

Present: Cllrs Bell, Clare, Ferneyhough, Goldie, Hawes, Rogers, St Joseph

In the Chair: Cllr Plater - Chairman

Clerk: Michelle Curtis

Also Present: District Councillor Stephens
4 members of the public

The Chairman opened the meeting and congratulated Cllr Clare on being appointed Vice Lord-Lieutenant of Essex.

Cllr Stephens feedback to Councillors on the update on the application for Clerk of the Year, unfortunately, it didn't make the shortlist. The citation was read out, and Councillors applauded thanks to the Clerk.

1. Apologies for Absence

There were apologies for absence from Cllr Lowther.

2. Declarations of Interest

There were no declarations of interest disclosed.

3. Public Forum

A resident reported that he had copies of diagrams from Anglian Water for the drainage on the Woodrolfe Road site. Shirley Hall from Maldon District Council had instigated a survey of the drains, which E J Taylor carried out. The drains on the right-hand side going down Woodrolfe Road were condemned after the inspection.

A resident reported that within the new documentation from Lewis and Scott for the application in Woodrolfe Road, there are several references to meetings with members and officers. This gave an impression of possible pre-determination.

The Chairman reported that the Parish Council were aware of the references to meetings with members and officers, and a letter had been sent to the Planning Officer at Maldon District Council. To date, there has been no reply.

4. County Councillors and District Councillors

There were no comments from District Councillor Stephens.

5. Minutes of the Meetings held on the 5th July 2022

Resolved: the Minutes of the Parish Council Meeting held on 5th July 2022 be approved as a true and accurate record of the meeting, subject to some minor amendments. Unanimously agreed.

The Chairman to sign the amended Minutes.

6. Planning Planning Applications

Revised Drawings – Reduction to 25 dwellings, including affordable housing
Application No: FUL/MAL/21/00702 PP-09991099

Proposal: Create residential specialist neighbourhood for older people, consisting of 29 affordable dwellings and community hub building, with associated landscaping and infrastructure.

Location: Land North Of 48 Woodrolfe Road Tollesbury

Resolved: Unanimously agreed that the Parish Council's position on this application is unchanged. The Parish Council recommends refusal of this application, and the main reasons are with the strategic and contextual elements of the proposal. In particular, a) sustainability and potential for tidal flooding, b) location and c) integration."

The Parish Council stand by the comments made in our emailed letter to the Planning Officer dated 24th January 2022 (Appendix A), expressing our concerns regarding tidal surges and flooding.

The Parish Council would like to add the following comments for reasons for objection to this planning application.

- The electrical sub-station is located in an area which has been identified for potential tidal flooding
- We find the information on the affordable housing scheme unclear and cannot see how this is going to be administered
- The service charge for these properties seems unrealistic
- Tidal flood alleviation – there is no infrastructure or maintenance plan. The only source of revenue to protect these properties from flooding would be the owners of these properties because they will be built post-2015. Therefore it seems wise to apply a condition in any planning acceptance that the responsibility of the owners is recognised from the start in a service charge for this purpose should it become necessary.
- The drains on the right-hand side of Woodrolfe Road were reported condemned by contractor EJ Taylor following an investigation requested by Maldon District Council.

The Parish Council would also like to bring the attention of MDC to the following documents:

- 1) Environment Agency – June 2022 – Press Release (Appendix B)
Environment Agency sets out roadmap for more flood and climate-resilient nation
- 2) Sea Level Rise allowances – Updates May 2022 (Appendix C)

The Parish Council also notes that in the latest submission, Lewis and Scott state that they are 'working closely with officers and members', and in the new documents, they refer to a number of cases of 'collaborating with officers' or 'working with them' to refine the scheme. This has been raised with the Planning Officer via email (Appendix D).

Ten documents were also uploaded to the Maldon District Council website on the day of the Parish Council meeting. The Parish Council would try to deal with them as soon as possible.

Action: Clerk to write to Maldon District Council to advise that additional documents had been uploaded to the website on the day of the Parish Council meeting giving Councillors inadequate time to review them. The Parish Council reserves their right to submit further comments. A request is to be made for a further extension to reply to the application.

7. Administration

No new information to report.

8. Community Concerns

Cllr Clare reported:

- There had been further incidents of drug use in the bird hide, and there has been damage to the door.
It is important that residents report all incidents to Essex Police via 101 or online.

The Chairman reported:

- FACT had carried out a test at Woodup Pool to monitor the water flow during the emptying process of the pool. Cllr Goldie confirmed she was on site when the test was carried out. FACT will submit a report to the Parish Council in due course.
- At the meeting of 5th July 2022, the Chairman agreed to draft a letter to Frost and Drake regarding access across the land to Woodup Pool. Councillors discussed the proposed letter and the history of access across the land. Councillors agreed a letter should be letter sent to Frost and Drake to clarify the Parish Councils' position.
Councillors agreed to have another onsite meeting to formulate a plan.
Action: Clerk to arrange an onsite meeting.

