

Bures Neighbourhood Plan Team Meeting Monday 5th January 2024

Present: Robin Hamilton (Chair), Ken McAndrew, Simon ten Brinke Jackson, Sandra Scott, Ken Jackson, Nigel Cowlin, Richard Shackell, Gill Jackson

1. Apologies for absence

Tom Probert, Molly Thomas Meyer.

2. Minutes of the meeting held on 18th December 2023

Confirmed as correct and completed actions acknowledged. RH - summary of objectives; CCP - NL changes; GJ - Green spaces; GJ - Water tests; GJ - Context to be added to some objectives; SJ TP NC - Non-designated HA; KMc MT – Housing; GJ - Additional photos; KJ – Biodiversity. However, completion of actions led to further actions being identified as needed.

3. Finance

The next CCP invoice for £2,475 has been agreed for payment

4. Green Spaces

CCP template letter was used to contact the Parish Councils, Bures Common Land Trust, Bures Churchwardens, The Bevills Estate, Greater Anglia and Stratland. Positive responses were received from BCLT and Bures Churchwardens, acknowledgement from Bures St Mary and spoken response from The Bevills Estate. The letter was discussed at Bures Hamlet Parish Council meeting and several suggestions were made. As a result a new letter was drawn up. The new letter was sent to Clarion Housing and was acknowledged. However, following advice from CCP it was agreed that smaller plots of land already designated green space by the district councils or housing associations would not be included. The new list does contain land which already has protection but it a list of areas identified by Bures residents as special.

Proposed new list:

- Bures Recreation Ground, owned by the parish councils
- Pikes Marsh play area and wild area, owned by Bures St Mary Parish Council,
- Field used by the school, football club and Music Festival (Home Stable) Claypits Community Woodland and Bures St Mary Allotments owned by Bevills Estate
- Bures Cemetery owned by Bures Cemetery Authority
- Bures Common owned by BCLT
- St Mary's churchyard owned by the church and Glebeland Allotments owned by the church
- Essex Knoll, Station Hill garden and Jubilee Grove owned by Bures Hamlet Parish Council
- Water Meadow owned by Strategic Farm and Land;
- Water Lane Triangle and stream banks owned by Essex Highways
- Bures Station Gardens owned by Network Rail and Greater Anglia

Discussion took place on the possibility of the three GS areas in the centre – the recreation ground, the field known as Home Stable and the Water Meadow – being rejected as too extensive a tract of land. All three have their own reasons for inclusion. It was concluded that the school field could be taken out to show that potential building land was not being deliberately included to stop development. It was suggested that the Rookery be included. This had not been identified by residents and it was agreed that it should not be considered GS.

Action: New GS letters to be sent to those who have not replied. GJ. CCP to be consulted on the issue of the three areas being included. GJ.

5. Getting Around

Changes proposed before the meeting were agreed. This included the softening of some Community Actions. Discussion took place on the suggestion of a 20mph limit through the centre of the village. It was agreed that the wording would be 'will be considered.'

Action: Changes to be made to the draft. This to be done in house if possible; otherwise sent to CCP.

6. Non-designated Heritage Assets

All identified properties had been described, photos added and table completed. It was suggested that some properties on Water Lane should be included.

It was agreed that NDHAs would be included in the plan and letters delivered. Letter to contain the list of properties suggested for inclusion.

Action: Properties on Water Lane to be assessed against the Heritage criteria. SJ, TP, NC. CCP to be asked for advice if property owners respond saying they do not want to be included (NDHAs and GS) GJ. Letters to be adjusted GJ; letters to be delivered SJ, TP, NC.

7. Overall balance and content of the Neighbourhood Plan

It was agreed that mention of the proposed extension to the NL Area would be emphasised more strongly. This has led to a different approach to development by both District Councils which should also be mentioned. It had been identified that some NPPF references need updating by CCP. Mistakes on the maps had also been picked up. There was also inconsistency in some of the policy wording.

It was agreed that the overall design of the document needs attention.

It was agreed that there should be mention of the overhead wires. The design section should have that development should not add to the overhead wiring in the village. Also to be added "Current overhead lines to be undergrounded where possible.

Action: GJ and RH to make agreed changes. CCP be asked to update NPPF references; SS to review the wording of the policies; NC to review the maps.

7. Public engagement

It was agreed that the NP team would present at the Annual Public Meeting of the Parish Councils on Monday 25th March. All members of the team to attend if possible.

8. Next steps

Draft to be sent to the Parish Councils in order for councillors to have two weeks to read before a proposed date of a joint Extraordinary Meeting in the first week of April.