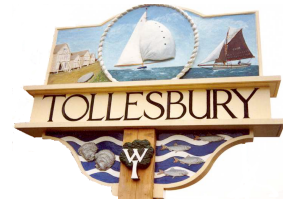


# TOLLESBURY NEIGHBOURHOOD PLAN

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Notes of the meeting of Tollesbury Neighbourhood Plan Committee held on Wednesday 31<sup>st</sup> January 2018 commencing at 7.30pm in the Parish Rooms.

**Present:** Rob Crees (RC), Roger Lancaster (RL), Simon Lewington (SL), Steve O'Donnell (SO) Simon Plater (Chairman), Sue Palmer (SP), Claire Slodzik (SC), Stevan Slodzik (SS), Andrew St Joseph (ASJ)

**Admin:** Michelle Curtis (MC)

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.

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The meeting opened at 7.30pm.

There were 31 members of the public present.

**1. Apologies for Absence**

There were apologies for absence from Gail Norton and Steve Smith.

**2. Notes from the previous meeting**

The notes from the previous Housing meeting held on 27<sup>th</sup> September 2017 were agreed as a true and accurate record of the meeting.

**3. Correspondence**

The Chairman reported that correspondence had been received from Mr Davenport and Mr Butcher and this had been circulated to the Neighbourhood Plan Committee members.

**4. Neighbourhood Plan – Housing**

The Chairman stated that he agreed with the analysis in Mr Butcher's letter and the housing need identified in the Housing Needs Survey (HNS) would likely be met if the building was to go ahead in Woodrolfe Road, New Road (Bus Depot) and Servowatch.

The Chairman reported that the planning for Servowatch had been refused and as Maldon District Council (MDC) now have a Local Development Plan (LDP) in place; it would be assumed the application would not get permission.

The Chairman stated at the workshop day, it was felt that the site in Woodrolfe Road was in the incorrect location, the village did not want housing to the east of the village.

Mr Butcher stated that with regards to the planning application for Woodrolfe Road, the Developer has agreed, via appeal, commitment to build the affordable housing.

RL stated irrespective of the 9 affordable units, are they still affordable by local people. Affordable housing is 80% of the market value. Could an area of land be considered to provide affordable housing, possible mobile homes which would be one storey and would not have a negative impact on the landscape.

Prior to the meeting, information had been emailed to members regarding Community Land Trusts (CLT's).

The Chairman advised CLT's are a form of community-led housing, set up and run by a group of people (community group/Parish Council). The group control the mix, size and scale of housing and the rent that could make them more affordable. There are approx. 175 CLT's in existence around the county and they are recognised as a useful and local way of dealing with housing issues. The Chairman suggested this could be an option explored on behalf of the village and would be a way to make housing for the younger people.

The Chairman suggested that the Committee needs to consider affordable house in case the scheme in Woodrolfe Road did not go ahead. The HNS suggests that the village requires affordable housing.

RC stated that he felt that the HNS did not give a true representation of the village.

The Chairman stated that the HNS was sent to every household and the response rate was higher than the national average. The HNS gives us the information that we need.

The Chairman stated that the purpose of NP was to protect the village for the next 15 years. If there is no plan in place, it gives the Parish less control if a larger development comes along.

RC expressed concern that if an area was allocated for development, it would appear that the Parish are giving permission for development.

RC suggested that no area is allocated but the plan should be reviewed every 5 years.

DH reported that he had spoken with Game and Hardy King and they both advised that there is a need for smaller units (1-2 bedroom).

The Committee unanimously agreed the following principles which would relate to the Housing Policies which would be developed in the Neighbourhood Plan.

#### Draft Policies

**POLICY H1**

*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.*

**POLICY H2**

*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. Particular consideration will be given to 1 and 2 bedroom units.*

**POLICY H3**

*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.*

**POLICY H4**

*The Housing policies to be reviewed on a 5 yearly basis.*

**5. Next Meeting**

Wednesday 28<sup>th</sup> February 2018 commencing at 7.30pm in the Pavilion to discuss Tourism and Leisure.

The meeting to discuss Environment and Sustainability that was cancelled in November will be rescheduled.

The meeting closed at 9.10pm.