



**Elsenham Parish Council Planning Committee**

**Minutes of the meeting with Bloor Homes (Fairfield Development)  
land east of Elsenham, to the north of the B1051,  
Henham Road, Elsenham  
held on Thursday 24 February 2022,  
at 7.30pm, via Zoom**

**Present:**

**Elsenham Parish Council (EPC)**

Cllr. G Mott (Chairman GM), Cllr. P Johnson (PJ), Cllr. S Waite (SW) and  
Mrs. L Johnson (Parish Clerk LJ)

**Representing Bloor Homes (BH)**

Mr. C Attmer (Architectural Technician - CA), Mr. A Bond (Engineering Manager - AB),  
Mr. A Clark, (Design and Technical Director - AC), Mr. J Evans (Senior Engineer - JE)  
and Ms. Jessica Tulasiewicz (Account Manager - JT).

**Pegasus Group (PG)**

Ms. Nicky Parsons (Executive Director - NP), Ms. E Davies (Senior Planner - ED),  
Mr. M Carr (Technical Engineer - MC) and Mr. Anas Makda (Planner Consultant - AM).

**Members of the public: 13**

**1. Apologies for absence.** None.

**2. Declaration of Interest.** None.

**3. Recap.**

BH gave a short update as to where matters currently stand with their planning application.

relating to the access road only, was approved in December 2021. The second reserve matters, for the main part of the site, was submitted in November 2021 and is to be discussed at this meeting.

Since submitting the reserve matters, BH have discussed issues with UDC Officers and other statutory consultees. The outcome of these discussions will help in producing a revised submission, which will be submitted to UDC in early March 2022.

JT. In terms of consultations, BH first met with EPC in July 2021, which was followed by a briefing with UDC and EPC, also in July 2021. Virtual consultation was held

between July and September 2021, and an onsite meeting with EPC was held in October 2021.

#### **4. Improvements to the application to date.**

MC. A map of the site, which is still in work in progress, was displayed. The access from Henham road has now been approved.

The sports pitches, school and open spaces are still in the same positions as they were on the outline application. The eastern side of the development now has a cycle track and may include seating and children's play equipment. The central green has been improved to give it charm and a village like feeling. All the streets have lines of trees, this is a planning requirement. More green spaces have been added.

On the western edge there are still 2 three-storey apartments.

Some refinements have been done to the sports pitches, with a slightly different layout. The amount of parking agrees with the parking standards, however BH are trying to arrange that residents do not have to park one car behind another on their driveway and have also provided some extra visiting parking spaces.

There are 18 bungalows on the development which is 5% of the total housing. The bungalows have extra width driveways and look out over the attenuation basin.

EPC have submitted a list of possible play equipment that would complement what is already installed in the village. BH hope they will be able to use these suggestions in the NEAP (neighborhood equipped area of play).

BH are going to provide a plot-by-plot schedule of the gardens provided, rather than the colour coding which was confusing. Also, a parking schedule will be provided.

AC. Since the first application was submitted, there has been some changes in the building regulations dealing with conservation of fuel and power. There are two trigger points, 2023 and 2025, where pre-energy improvement targets must be met. In June 2023 the target is 31% and 2025 is 70%. BH are currently waiting for the software that will show how these figures can be achieved. By 2025 heating must be through air source heat pumps. The houses that are built before 2025, will have gas heating, but BH are looking at supplying hydrogen conversion kits to each house. Each property will have an element of sustainability. Chimneys cannot be working chimneys, as they let cold air in and warm air out.

AC. An illustration of the proposed football pitches and pavilion was displayed. BH had held meetings with Sports England and Paul Jarvis, Chairman of the Elsenham Football Club. The pitches would be a 9 v 9 (80m x 50m) with 3m runoff, and a 5 v 5 (30m x 40m) or 7 v 7 (40m x 60m) with runoff. There will be a sports pavilion which includes storage space, showers and changing facilities. There is external storage space, plus an external serving hatch off the kitchen. This forms part of the section 106 agreement.

Sport England also wanted a facility where a gate leading to the disused cricket field could be installed later. There will be a three-meter-high mesh fence around the boundary to protect residents.

#### **5. Parish Council Comments**

GM explained this agenda item was for BH to make any responses on EPC's comments they submitted to UDC, on BH planning application. EPC still standby their representation.

AC said that most points had been covered by the presentation. However, there may be issues that cannot be resolved, as UDC's planning officers may want different things to EPC.

