

# TOLLESBURY

## NEIGHBOURHOOD PLAN



---

Michelle Curtis, 4 Valkyrie Close, Tollesbury, Essex, CM9 8SL  
Tel: 01621 869039 Email: tollesburypc@btinternet.com

Notes of the meeting of Tollesbury Neighbourhood Plan Committee held on Thursday 11<sup>th</sup> February 2021 commencing at 7.00 pm via Zoom.

**Present:** David Hillyer (DH), Roger Lankester (RL), Simon Lewington (SL), Gail Norton (GN), Sue Palmer (SP), Simon Plater (Chairman), Andrew St Joseph (ASJ)

**Admin:** Michelle Curtis (MC)

Roger Lankester, Simon Plater, and Andrew St Joseph are members of Tollesbury Parish Council.

---

The meeting opened at 7.00 pm.

There was 1 member of the public present. Cllr Clare was also present at the meeting.

1. **Apologies for Absence**

The Chairman reported that Steve Smith had stepped down from the Committee.

2. **Notes from the Previous Meetings**

The notes from the previous Neighbourhood Plan Meeting held on 20<sup>th</sup> February 2020 were agreed as a true and accurate record of the meeting.

3. **Neighbourhood Plan**

3.1 **Meeting with Maldon District Council**

The Chairman reported following the comments from Maldon District Council (MDC) regarding the Tollesbury Neighbourhood Plan draft document, a meeting was held on 11th September 2020 with Leonie Alpin - Specialist Local Plan, Strategy, Performance and Governance, Matt Leigh – Lead Specialist Place and Matt Winslow – Strategy, Policy and Comms Manager, all from Maldon District Council, Andrew Cann – Planning Consultant, the Parish Clerk and himself.

At the meeting, the Representatives from MDC suggested that further changes were made to the document. The main item that they put forward was they felt that there should be some Strategic Spatial Policies within the plan including some maps and text.

Following the discussion, Andrew Cann has amended the plan which will be circulated once finalised.

3.2 **Strategic Plans**

The Chairman explained that following on from the meeting with MDC, he had prepared some draft Strategic Plans for inclusion in the Neighbourhood Plan.

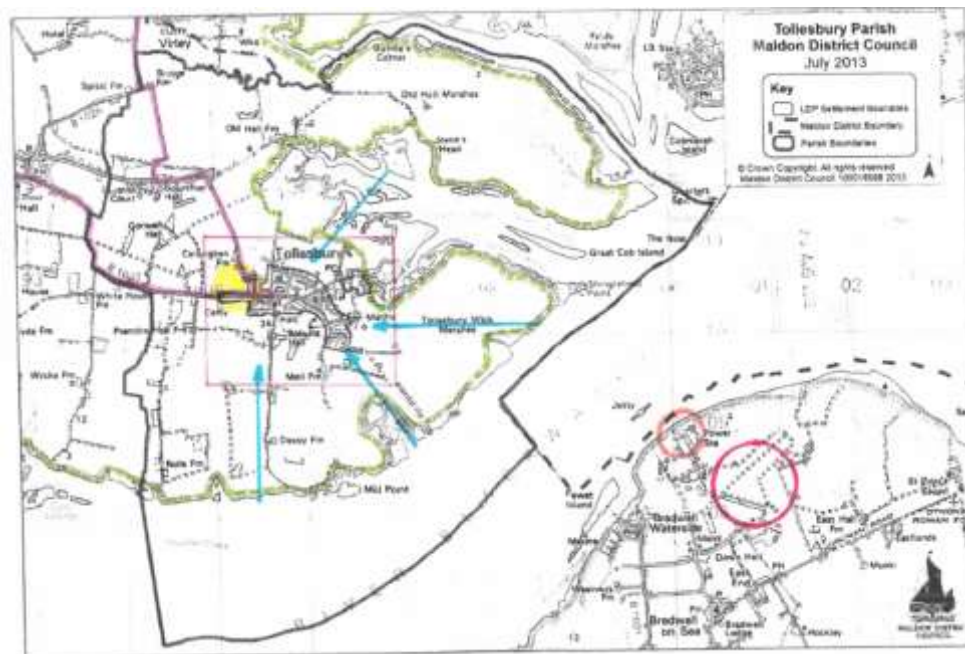
The Chairman presented two plans and advised that they still required further work.

### Plan One

The plan gives an overview of the village and the second plan gives more detail.

The Chairman explained that the first plan shows the whole of the Parish.  
Black lines - the boundary of the Parish  
Red square – the centre of the village  
Pink lines - are the two major roads coming into the village  
Green lines – the Coastal footpath  
Blue arrows – strategic views from the river and the saltmarsh back into the village – significant views  
Small circle - existing power station  
Large circle – proposed new power station  
Yellow area – potential area for small development which is being proposed.

Andrew Cann has suggested that a red dot is included in the centre of the village to show the areas of congestion. The yellow area also needs to be reduced to show that any development is on the northern side.



RL suggested that a scale bar was included on the map.

