

APPENDIX A

**Minutes of the meeting between
Elsenham Parish Council and Bloor Homes, 1 October 2021**

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**Onsite meeting with Bloor Homes
held on 1 October 2021 at 10am**

Present

Elsenham Parish Council:

Cllr. Graham Mott (GM), Cllr. Sue Waite (SW) and Mrs Louise Johnson (Parish Clerk)

Bloor Homes (BH):

Mr. Craig Attmer (Architectural Technician), Mr. Alex Clarke (Design and Technical Director), and Mr. Andrew Bond (Engineering Manager).

Pegasus Group (PG):

Mrs. Nicky Parsons (Executive Director) and Mr. Anas Makda (Senior Planner).

BECG:

Mr. Dan Fryd (Associate Director).

Outline planning permission on land east of Elsenham for 350 homes including a new primary school, sports pitches and open spaces.

Bus stops

As part of the Section 106 agreement Bloor Homes (BH) will make a £935,200 contribution to Essex County Council (ECC) towards public transport improvements.

GM asked about part of the Fairfield application to erect two extra bus stops on the High Street even though there was nowhere suitable for them to be installed.

BH were unaware of this proposal. BH are installing two bus stops on Henham Road, whatever BH do as part of the Section 278 has to be for the direct impact that their site will have on Elsenham. BH must contribute to ECC, but it is up to ECC what that money is used for.

Footpath along Henham Road

The footpath along Henham Road leading into the High Street is to be improved, and a new footpath installed on the other side. GM asked if BH would install a new flower box to match the one on the other side of the road.

Lilac Cottage

A constructive meeting had taken place between the owners of Lilac Cottage and BH.

Speed Limit

There is a provision in the Section 106 agreement, for Bloor Homes to move the 30mph speed limit back towards Henham, this was agreed with Essex Highways. A possibility of a 20mph speed limit was raised at the meeting, but Bloor said this would be up to Essex Highways, it would however be unlikely as the guidelines for a 20mph could not be fulfilled for this limit to be installed on this road.

Footpath to the east along Henham Road

BH will not be making improvements further than a short distance from their site entrance. Any application for improvements should be made to Essex Highways.

Access Road

The new pond is to serve just the entrance road, so it is all self-contained.

The first stage is the access and road infrastructure of the development. A separate planning application has been made for the access road. The iron gate will be used in the initial stages so that all construction traffic and material can be accommodated off the public road. The trees along the road will be cut down and then all the earth will be pushed back on to the site. Ecologists will be involved at this stage.

The trodden public footpath will link up to the true right of way when crossing the entrance road. There will be a raised table across the road for walkers to use. This will have good visibility up and down and control the traffic, there will also be an additional two build outs slowing the traffic, plus a wheel washing facility near the top of the road. All these will go towards slowing the traffic down to make it safe for pedestrians to walk across the road while the construction is ongoing.

The construction of the access road will proceed in two stages, with a diversion to the public footpath as required, in order to ensure that the public footpath is kept open at all times.

FP21

The public footpath across the cricket field continues to the east down a steep bank which is a short distance outside BH's landholding. The bank will be much used by new residents, and would benefit from improvement. This cannot be done as part of the planning application, but BH may be able to sponsor a community group to improve it.

Attenuation Basin

The attenuation basin protrudes out from the development site to the east into a field not owned by BH. So there had, in the past, been dealings with this landowner. BH inherited the site from Fairfield and were not party to the talks with the adjacent landowners.

BH shows a walkway around the attenuation basin. The base of the attenuation basin is at the current ground level, to create the sides of a basin the levels are raised around it.

Green Heart

There is a mostly dry pond in the middle of the site. The trees have deteriorated through lack of maintenance. BH are going to open it up to let the sun in, and address the issues of biodiversity. This will be made into a pond for enhancement of wildlife. Once it is complete BH will have it inspected by RoSPA.

Football Pitches

There are going to be 2 football pitches, under 12s and under 8s, plus changing rooms, a carpark for 27 cars and one coach. There will also be a neighbourhood equipped areas for play (NEAP)

Primary School and Early Years provision

BH are providing a site for a new primary school and early years provision.

There are various trigger points relating to the sites' availability. PG agreed to check on these and forward the details.

Gapping in hedge

PRoW 15 is on ECC's cutting list; however, it has not been cut this year. The gaps in the hedge are used by walkers to weave in and out of the path as part of it is very overgrown and impassable. If BH fills in the gaps in the hedge, ECC will need to cut the footpath.

Walkway to Station

It has been agreed that the walkway will be lit.

A pathway between the development leading straight onto the station platform could be established as a short cut for commuters. BH does not own this land and it would have to be agreed with British Rail, which could take a long time.

Attenuation basin in the north-west of the site

Surface water from the north-west will drain into the ditch in Old Mead Road, on the principle that the flow after the development will not exceed the existing flow.

Access to Hailes Wood

There will be no formal access from the south-west corner of the site into Hailes Wood. The landowner could block the informal access at any time.

Playground equipment

BH confirmed that they would like to liaise with the Parish Council over the equipment provided, so that it is complementary to the provision made on the main playing field. BH will be looking to complete the NEAP and LEAP as early as possible, in order to make the site more attractive to prospective purchasers.

Housing mix

BH confirmed that the application will include at least 5% bungalows.

Community Hall

BH acknowledge the value of the provision of a new Community Hall in the village, but no provision for a contribution was included in the S106, and it would not be appropriate for it to be considered at this stage. However, BH might be prepared to consider further when a detailed application has been approved.