#### **6. Questions from Councillors, and members of the public.**

**Q)** A resident who lives in a Grade 2 listed house on Henham Road near the access road, has been experiencing some problems with the construction. BH are due to monitor the house on Monday 28 February, but there has already been a lot of construction vehicles with hardcore entering the site, plus the vibrations from the roller being used to flatten the land can be felt inside the house. The traffic lights that BH had installed had blocked the resident in her drive and blocked deliveries. The work did not stop until 5.50pm when the contract states that work should cease at 5pm. The resident was also worried about the next stage when the path, hedges and telephone poles will be removed. AC guaranteed that water would not flood her driveway and that she would not be without her telephone and broadband, changing the lines over would be done simultaneously. The letter informing the resident that the tree work was starting arrived on 23 February, the work started on 18 February.

**A) AC. asked the resident to telephone him the next day to sort out these 'teething problems.'**

GM said that BH may like to give a token of appreciation to the residents of Henham Road, for all the inconvenience BH had caused.

**Q) PJ.** The section 106 is incomplete, relating to section 2, the 'Green Sites and Maintenance Contribution'. A maintenance contribution is to be made for the sports pitches and the changing rooms but there is not a contribution relating to the LEAPS, LAPS and open spaces. The definition of the open spaces includes the attenuation ponds. Parish Councils are not equipped to take on water drainage systems and it should be maintained by a management company.

**A) NP. A lack of a maintenance contribution for the LEAPS, LAPS and open spaces has been discussed with UDC and we are still awaiting an answer. NP said she would chase UDC.**

**Q) PJ.** Although the section 106 is not tied to the reserve matters it is important and would have a huge influence on EPC's decision on adopting the open spaces or not. The Planning Committee may need to liaise with NP to move this forward.

**Q)** On BH plans there is land set aside for a school facility. ECC Cllr. Ray Gooding's opinion is that the school would not be built unless there were 800 plus new houses. So, if the school is not built, what happens to the land and what is the deadline for the land to be used for something else?

There is also another planning application with outline permission which is also giving land for an early learning facility, why would Elsenham need two?

**A) NP. the outline planning application requires BH to provide the land for a school regardless of whether the school is built or not. There is nothing in the terms of BH planning application that would allow any other work to be carried out on that land, it would have to be a separate planning application.**

**The terms of the S106 agreement are:**

- **ECC can call for either the early years site or the primary school site at any time between commencement and 10 years after completion.**
- **To provide an appropriate site within 6 months of ECC calling for the site.**
- **To provide the utilities, access, footways, and traffic signage to service the site with 18 months of ECC calling for the site.**

**Q) Who will be responsible for the upkeep of the football pitches and pavilion? When Sport England get involved, they usually insist that the facility is to be used by everyone not just Elsenham. Will there be enough parking spaces?**

**A) AC. The sport facilities will be given to EPC with a maintenance contribution of £59,659. This is part of the Section 106 agreement. There are currently 22 parking spaces. The number of parking spaces was not specified in the section 106 agreement. BH believe they are offering something that is more than fit for purpose.**

**Q) Given that we have a climate emergency caused, will BH be installing heat pumps, photovoltaics units and electric car charges in each house?**

**A) AC. Part L of the Building Regulations became law in December 2021. It recognises a need for plans for the future to reduce the use of carbon. There are 2 trigger points, June 2023 and June 2025. The Building Regulations state that by June 2023 the energy must be reduced by 31%, by June 2025 energy must be reduced by 71%.**

**This is done by the houses having more insulation, being more passive and airtight so there are less leakages going out of the houses. Also obtaining energy from a decarbonized source, this will probably be air source heat pumps.**

**The reason why it must be done in stages is that it allows the industry to increase production on photovoltaics and heat pumps. If it had to be done straight away there would not be enough heat pumps and photovoltaics units to cope with the demand.**

**So, the houses built before 2025 will be a different standard to those built after 2025. Houses built before 2025 will have gas energy but, BH will supply a hydrogen conversion kit.**

**Planning Regulations state that by April 2022 every new house built will have an electrical charging point.**

**Q) GM. There is a specification that the 30mph speed limit will be moved further east, which will include the BH access road. This should be done sooner than later, and before construction starts. It is not specified where the 30mph sign is to be moved to, EPC have strongly suggested that it is moved east to the junction of Henham Road. Would BH arrange to have talks with Essex Highways, to arrange for the speed limit to be changed as soon as possible?**

