

# TOLLESBURY NEIGHBOURHOOD PLAN

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Notes of the first meeting of Tollesbury Neighbourhood Plan Committee held on Thursday 28<sup>th</sup> July 2016 commencing at 7.30pm.

**Present:** Matthew Byatt, David Hillyer, Roger Lankester, Simon Lewington, Simon Plater (Chairman), Sue Palmer and Steve Smith

**Admin:** Michelle Curtis

Matthew Byatt, 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.

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Simon Plater opened the meeting at 7.30pm.

## 1. Apologies for Absence

There were apologies for absence from Steve O'Donnell, Claire Slodzik and Steve Slodzik.

## 2. Public Forum

There were 4 members of the public present.

Mr P Scott was in attendance with Mark Jackson and Oliver who would present their proposed scheme to the Committee.

## 3. Neighbourhood Plan

### a) Housing

The Chairman reported that it had been difficult trying to arrange a meeting with the RCCE and Moat to discuss the housing needs survey. The Chairman advised that MB had suggested that the survey is carried out independently and paid for with funds set aside by the Parish Council.

The Committee agreed with the suggestion from MB and it was agreed the Chairman would make a proposal to the Parish Council to pay for the housing needs survey which would also include employment. The survey will cost approx. £2,000.

If the Parish Council agrees to the proposal, MB will make contact with the RCCE to arrange a meeting.

Mr Jackson advised he was a Town Planner and had been working with Oliver, an Urban Planner, on the proposed scheme on the site at North Road.

Mr Jackson gave an overview of the site which is 5.7 hectares and the proposal would include the following:

1.96 hectares of Class B1 - Light industrial units

13 x self build units

96 x mixed units

Mr Jackson explained the proposal had been put together based on the information that had been gathered at the Neighbourhood Plan workshop held in September.

Oliver explained an assessment of the site had been carried out and the proposal includes public open spaces, access road via West Street and a secondary access road via North Road, green links (public rights of way). The Essex Design Guide has driven the design of the proposal.

There was a lengthy discussion regarding the proposal and raised a number of ideas and suggestions from the committee of how they may wish to see the village.

Concern was expressed as the residents of West Street would be the most impacted by any scheme in this area and it is important consideration is given to these properties.

MB stated that it is important that we try to influence any proposal to the benefit of the village.

ASJ stated that it had been indicated that the housing allocation from Maldon District Council would be less than the proposed scheme.

The Chairman stated the housing needs survey will enable the Committee to see the current needs of the village. Until the allocation has been issued from MDC and the housing needs survey had been carried out it is difficult to confirm the number of houses and the mix of housing required.

Mr Davenport suggested that the open green spaces on the proposal could be used as public parking areas.

Mr Jackson advised Oliver would take the comments raised by the Committee and would revised the drawings accordingly.

RL stated that the Committee hadn't written a design statement.

**Action:** MB to upload a design guide to the dropbox.

Mr Scott stated that he wants to work with the Committee to provide a scheme that is a benefit to the village.

The Committee thanked Mr Scott and his agents for attending the meeting and presenting their ideas.

It was agreed to consider Community Land Trust at the next meeting of the Committee.

#### **4. Next Meeting**

The next meeting of the Neighbourhood Plan Committee would be held on Thursday 8<sup>th</sup> September 2016 commencing at 7.30pm.

The meeting closed at 9.20pm.