

TOLLESBURY NEIGHBOURHOOD PLAN

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Notes of the meeting of Tollesbury Neighbourhood Plan Committee held on Wednesday 26th July 2017 commencing at 7.35pm.

Present: Matthew Byatt (MB), Rob Crees (RC), David Hillyer (DH), Roger Lankester (RL), Simon Lewington (SL), Gail Norton (GN), Simon Plater (Chairman), Steve O'Donnell (SO), Claire Slodzik (SC), Stevan Slodzik (SS)
Sarah Sapsford – Rural Community Council of Essex (RCCE)

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 7.35pm.

There were 35 members of the public present and District Councillor Bamford.

1. Apologies for Absence

There were apologies for absence from Sue Palmer and Steve Smith.

2. Neighbourhood Plan – Housing

The Chairman reported the following:

- This is the third meeting of the Neighbourhood Plan Committee (NPC) to discuss and develop policies. At the previous meetings the Committee developed draft policies for Marine and Doctors/Schools.
- The NP is to look at the village as a whole and to put policies in place for the village over the next 15 years.
- The Secretary of State has only just approved the Maldon District Council (MDC) Local Development Plan (LDP). MDC now has a plan in place for the next 15 years.
- When the NPC first started in 2015, the MDC rural housing allocation was 420. Things have significantly changed and developments that had already been approved were taken into account. This has now reduced the rural allocation to 100 and the Inspector has accepted this. The allocation of the remaining 100 units is to be delivered by NP's. The Parish Council can submit any recommendations to MDC. It is down to the NP for the village to decide if they want any more housing, type of housing, density, affordable.
- Cllr St Joseph had submitted a paper from Leonie Alpin, MDC – Planning Policy Officer, which confirms the position today. The paper was distributed to the NPC.

- To date the following surveys have been carried out:
 - * Village Surveys 2014 – Church Fete, School Fete, Tollsfest, Woodup Pool Event
 - * Neighbourhood Plan Workshop – 26th September 2015
 - * Housings Needs Survey (HNS) RCCE– This provides a snapshot of the village in April 2017.
 - * Traffic Survey
 - * Environmental Survey

The information collected from the various surveys will provide the base evidence for the NP.

All information is important as it demonstrates that the NPC have been consulting with the village.

- The indication from the workshop was that any future development in the village should be to the west end. This was mainly due to traffic.
- The Chairman confirmed that there has been no decision by the NPC of any numbers for housing.

Cllr Crees questioned the HNS, as he felt that the HNS was not the outcome of the majority and asked whether it gave a good representation of the village. In his opinion, the best view is the view of the village and of those who have attended the meeting.

The Chairman advised the response is higher than the national average.

Mr Gager (West Street) stated that the survey did not give the option of no development and was concerned that if any development was permitted outside the village boundary this would set a precedent for other developers. Mr Gager reported information on proposed development over 20 years. The Tollesbury Association, of which he is Vice-Chairman, fought against a development and was successful.

Cllr St Joseph stated that there is a pressure from government to provide housing, the NP protects the village and allows the village to decide where any development should go. The NP goes to referendum and the NPC do have to listen to the views of the whole village.

Some members of the public and NPC felt that the need had already been satisfied with the applications that had already been approved (Woodrolfe Road – 24 units and Servowatch – 7 units) and with the proposed development on the Hedingham bus depot, New Road – 10 units. Therefore, no further development is required.

The Chairman stated that there is a need for affordable housing and if the site on Woodrolfe Road does not happen, then there would be no affordable housing.

Mrs Pakey stated that the affordable housing in Porter Place should have been for local people but a majority of the houses were allocated to those outside the village.

The Chairman advised that there was an agreement with Hastoe that the houses would be allocated to those in Tollesbury on the waiting list first. If the properties could not be allocated they would be offered to people outside. The allocation was outside the control of the Parish Council.

Sarah Sapsford agreed to obtain a copy of the agreement and forward to the Clerk.

Sarah Sapsford advised the following:

- She felt that the HNS was representative and advised that it is sometimes not the number of responses you receive back but the answers that have been received.
- A NP cannot fight against development. It would be very hard to include a policy that the village did not want any development in the future because of National Policy.
- The NP could say that the need is met but people do need to remember, this is a 15-year plan.
- The NP will be used in the decision making process and will also effect any applications that come in and the plan is a way to safeguard the village.
- The MDC plan has been approved as a 15-year plan and this will, along with any NP plan, needs to be reviewed.
- The policies in the NP need to be supported by evidence.

The Chairman stated that the report states that there is a need for homes for the younger and older generation.

Mr Davenport (West Street) suggested that there is a review of the demographics of the village.

The Chairman confirmed that data from the 2011 census showed the following:

- No. of people local – 2,620
- No. of houses – 1,150
- Children under 16 – 445
- Working age adults - 1,695
- Others over 65 – 480

The Chairman suggested that with further help from the RCCE the NPC could look at information to give a more robust picture.

The Chairman advised at the workshop, it was also suggested that there was protection for the area identified at the meeting as the 'green belt' – The area that runs down from Station Road through to Wycke Lane. At the meeting it was felt there should be no development here keeping the area between residential and industrial.

The Chairman explained that the traffic survey indicated there were approx. 2,000 traffic movements in West Street per day. A further survey will be carried out for the North Road to capture the movement of people existing/entering the village via North Road and not West Street.

Cllr Bamford, MDC Councillor, stated that the 100 homes are to come through NP but MDC are not asking Tollesbury to be one of them.

Sarah Sapsford suggested that the NPC may wish to look at development through:

- Infill
- Changes to existing properties
- Shared ownership
- Community LED planning
- Community Land Trust

- Charity Trust
- Self-build

The assembly agreed they would be happy for Cllr St Joseph to explore other types of development.

Mrs Chambers (West Street) stated that she thought it was important to seek the views of the youth of the village.

The Chairman advised this had been opened up to the youth via the Youth Council.

The Committee agreed the following draft policies:

POLICY H1

There should be no development to the east of the village protecting the area identified as 'green belt'.

POLICY H2

Any development must contain a mix of housing sizes and types to suit the demographic characteristics and requirements of the parish and the social and affordable housing must be prioritised for local people.

POLICY H3

Housing needs as expressed in the survey are currently satisfied with outstanding planning consent already given.

It was agreed to explore further aspects of housing provision that might answer specific needs, i.e.

- 1) Senior generation wishing to downsize
- 2) Younger generation wishing to upsize
- 3) Opportunities for house division
- 4) Exception sites that might be developed outside the envelope for shared ownership/community led in very small numbers/caters for local people
- 5) A village based communication service making those wishing to change houses within the village aware of possible opportunities.

3. Next Meeting

It was agreed that the next meeting of the Neighbourhood Plan Committee would be to discuss Housing. The meeting would be held on Wednesday 27th September 2017 commencing at 7.30pm – venue to be confirmed.

Action: Clerk to invite Leonie Alpin to attend the next meeting.

The meeting to discuss Employment would be re-scheduled.

The meeting closed at 10.00pm.