**A) MC. This is part of the Section 106 agreement. It is a contribution of £10,000 to Essex Highways so they can conduct a visibility study. BH have undertaken a speed survey, the results show that along that stretch of road the average speed was**

**29mph, even though it is presently 40mph. BH has based the construction of the access as being on a 40mph road.**

**If BH have not paid the contribution to Essex Highways they will do so straight away. It would be advisable for EPC to speak to their Essex County Councillor and District Councillors to get this moving forward.**

Q) Elsenham Speed Watch regularly record 15 to 20 vehicles an hour along this stretch of road driving more than 30 mph. There will also be mud on the road which makes the road dangerous. Why doesn't BH do all the paperwork take it to Essex Highways and offer to pay for it if Essex Highways give them the permission.

**A) MC. BH will engage with Essex Highways and report back in writing to EPC.**

Q) Who will be the owner of the football pitches and pavilion?

**A) MC. The facility is first offered to EPC for £1 with a maintenance payment of £59,695. If EPC declined to take it on it then it goes to UDC. It would be up to UDC how it is then run. It would not be managed by an onsite management company.**

Q) In the conversations with Sport England and Essex FA did they raise any concerns regarding the changing and shower facilities which would not get much usage, if at all, given the pitches will be of a size for junior players and not adults. Part of the building may become a white elephant as the facilities are for adults not children.

**A) MC. Sports England and Essex FA did raise their concerns about this issue. The problem that BH has is that they are bound by the Section 106 agreement which they inherited from Fairfield. This states very specifically what BH must supply to fulfil their obligation in order to obtain Reserve Matters. Once Reserve Matters have been agreed, there would then be an opportunity to discuss this further. The revised Reserve Matters will be submitted to UDC early March and BH hope to have agreement by April 2022.**

Q) After BH have obtained Reserve Matters will BH still be willing to continue to discuss with the community what is best for the village.

**A) MC. BH will be working in the village for many years it would be in BH best interest to keep communication open.**

Q) GM. EPC would expect BH to engage with them after Reserve Matters had been agreed but understand that at the present stage they cannot offer things, as BH have said in the past, that there is an important principle involved that you cannot buy a planning permission.

Q) Central Green looks lovely, but it has a children's play area next to a pond, this must be dangerous. What age related equipment will be installed, under 5 or older children?

**A) MC. The equipment will be aimed at 10-year-olds. BH will be happy to liaise with EPC on the type of equipment. With any play area and open space BH always have a RoSPA inspection who produce a safety report. BH then follow all the recommendations to make sure the area is safe. The LEAPS, LAPS and open spaces**

**are going to be offered to EPC first but if EPC turn it down, it will be offered to an onsite management company.**

**Q) GM.** It does seem strange to have a pond, which is a natural pond, in close proximity to a children's play area, EPC had commented on this in their submission. BH seems to have taken on the ecological aspect of the pond but not the social aspects. When BH speaks to RoSPA please ask them about any concerns they have about a pond being so close to a children's play area.

**A) AC.** The LEAP is fenced, the equipment is installed and inspected, RoSPA, along with several other consultees will also inspect to make sure that the area is safe. Manchester Airport have been consulted about the pond and have no concerns.

**Q)** The road needs to be reduced to 30mph. A car has overturned on the bend and ended up in a resident's garden. There has been lots of accidents, which are not always reported by the police. There is also a school just down the road. Is there any person we can write to and make sure this happens?

**A) AC.** When BH hand over the contribution to Essex Highways, they will ask for a contact name who the residents and EPC can write to.

**Q)** A housing development will influence the wildlife and the biodiversity. What sort of boundary are BH erecting between the houses?

**A) AC** there are several different materials that BH are considering, brick, timber, and panel fencing. Bloor are going to include the construction of a "hedgehog highways" to enable the hedgehogs to move from garden to garden, the holes in the fences will have signs so residents know what they are for and do not block the holes up. By the end of the year this may become law.

**BH** have carried out several Ecology surveys throughout the year. The findings of these surveys will give Bloor more understanding of the biodiversity of the site, and will allow them to enhance the site, it is called biodiversity net gain, which aims to leave the natural environment in a measurable better state than beforehand. The survey so far gives a 5% biodiversity net gain. BH will be installing bat boxes and swift boxes on the site which are identified on the current application.

