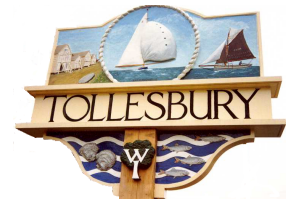


TOLLESBURY NEIGHBOURHOOD PLAN

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Notes of the meeting of Tollesbury Neighbourhood Plan Committee held on Wednesday 25th October 2017 commencing at 7.30pm in the Pavilion.

Present: Rob Crees (RC), Roger Lancaster (RL), Simon Lewington (SL), Gail Norton (GN), Sue Palmer, Simon Plater (Chairman), Andrew St Joseph

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 10 members of the public present.

1. Apologies for Absence

There were apologies for absence from Matthew Byatt, David Hillyer, Steve O'Donnell, Claire Slodzik, Steve Slodzik and Steve Smith.

2. Neighbourhood Plan – Employment

a) To discuss Employment within the village

The Chairman stated the purpose of the meeting was to discuss employment within the village.

The key findings and recommendations from the Housing, Employment and Business Needs Survey (page 7) states the following:

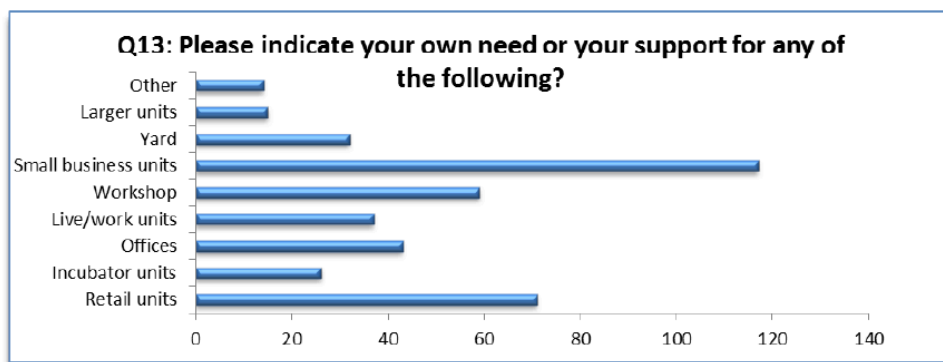
“The results from the business section showed support for many types of business development, but particularly for small business units with one hundred and seventeen respondents (36%) in favour of this type of development. There was a clear preference for any new businesses to be sited at the west end of the village with 160 votes against 50”.

The response from the business section within the report (pages 17 & 15 – data results page 53)

Support for different types of Business development

Fifteen respondents indicated support for larger units, thirty-two wanted Yards and fifty-nine would like to see more workshops. The most popular category was Small Business units with one hundred and seventeen people showing support/need for this category. Thirty-seven people wanted Live/Work units, and twenty-six wanted to see Incubator units. Forty-three respondents showed support for more offices and seventy-one wanted to see more retail units. Fourteen people showed support for other forms of businesses.

Q.13 - The neighbourhood plan group is also looking at business needs in Tollesbury. Please indicate your own need or your support for any of the following?



	Frequency
Retail units	71
Incubator units	26
Offices	43
Live/work units	37
Workshop	59
Small business units	117
Yard	32
Larger Units	15
Other	14
Not Stated	
TOTAL	414

Q.14 - If there was improved accommodation for business would you relocate or start up in Tollesbury?

	Frequency	Valid Percentage
Yes	20	6
No	73	22
Maybe	45	14
Not Stated	189	58
TOTAL	327	100

The survey indicates that there is not high demand for business to relocate to start up in the village.

There was general discussion around the existing types of businesses and changes in the current need. It was felt the big workshops were no longer desired and there was a need for a smaller, modern business type units.

The Committee discussed the various types of units i.e. incubator units which are flexible to help encourage employment and would help businesses that grow and smaller offices for individuals who work from home but would prefer a small office space.