9. Dates of the Next Meetings

Monday 1st August 2022 – Full Council Meeting – 7.30 pm – Pavilion

Wednesday 3rd August 2022 – Environment and Amenity Committee – 7.30 pm – Pavilion

Monday 5th September 2022 – Woodrolfe Hard Committee – 7.30 pm – Pavilion

Tuesday 6th September 2022 – Full Council Meeting – 7.30 pm – Pavilion

Tuesday 13th September 2022 – Finance and Policy committee – 7.30 pm – Pavilion

Tuesday 20th September 2022 - Full Council Meeting – 7.30 pm – Pavilion

Tuesday 20th September 2022 – Recreation Ground Committee – Following the Full Council Meeting

The Chairman closed the meeting at 9.46 pm.

Signed.....

Date



TOLLESBURY
PARISH
COUNCIL

Our ref: TPC/766-22/MC
Date: 24th January 2022

SENT BY EMAIL

Anna Tastsoglous
Planning Officer
Maldon District Council

Dear Anna,

Application No: FUL/MAL/21/00702 PP-09991099
Location: Land North Of 48 Woodrolfe Road Tollesbury

As stated in our email dated 14 December 2021 we have no comments as such on the changes to layout submitted by the Applicant.

We are following up with our response to the letter from Lewis and Scott dated 4 November 2021, in which they question the source of information on the current Tidal Flood Risk.

As you know, we have the benefit of membership of Tollesbury Parish Council of Andrew St. Joseph, who has acted as a Consultant to the Environment Agency (EA) writing two reports and has been a member of EA decision making committees for at least ten years. He was therefore aware of the changes in guidance from the EA issued in early October 2021, around the time that we met with Lewis and Scott. His comments were neither incorrect nor unsubstantiated.

This document (<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#peak-river-flow-allowances>) gives the basic outline of predicted sea level rise (SLR). The lowest estimate is approximately twice that of the previous 200 years. Decade by decade the rate of SLR is considered to be accelerating. This includes the next century as well as the current one. In Table 2 of the report the lowest estimate for SLR by 2125 is 1.2 metres.

Additional to that is the frequency and size of wind driven storm surges. These only cause problems if the wind driven surge coincides with the actual time of the high tide.

This is what happened in 1953 with a surge height of 2.5 metres. Earlier in the century there had been three larger surges of 3 metres, but they all coincided with low water.

Clerk: Michelle Curtis
Address: Tollesbury PC, PO Box 13205, Maldon CM9 9FU
Telephone: 01621 869039. **Email:** tollesburypc@btinternet.com



TOLLESBURY
PARISH
COUNCIL

We also have to consider the frequency of damaging surges. Between 1800 and 2000 there were 9. This gives a frequency of at least one every 30 years on average. There will be considerable variation in their frequency, but it should be considered inevitable that these events will continue to happen.

The EA have publicly announced that the expected frequency of one in a hundred-year sea level events will become annual events by 2050. That is less than 30 years away. It would be remiss of the Parish Council to ignore this when considering the projected life span of proposed housing as being between 60 to 100 years.

As part of Lewis and Scotts' consultants (Messrs Cannon) report the suggestion was made that the Parish Council's decision would effectively subject the village to 'planning blight' by making development here too difficult. But while this location is the most likely to become flood prone there are larger sites to the west of the village which are a) above the 20-metre contour, b) less invasive in terms of road traffic issues and c) supported by the developing Neighbourhood Plan. These sites are now identified as being available for development in Maldon District Council's current Call for Sites.

In Maldon District Council's Local Development Plan Review Regulation 18 'Issues and Options Document – Have Your Say', which opens up the current consultation process, in Section 6 'LDP Review – the Issues', item 6.2 points to the increased importance of reducing emissions and adapting to climate change in policy making.

We consider that our caution over the use of this site is justified in the light of the EA report, and Maldon District Council's changing guidance. We therefore request that the Planning Department and Maldon District Council Planning Committee recommend refusal.

Yours sincerely

M. Curtis

Michelle Curtis
Parish Clerk – Tollesbury Parish Council

cc North-West Planning Committee

Clerk: Michelle Curtis
Address: Tollesbury PC, PO Box 13205, Maldon CM9 9FU
Telephone: 01621 869039. **Email:** tollesburypc@btinternet.com

Environment Agency June 2022 Press Release.

Environment Agency sets out roadmap for more flood and climate-resilient nation

The FCERM Strategy Roadmap builds on existing progress and sets out how we can be better prepared for the unavoidable impacts of climate change.