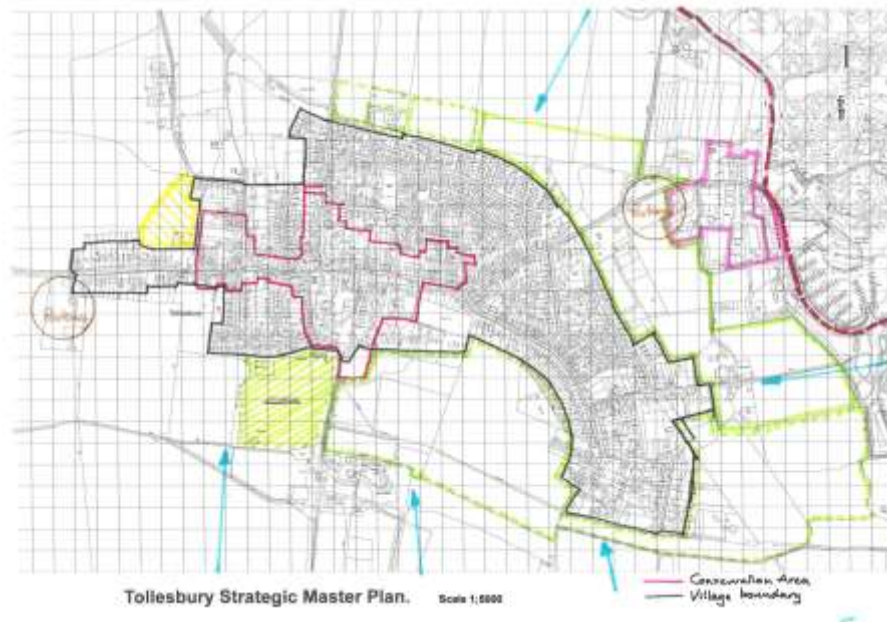
**Action:** to be looked into further by the Chairman.

### Plan Two

The plan gives more detail of the village. It is the area in the red square in plan one

The black line – current development boundary  
 Red line – shows the conservation area  
 Red dotted link – coastal footpath  
 Pink area – outline of the industrial area  
 Solid Green line – the green gap between the industrial area and the village  
 Broken Green line – suggestion to include this area as part of the green gap.  
 Blue arrows – strategic views from the river and the saltmarsh back into the village – significant views  
 Shaded green area – existing Recreation Ground  
 Yellow area – proposed area for small development  
 Circles – existing parking areas (Cemetery and Woodrolfe Green)

The Chairman advised that the main routes into the village and the congestion area still to be marked on the map.



The Chairman advised that he had discussed the areas in the broken green line with Andrew Cann as to whether these areas could be included in the green belt. Andrew felt this was not necessary as we haven't developed any argument for this area. Given where we are with the other designations around the village, they would cover this element. If we wished to include these areas, we would need to do more work and get a landscape appraisal and his view is to leave these areas out at this stage.

The Chairman advised there would be a third plan which would include SSSIs etc.

The Chairman reported that the Essex Climate Action Commission (ECAC) had recently published their Interim Report on Climate Change. The tenor of this is that climate change is happening and therefore Essex needs to start preparing for major change which is beginning to happen now.

**Action:** Clerk to circulate the link of the Interim Report to Members.

One of the issues raised in the report is the changeover to electric power for vehicles. We may also need to reference this document within our Neighbourhood Plan.

The Chairman suggested that with regards to Electric Vehicle Charging Points (EVCP), we could consider parking at the top end of the village at the Cemetery and install EVCP. This would stop visitors from having to travel through the village which would be a benefit. If publicised properly, we could provide car parking in the village, we could install EVCP to entice people to park there, provide a directional board letting visitors know they can access the seawall on various footpaths from the car park and we could also put in a tree-screening belt. We would be doing several things to encourage a sustainable future, helping the environment and stopping traffic through the village.

The Chairman advised that the Parish Council is currently considering a wildflower meadow for the Cemetery and also the planting of trees.

The Chairman advised that Andrew Cann would pick up on any items in the ECAC report.

ASJ suggested that the footpath from Mell Road across to the Recreation Ground is highlighted on the map as it is an important asset to the village.

SP suggested that consideration be given to additional parking near Woodrolfe Green for access to the waterside.

The Chairman stated that we could, if possible, link into Essex to get funding, it may encourage the local landowners to allow parking on their land.

DH stated that he felt it was a shame if the green belt could not be extended to include the areas highlight in broken green on the map as he felt that some form of protection on the Gladman field would bring great relief to the village.

SL asked that given the history of the Gladman site, does it indicate to the developers that we are rolling over to a future application?

The Committee were in favour of extending the green belt area.

**Action:** Chairman to discuss extending the green belt area further with Andrew Cann.

RL suggested that the footpath which runs through Bohuns Farm to the seawall is concreted to provide disabled access to the seawall.

**Action:** Chairman to discuss further with Andrew Cann.

Chairman to finalise the plans and suggest that the Committee have another meeting and invite Andrew Cann to the meeting.

Thanks were expressed to the Chairman for the effort put into creating the plans.

4. **Next Meeting**

Date to be confirmed.

The meeting closed at 8.13 pm.