Cllr Crees agreed that if there were to be new units, incubator style would be ideal. Cllr Crees stated that within the current industrial area there are a number of units available and suggested that rather than a new industrial/business area consideration should be given to rejuvenate the existing area. A number of units are in need of attention and support should be given to redevelop those units. As the larger units fall away, they could be replaced with smaller, modern hi-tech units.

Mrs Cole stated that it important to have a vision for employment for the future. Tollesbury is unique and it would be a shame to spoil that. It important the Committee think about the future and not the now. There is increased footfall in the village and the Committee need to be mindful of this.

The Chairman explained that Tollesbury has been allocated as a hub for the coastal path and there has been an increase in visitors to the village, more birdwatchers, walkers etc.

It was suggested that a restaurant could be considered for the village.

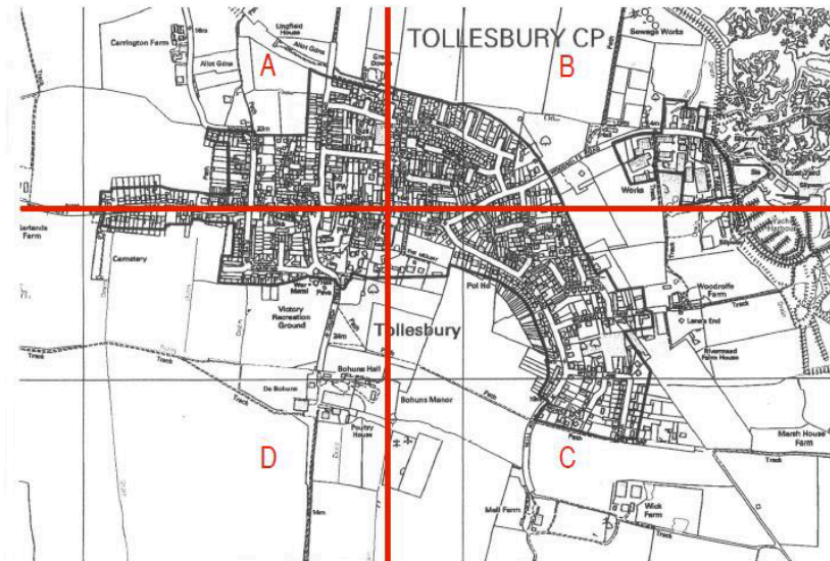
ASJ stated that we need to mindful of parking, as this is an issue not only down the industrial area but also throughout the village.

The Chairman stated that consideration needs to given to the location. The current industrial area is in flood zone 3 and we do not know what will happen with climate change.

The Housing Needs Survey indicates that the preferred location for any new business development is in area A (as indicated on the map below).

Q.15 - Again, using the map from question 9, please indicate any sites in Tollesbury parish that would be appropriate for new business developments

	Frequency
A	90
B	36
C	14
D	70
Not stated	
TOTAL	210



The Chairman stated bearing in the mind the possibility of flooding the future, it could be an option to designate an area to the west end of the village and suggested an area next to the large unit on Tollesbury Road near Pages Lane (opposite Garlands Farm).

Mrs Cole suggested that she would like to see a positive statement in the Neighbourhood Plan for the support of small enterprise i.e. employment targeted for young people, training schemes, businesses that support older people.

b) To consider and develop Policies for Employment

The Committee agreed that Employment was important to the village and they would wish to continue to support and encourage existing and new business.

The following Policies for Employment were agreed:

Policy E.1

Support and encourage the diverse growth of new and existing business, particularly micro, smaller businesses and home workers.

Policy E.2

Support and encourage the conversion and improvement of existing buildings and sites within the existing employment zone.

Micro and smaller business - as per the UK government use of the EU definition:

Micro business – less than 10 employees

Small business – less than 50 employees

3. Next Meeting

Wednesday 29th November 2017 commencing at 7.30pm in the Pavilion to discuss Environment and Sustainability.

The meeting closed at 9.25pm.