From:

[Environment Agency](#) and [Department for Environment, Food & Rural Affairs](#)

Published

7 June 2022

The Environment Agency (EA) has today launched a roadmap setting out practical actions to be taken over the next four years to tackle the growing threat of flooding from rivers, the sea, and surface water as well as coastal erosion.

The [FCERM Strategy Roadmap](#) builds on existing progress and sets out how we can be better prepared for the unavoidable impacts of climate change by ensuring the country is resilient and ready to respond and adapt to flooding and coastal change. The Environment Agency will be delivering the Roadmap with many partners including local authorities, local drainage boards, farmers, environmental groups, infrastructure providers and the insurance sector.

Delivery of the actions in the Roadmap will:

- **Ensure that new homes will be safe from flooding.**
- Maximise the use of nature to enhance flood and coastal resilience while aiding nature recovery.

- Improve the flood resilience of our roads, railways, and other vital national infrastructure.
- Ensure the delivery of environmental improvements and sustainable growth as part of flood and coastal projects.
- Enhance our flood forecasting and warning services to help people be better prepared to respond to flood events.
- Support building back better to reduce the damage and disruption caused by flooding.
- Work with communities and local partners to develop long term plans to manage future flooding and coastal change and adapt to future hazards.

This Roadmap has been launched today by Environment Agency Chief Executive Sir James Bevan and Floods Minister Rebecca Pow at the Flood and Coast Conference. It directly supports the implementation of the £5.2 billion capital investment programme which will better protect many hundreds of thousands of properties from flooding and coastal erosion by 2027.

Floods Minister Rebecca Pow said:

This roadmap sets out how we can build a more resilient nation. It will work alongside our record investment of £5.2 billion in flood and coastal defences between 2021 and 2027 to help better protect communities.

Climate change will only bring more extreme weather and this roadmap will spur on the timely action required to manage flood and coastal risk, help reduce the costly impacts and manage the risks to people's homes and businesses across the country.

Sir James Bevan, Chief Executive of the Environment Agency, said:

Climate change is happening now, and its impacts will continue to worsen. Rainfall patterns are changing, causing more frequent flooding, and while we continue to protect and prepare coastal communities from rising sea levels, it is inevitable that at some point some of our communities will have to move back from the coast.

We all need to adapt and become more resilient to these challenges, and this roadmap sets out actions that will be taken to do this over the next four years.

It will ensure that we make our communities more resilient to flooding and coastal change, so that when it does happen, it causes much less harm to people, does much less damage, and ensures life can get back to normal much quicker.

Sea Level rise allowances. Updated May 2022

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Flood risk assessments: climate change allowances

When and how local planning authorities, developers and their agents should use climate change allowances in flood risk assessments.

From:

[Environment Agency](#)

Published

19 February 2016

Last updated

27 May 2022

Sea level allowances

There are a range of allowances for each [river basin district](#) and epoch for sea level rise. They are set out in [table 1](#) and are based on percentiles. A percentile describes the proportion of possible scenarios that fall below an allowance level.

The:

- higher central allowance is based on the 70th percentile
- upper end allowance is based on the 95th percentile

An allowance based on the 70th percentile is exceeded by 30% of the projections in the range. At the 95th percentile it is exceeded by 5% of the projections in the range.

For flood risk assessments and strategic flood risk assessments, assess both the higher central and upper end allowances.

The Environment Agency will want to see if you have considered whether it is appropriate to apply the [H++ allowances](#) for your flood risk assessment or strategic flood risk assessment. Where applicable you should do H++ allowance assessments as well as assessing the sea level rise allowances in table 1.

Table 1: sea level allowances by river basin district for each epoch in mm for each year (based on a 1981 to 2000 baseline) – the total sea level rise for each epoch is in brackets

Area of England	Allowance	2000 to 2035 (mm)	2036 to 2065 (mm)	2066 to 2095 (mm)	2096 to 2125 (mm)	Cumulative rise 2000 to 2125 (metres)
Anglian	Higher central	5.8 (203)	8.7 (261)	11.6 (348)	13 (390)	1.20
Anglian	Upper end	7 (245)	11.3 (339)	15.8 (474)	18.1 (543)	1.60

Area of England	Allowance	2000 to 2035 (mm)	2036 to 2065 (mm)	2066 to 2095 (mm)	2096 to 2125 (mm)	Cumulative rise 2000 to 2125 (metres)
South east	Higher central	5.7 (200)	8.7 (261)	11.6 (348)	13.1 (393)	1.20
South east	Upper end	6.9 (242)	11.3 (339)	15.8 (474)	18.2 (546)	1.60
South west	Higher central	5.8 (203)	8.8 (264)	11.7 (351)	13.1 (393)	1.21
South west	Upper end	7 (245)	11.4 (342)	16 (480)	18.4 (552)	1.62
Northumbria	Higher central	4.6 (161)	7.5 (225)	10.1 (303)	11.2 (336)	1.03
Northumbria	Upper end	5.8 (203)	10 (300)	14.3 (429)	16.5 (495)	1.43

