

**GREAT CANFIELD PARISH COUNCIL**  
**MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL**  
 held in the Village Hall Tuesday 1<sup>st</sup> July 2014 at 8.00pm

Present: Cllr Jon Sams (Chairman)  
 Cllrs Ginny Barlow, Keir Donald, Henry Green, Catriona Kellerman, Robert Mackley,  
 and the Clerk Allison Ward

District Cllr Jackie Cheetham

30 Members of the Public

1. APOLOGIES FOR ABSENCE – None
2. DECLARATIONS OF INTEREST FOR THIS MEETING - None
3. LAND WEST OF CANFIELD ROAD

Cllr Sams thanked residents for attending this meeting which was called to discuss and seek the views of residents on a proposal received from Gladman Developments for an outline planning application for approximately 211 new homes at a site south of the Flich Way and to the West of Canfield Road.

Points raised and discussed included,

- (i) This field floods and it is irresponsible to build houses in such a location.
- (ii) Access to the site is proposed from Canfield Road. The current road is narrow and would require significant re-working to support the development; it is a route used by cyclists and pedestrians accessing the Flich Way.
- (iii) Concerns with infrastructure in particular health and education where there is already excessive pressure.
- (iv) A resident asked if the Village Design Statement still stands. It was confirmed it does and this document forms part of Uttlesford's guidelines on design and character when determining planning applications. The meeting was referred to pages 28 and 29 "*.... The community is overwhelmingly against any such (estate of houses) development. A clear majority is in favour of either no development or single houses only and there is an equally clear view that any development should take place incrementally over a 5-20 year timescale*"

Signed  
 Jon Sams  
 Chairman Parish Council

- (v) This land is included in Uttlesford's Strategic Housing Land Availability Assessment (SHLAA) and therefore there is always a risk. *(To note it was considered unsuitable for development for the following reasons; not well related to the existing settlement. Access would be onto narrow roads and highways expressed concern that development here would be divorced from everything else in Takeley. The Fritchway is an important break in landscape terms.)*
- (vi) This site is about 20 acres and putting 211 homes on the site would be a very high density normally only seen on Brownfield sites not Greenfield. There are currently only 150 homes across Great Canfield, this development would dwarf the existing community.
- (vii) It was commented that there must be a fundamental objection to the site and this objection must be focused on the major points, e.g. roads. There was some question whether Canfield Road is a 'protected lane'. *(With reference to 'Protected Lanes Assessment March 2012' Canfield Road is a protected lane. The policy across Essex is to preserve protected lanes....which are seen as an important feature in the landscape.)*
- (viii) This could be the thin edge of the wedge and lead to creeping development. Great Canfield is a rural community and building an estate would destroy the ambience and character of our countryside and wreck the environment.
- (ix) There was some discussion on whether there is a policy not to develop south of the Fritch Way. This is seen as a natural barrier and the equivalent of a green belt. *In the SHLAA document it is noted 'The Fritchway is an important break in landscape terms. Although land to the south of the Fritchway is not covered by any formal designation it does have a different character which should be protected.'*
- (x) Cllr Cheetham updated the meeting on the current status of the Uttlesford Local Development Plan which identifies planning policy and future land supply. This is currently with the Planning Inspector for review on the soundness of the plan. Assuming the current timetable is followed the Plan is not due to be adopted by the full cabinet until early in 2015. An out of date, un-adopted policy leaves doors open to developers.
- (xi) This proposed development is outside the current development plans and in the countryside, as such any development is inappropriate; the Developers are seen as commercially driven and speculative.

Cllr Sams asked for a show of hands of all those in favour of the proposal; there was no one in favour.

Signed  
Jon Sams  
Chairman Parish Council

Residents were encouraged to respond to Gladman Developments, but in doing so to ensure their responses focused on the broad issues of access, flooding, density of site, natural green barrier to the north. Any documents sent to Gladman Development are to be copied to District Cllr Cheetham.

Cllr Sams thanked residents for attending and sharing their views and commented that the Parish Council would be considering all comments in formulating its response to Gladman Developments. This will be agreed at the next Parish Council meeting.

The Clerk will issue further information providing the links to the Gladman Development leaflet which includes details for responses and will also provide additional guidance.

4. DATE OF THE NEXT ORDINARY PARISH COUNCIL MEETING – Monday 14<sup>th</sup> July 2014
5. TIME AND CLOSE OF MEETING – 8.50pm.

**ALLISON WARD**  
Parish Clerk 01245 231798

Signed  
Jon Sams  
Chairman Parish Council