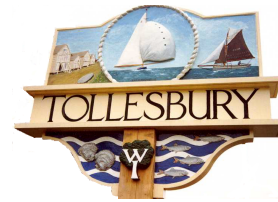


TOLLESBURY NEIGHBOURHOOD PLAN

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Notes of the meeting of Tollesbury Neighbourhood Plan Committee held on Wednesday 27th September 2017 commencing at 7.30pm in the Parish Rooms.

Present: Roger Lancaster (RL), Gail Norton (GN), Simon Plater (Chairman), Sue Palmer, Claire Sodic (SC), Stevan Slodzik (SS)
Leonie Alpine (LA) – Planning Officer Maldon District Council

Admin: Michelle Curtis (MC)

Matthew Byatt, Rob Crees, Simon Plater, Steve O'Donnell, Claire Slodzik and Stevan Slodzik are members of Tollesbury Parish Council.

Andrew St Joseph is a District Councillor – Maldon District Council.

The meeting opened at 7.30pm.

There were 43 members of the public present.

1. **Apologies for Absence**

There were apologies for absence from Matthew Byatt, Rob Crees, David Hillyer, Simon Lewington and Steve Smith.

2. **Neighbourhood Plan – Housing**

The Chairman gave an overview of the Neighbourhood Plan from the position in 2015 to date.

The Chairman gave some of the findings in the surveys which were carried out:

- The population in the village is getting older
- There is a need for 1 and 2 bedroom units
- There is a need for the older generation to downsize and the younger generation to get on the housing ladder in some cases upsize
- There is a need for affordable housing
- There were approx. 2000 traffic movements in West Street per day
- The landscape assessments indicated that the north side of West Street was slightly more favourable
- Employment in the village was important

The Chairman explained the reports from the surveys that had been carried out were key documents and would provide base evidence to the policies in the Neighbourhood Plan document.

The Chairman explained that the policies agreed in the Neighbourhood Plan cannot override the main policies in the Maldon District Council Local Development Plan.

There was lengthy debate regarding whether there was a need for further housing in the village as some residents felt that the current approved developments would provide the housing required in the housing needs survey including the affordable housing. The site in Woodroffe Road 24 units of which 8 are affordable housing, Servo watch – 7 units) and the proposed development on the Hedingham bus depot, New Road – 10 units.

The Chairman stated as indicated in the Housing Needs Survey, there is a need for x units affordable housing and if the site on Woodrolfe Road does not happen, then there would be no affordable housing. To fulfil the affordable housing requirement as identified in the Housing Needs Survey, a development of up to 30 houses would be required.

The option of affordable housing sites, similar to the site in Station Road, was discussed and the Chairman advised this would have to be done on an exception site. The landowner would have to be willing to sell his land at 80% of the market value.

At the previous meeting concerns were raised by attendees that the housing was meant to be for village people but was allocated to people who lived outside the village.

The Clerk confirmed that Sarah Sapsford, RCCE, had advised that all properties went to people with a local connection and only one from the district and one from a neighbouring village.

LA gave a description of the various types of affordable housing:

- Affordable – 80% of the market price
- Starter home – very small property
- Intermediate – shared ownership
- Rent to buy – rent for a period of time, then have the option to buy

The assembly also discussed whether there should be any development outside the village envelope and expressed concern that should any development be approved outside the village envelope, it may set a precedent for other developers.

LA stated that based on the debate that had taken place, an alternative approach could be taken. Rather than allocating sites, the policies could be made based on the types of development, i.e. infills, housing mix, type and size, affordable etc.

LA advised that there could not be a policy that the parish would not accept any development in the village.

LA suggested that the Committee look at the Woodcote Neighbourhood Plan as they have policies based on size, type etc. rather than site allocation. LA gave some examples of the policies i.e. Any development up to xx units would be supported. This would not give certainty, but would give some control over development that would come forward naturally.