Area of England	Allowance	2000 to 2035 (mm)	2036 to 2065 (mm)	2066 to 2095 (mm)	2096 to 2125 (mm)	Cumulative rise 2000 to 2125 (metres)
Humber	Higher central	5.5 (193)	8.4 (252)	11.1 (333)	12.4 (372)	1.15
Humber	Upper end	6.7 (235)	11 (330)	15.3 (459)	17.6 (528)	1.55
North west	Higher central	4.5 (158)	7.3 (219)	10 (300)	11.2 (336)	1.01
North west	Upper end	5.7 (200)	9.9 (297)	14.2 (426)	16.3 (489)	1.41

The following maps will help you find out which river basin district you are in:

- [River basin district map](#)
- [River basin district map that zooms in](#) so you can find places close to river basin district boundaries

For places in:

- Thames river basin district use 'south east' sea level rise allowances
- Severn river basin district use 'south west' sea level rise allowances
- parts of Solway Tweed river basin district on the west coast and Dee river basin district that are in England, use 'north west' sea level rise allowances
- parts of Solway Tweed river basin district on the east coast that are in England, use 'Northumbria' sea level rise allowances

The allowances in [table 1](#) account for slow land movement. This is due to 'glacial isostatic adjustment' from the release of pressure at the end of the last ice age. The northern part of the UK is slowly rising and the southern part is slowly sinking. This is why net sea level rise is less for the north-west and north-east than the rest of the country.

To calculate sea level using table 1, add the allowances for the appropriate one of the 6 geographical areas:

- up to 2035, use the mm for each year rates for the appropriate geographical area, starting from the present day extreme sea levels from [Coastal design sea levels – coastal flood boundary extreme sea levels \(2018\)](#)
- from 2036 to 2065, get the increase in sea level by adding the number of years on from 2035 (to 2065), multiplied by the respective rate shown in [table 1](#) for the appropriate geographical area – if the whole time period applies use the cumulative total
- treat time periods 2066 to 2095 and 2096 to 2125 as you would 2036 to 2065

Where it is appropriate to apply a [credible maximum scenario](#), use the H++ allowance. There is no H++ value for sea level rise beyond 2100.

H++ sea level rise allowance

For the change to relative mean sea level use the H++ scenario of 1.9m for the total sea level rise to 2100.

How to use a range of allowances to assess flood risk

To help you decide which allowances to use to address flood risk for a development or development plan allocation, consider the:

- likely depth, extent, speed of onset, velocity and duration of flooding for each allowance of climate change over time
- vulnerability of the proposed development types or land use allocations to flooding
- 'built in' measures used to address flood risk, for example, raised floor levels
- capacity or space in the development to include measures to manage flood risk in the future, using an adaptive approach

From: Tollesbury Parish Council <tollesburypc@btinternet.com>
To: Anna Tastsoglou <Anna.tastsoglou@maldon.gov.uk>
CC: [REDACTED]

Date: Jul 3, 2022 5:52:57 PM
Subject: Application No: 21/00702/FUL PP-09991099

Dear Ms Tastsoglou,

With regard to the above Planning Application, the Parish Council has noted the recent re-submission, consisting of 43 new reports and drawings, which as you will appreciate will take a substantial amount of time to share and understand.

I am writing to inform you that the earliest opportunity for the Parish to fully consider this major re-application will be on either Wednesday 27th July 2022 or Monday 1st August 2022, so unfortunately we will not be able to respond in the normal timeframe.

We note that in Lewis and Scott's covering letter relating to this latest submission they state that they are 'working closely with officers and members', and in the new documents they refer in a number of cases to 'collaborating with officers' or 'working with them' to refine the scheme. Consequently, we would request a meeting with you (and members if they wish to come) to discuss our concerns so that we can fully understand the nature of the new proposals. This is not normal phraseology in a planning application - it would appear that they have received additional and special help, and we need to understand that you have actually ironed out issues that might concern us, in which case it would help us to actually hear that from you. This will then assist us in preparing our response as a statutory consultee.

Please suggest possible times and dates for a meeting, as soon as possible, and the Parish Clerk and I will attend with other members if they are able.

Yours sincerely,

Michelle Curtis
Clerk to the Council

Tollesbury Parish Council
PO Box 13205
Maldon
CM9 9FU

Tel: Office - 01621 869039
Email: tollesburypc@btinternet.com

The information in this email and in any attachments is confidential and may be privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your systems and notify the sender immediately. If you are not the intended recipient, you should not retain, copy or use this email for any purpose, nor disclose all or any part of its content to any other person.