**Q)** How many litter bins will BH be installing on the site?

**A) AC.** BH have allowed for litter bins which are shown on the main plan.

**Q)** Is the path up to the station going to be lit and at what times?

**A) AC.** The path will have lighting as per Essex County Council standards. There are intelligent lighting systems now, where they can keep every third light on. Discussions will take place regarding safety and the best times for the path to be lit.

**Q)** On the development there are 18 bungalows, how many are affordable and how many are private?

**A) AC.** There are 11 open market and 7 affordable.

**Q) BH will have to remove many trees and hedges to build their development. Are BH planting new trees and hedges to replace the ones that have been felled?**

**A) AC. BH have tried to maintain as much of the hedgerow by the school land that was visibly possible. BH have taken many trees out along the access road, but either side of the access the hedgerows remain. The spine road that goes through the site is a tree lined avenue that includes new good quality local sourced trees. At the central space BH have maintained as much of the vegetation as possible.**

**Q) GM. The hedge by the land for the school, at present continues west for a considerable distance. BH may be maintaining this hedge as much as possible, but a significant amount of the hedge will be cut down.**

On the eastern side of the access road there is a double hedge which looks as if BH will be removing. Why is this hedge being removed when there is enough width already for the access road? There is no reason to take this hedge out, it is not encroaching onto the road. Would BH consider leaving it.

**A) AC, BH will have a look, but this section of the road has already been approved.**

**Q) Will all the trees be native species?**

**A) AC. All the trees on the development will be native species.**

**Q) Where is BH on the archaeological survey? One of the members of the History Society has always believed that there was a Saxon skirmish on this site or close by.**

**A) AC. BH has completed about 99% of the survey, there is one small area still to excavate. It should all be completed within 4 -5 weeks. BH has not found anything of note so far. There will be a report by Pre-Construct Archaeology (PCA) by this summer, this can be sent to EPC for the History Society to look at before it is published.**

**Q) Have BH thought of any street names yet?**

**A) AC. When BH obtain planning permission, BH will speak to UDC who will speak to EPC.**

**Q) When will the first occupant move in and which area will BH be building first?**

**A) MC. January or February 2023. The area that will be constructed first will be opposite the car park off the football pitches and then along the spine road.**

**Q) PJ. Can you say when the updated plans that have been displayed this evening will be on the UDC website?**

**A) AC. BH wanted to show the parish first to take away any comments and then finalise the plans. BH will then make a re-submission for the final consultation in early March 2022.**

Q) GM. When Bloor make their re-submission will they make sure that the revision is also updated on all the necessary documentation. If a document is out of date, it should be withdrawn.

**A) AC. Planning is like a journey, with all the documents leading to the final approved set of drawings. All the technical reports will get updated, but the original documents show the start of the journey and will not be updated.**

Q) GM. Regarding the trigger points on how the development is progressing and the occupation of the houses. When BH report these to UDC, would BH also advice EPC at the same time?

**A) CM. Yes, BH will inform EPC the same time as UDC.**

Q) GM. A Designation Notice is now in effect for UDC in respect for planning permission for developments of more than 10 houses or over 1 hectare. This allows for relevant planning applications to be made to the Planning Inspectorate, bypassing the District Council if they so wish. Has BH had any thoughts as to what they will do?

**A) AC. There are reasons why special measures have been introduced at UDC. As a developer BH has met EPC four times and have spoken to every statutory consultee. Not everyone will be happy with all the aspects of the development, but everyone should agree that BH have engaged and taken on board all comments. If BH were to go to Planning Inspectorate because UDC do not have a current Local Plan and there are on special measures, EPC would not have had as much input as they have. If BH do not get planning approval, other developers will go to the Inspectorate and there will not be this level of engagement.**

Q) The village has been fighting this building development for over 10 years What the village is worried about is that there are going to be more and more houses built on this site?

**A) GM. BH have permission for 350 houses and no more.**

Q) Will BH be investing the monies from the Section 106 that may be coming to EPC and will the interest be included in the payment to EPC to allow for inflation?  
Has UDC agreed to empty the bins on the development?

**A) AC. Within the section 106 there is a figure which is fixed at the time the section 106 is signed. The figure will be index linked from that moment until it is handed over.**

**The bin collection would be either down to the management company or EPC or even ECC, it depends on who has responsibility for the land.**

Thank you everyone for attending.  
The meeting finished at 9.50pm.