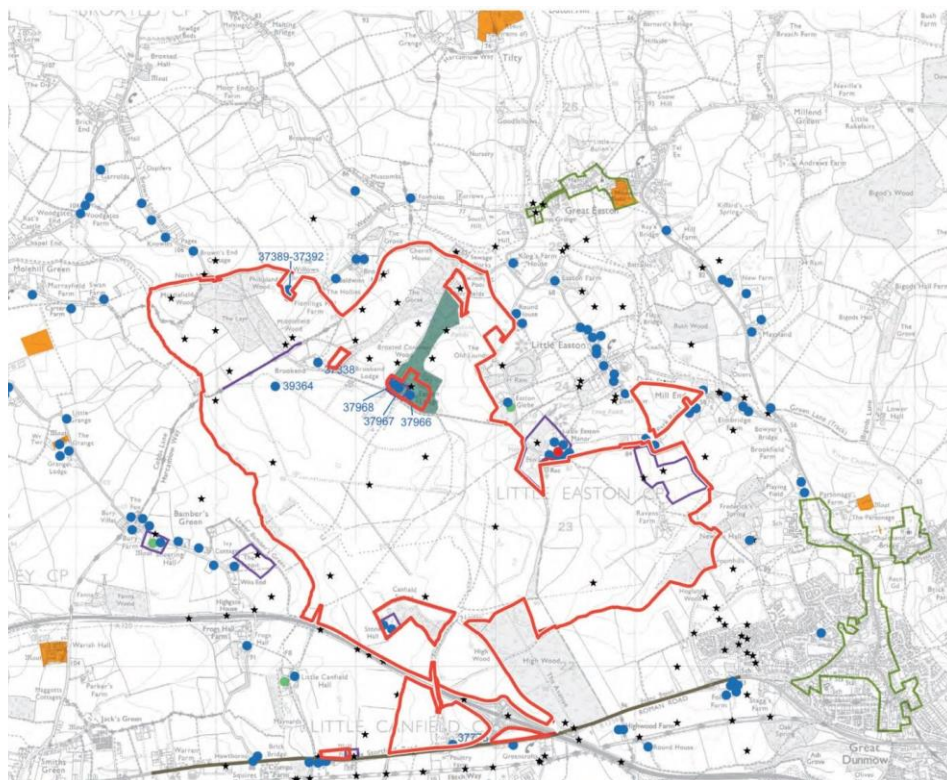
Creating Robust Viability

## DELIVERY

## CONSIDERATIONS - HERITAGE



-  Site boundary
-  Scheduled Ancient Monuments (SAMs)
-  Registered parks and gardens (Grade II)
- Listed Buildings Outside Conservation Areas  
(with EHER refs. when within site)**
  -  Listed Buildings Grade I
  -  Listed Buildings Grade II\*
  -  Listed Buildings Grade II
-  Conservation areas
-  Other Essex Historic Environment Record entries
-  Course of Stane Street Roman Road
-  'Ancient Monument' – under Policy ENV4 of the Uttlesford Local Plan 2005





# NEW SETTLEMENT



**PHASED PLACEMAKING 2021 - 2026**





**PHASED PLACEMAKING 2021 - 2026**  
**PLAN**  
**PLAN 1 – ADDITIONAL USES**





- Primary School 1 (1FE)
  - Primary School 2 (2FE) • Community Centre
  - Primary Health Centre
  - Temporary Place of Worship
  - Local Centre / Local Shop
  - Café / restaurant
  - Neighbourhood Park
- (including NEAPs) (x2)
- Local Park
- (including LEAPs) (x3)
- Eco Corridor creation
  - Natural buffer provision
  - Junction with entry road
- PHASED PLACEMAKING AT 2033 - LOW**



- **PLAN 2 - ADDITIONAL USES**

- Primary School 1 (+1FE)
- Primary School 2 (+1FE)
- Primary School 3 (2FE)
- Secondary School (4+2FE)
- Community Centre
- Local Centre / Local Shop •  
Begin town centre  
(including supermarket /  
comparison shops)
- Café / restaurant & Pub
- Country Park (Stage 1)
- Town Park
- Neighbourhood Park  
(including NEAPs) (x2)
- Local Park (including  
LEAPs) (x3)
- Pitches (x2)
- Allotments / orchards
- Eco Corridor creation
- Natural buffer provision



### PLAN 3 - ADDITIONAL USES

- Primary School 3 (+1FE)
- Community Centre (x1)
- Permanent Place of Worship
- Local Centre / Local Shop (x1)
- Complete phasing of town centre  
(including supermarket / comparison shops)
- Health Centre
- Library
- Neighbourhood Park  
(including NEAPs) (x2)
- Local Park  
(including LEAPs) (x2)
- Pitches (x2)
- Allotments / orchards
- Eco Corridor creation
- Natural buffer provision



# FUTURE PHASES POST 2033

## PLAN 4 - ADDITIONAL USES

- Secondary School (+3FE)
- Primary School (1+2FE)
- Community Centre
- Local Centre / Local Shop
- Woodland Park
- Neighbourhood Park  
(including NEAPs) (x2)
- Local Park  
(including LEAPs) (x6)
- Natural buffer provision