Mr Davenports suggested that the Neighbourhood Plan Committee should include a Policy in the Neighbourhood Plan which states that development outside of the existing village boundary will not be supported/ The key evidence to support this option is:

1. The Housing Needs Survey has identified that there is only an identified need for 5 housing units with specific attributes e.g. rental or shared ownership plus 16 open market units, the latter will be satisfied by developments in progress.
2. Maldon District Council's Local Development Plan specifically states that the countryside will be protected for "its landscape, natural resources and ecological value as well as its intrinsic character and beauty".
3. The LDP identifies Woodrolfe Road as a designated employment area and these will be retained and protected for classes of business.
4. LDP also says that any development will not have an unreasonable detrimental impact on existing local residents and should be supported by an appropriate level of infrastructure. The issues of the primary school being at capacity, the sewage farm and the GP surgery have not been resolved. Also, there are no proposals for improving access roads into the village or the parking and associated traffic issues.
5. The Parish Council recommended refusal of some recent planning applications on cited amongst other reasons "Outside the village boundary" and "Visual Impact on the Coastal Zone".
6. The Neighbourhood Planning Committee and Parish Council agreed that they should commission the production of a Landscape Character Assessment and Landscape Sensitivity / Capacity Study for the Parish to understand what impact any development would have on the landscape. This hasn't been done, so we don't the impact or even whether the most appropriate sites have been identified.
7. If the policies agreed by the NPC encourage development outside the village envelope, it is highly likely that there will be many further applications to MDC in addition to the West St proposals previously received from landowners– the evidence for this was ably cited by Mr Gager at the last meeting.

SS stated that he did not feel there was a need for additional housing and the housing which had already been approved met the needs of the village. There is no longer the demand from MDC to take large scale developments. Tollesbury already has issue i.e. traffic, schools, reduce bus service and any additional housing would further impact the issues. SS suggested the following policies from the document that had been prepared by Mr Davenport:

- As evidenced by the Housing Needs Survey, and taking into account applications already approved by Maldon District Council, the residents of the Parish do not need or wish to see additional housing or industrial development outside the existing village Development boundary/envelope.
- To ensure that any applications for further housing development do not adversely impact on the landscape and character of the parish and this is evidenced by an independent professional landscape assessment which considers all potential sites

- No housing development on land between the village envelope and the designated industrial area in Woodrolfe Road will be encouraged in order to maintain a separation between the village boundary and the designated industrial area. This will also provide a more attractive approach for visitors to Tollesbury Harbour and the coastal path.

LA suggested that the best way to progress is to look at development that could come forward, it maybe development that has come forward in the past. Look at the types of houses - smaller units, bungalows, sub-division. It is clear that large scale developments would not be supported, the Neighbourhood Plan Committee would need to quantify and provide evidence. Any decisions on policies that are made will need to have evidence.

The Chairman agreed to carry out research on the availability of infill site and any houses that have had sub-division.

Once policies have been put together and the NP has gone through referendum, Maldon District Council and any developers would need to consider them when looking at planning applications.

LA explained the process of the NP:

1. The NPC to draft a NP – to be approved by the Parish Council
2. Public consultation to be held - Responses to be considered and the plan could be adjusted if agreed
3. The NP would then be submitted to MDC for consultation
4. The NP is then submitted to the Independent Examiner
5. The Plan would then go through the referendum – a straight majority vote.
Once the plan has passed referendum, it is dealt with as made at that point

LA explained that the Government had recently changed the rules to enable plans to be reviewed. Any changes would go to examination and depending on the scale of changes may not need to go to referendum. Government are now considering having Local Development Plans reviewed every 5 years.

RL stated that the plan is the ownership of the village and facilitated by the Parish Council.

Committee would continue to focus on policies to ensure that any future development would meet the needs of the village and it was recognised as per LA comments that there was no need to allocate specific sites.

The members of the public were invited to forward any comments to MC who would distribute them to the Committee.

The Chairman reminded those present that all the information, minutes and reports were available to view on the Parish Council website.

3. Next Meeting

Wednesday 25th October 2017 commencing at 7.30pm in the Pavilion to discuss Employment.

The meeting closed at 10.02pm.