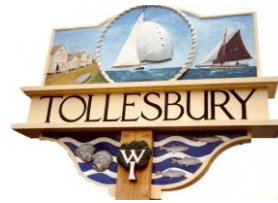


TOLLESBURY NEIGHBOURHOOD PLAN



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Tollesbury Neighbourhood Plan

Notes of the Tollesbury Neighbourhood Plan Steering Group meeting held on Wednesday, 29th November 2023, commencing at 7.30 pm in the Pavilion.

Present: Roy Clare (RC), David Hillyer (DH), Gail Norton (GN),
Simon Lewington (SL), Simon Plater (Chairman), Sue Palmer (SP),
Andrew St Joseph (ASJ)

Admin: Michelle Curtis (MC)

Simon Plater, Roy Clare and Andrew St Joseph are members of Tollesbury Parish Council.

The meeting opened at 7.30 pm.

1. **Apologies for Absence**

There were no apologies for absence. All members were present.

2. **Notes from the Previous Meetings**
Meeting 19th October 2022

The notes from the Neighbourhood Plan Meeting held on 19th October 2022 were agreed as a true and accurate record of the meeting and unanimously agreed.

3. **Neighbourhood Plan**

The Chairman reported that the Parish Council had received notification that Welbeck had submitted an outline planning application to Maldon District Council (MDC) for 159 houses for the site north of West Street. The applicant has advised that they have made minor changes since meeting with the Parish Council and NPSG.

They have also informed that the suggestion of some community-led housing schemes has been rejected and are offering what MDC requires under planning, i.e., 40% affordable housing under the government definition.

They are now proposing a preschool in their plan, but there is no confirmation as to whether they will provide a building or a piece of land.

The Chairman advised that MDC is still considering the planning application for the south of West Street. The agent has requested an extension to allow them to resolve some of the issues.

The second Housing Needs Survey has been completed, and a summary of the report has been distributed to each household in the parish. The survey indicated a need for around 50 units of mixed tenure in the village.

MDC is still working on updating the Local Development Plan (LDP), and there are still no housing figures available for the district.

RC reported that a housing application in the district recently went to appeal, and the inspector granted permission. The Inspector deemed that the MDC 5-year housing land supply was not robust. MDC are disputing this and claims that their figures are correct.

RC suggested a need to communicate with the village to put the record straight, as Welbeck had incorrectly implied that the Parish Council had endorsed their thinking, both in terms of numbers of houses and in the need for a preschool.

Also, Welbeck had not adopted the Parish Council's suggestion for community-led housing.

The NPSG were not pleased with the comments made by Welbeck regarding the community-led housing.

Action: RC to prepare a response to Welbeck.

The NPSG felt that the lack of LDP and accurate information regarding the 5-year land supply was making it impossible to finalise the Tollesbury Neighbourhood Plan.

However, the Group was keen to press forward. After discussion, it was agreed that a framework of an interim NP would be prepared early in the new year, to give direction of movement and to enable feedback to the village.

The earlier draft NP had identified the site on North Road to accommodate approx. 30 houses. The NPSG agreed it would be helpful to identify other sites for potential development to accommodate around 50 units that had been identified in the most recent Housing Needs Survey.

Action: The Chairman will provide maps for the working meeting.

Action: Clerk to arrange a working meeting in January.

Community-Led Housing - Laura Atkinson, from the RCCE, would happily arrange a meeting with MDC to discuss community-led housing.

Affordable Housing - MC reported that Laura had introduced the NPSG and Moat. Moat would be happy to meet with the NPSG to discuss this further.

Action: Clerk to arrange a meeting with Laura in mid/late February.

RC suggested sending an open letter from the Parish Council to the Leader of MDC to express the concerns of the Parish Council and NPSG, and to seek clarity about the Housing Land Supply.

Action: RC to prepare a draft letter.

Action: ASJ will speak with District Councillors Stephens and Thompson to obtain their input.

The Parish Council to agree the letter before it is sent.

4. **Next Meeting**

The next meeting will be held on Wednesday, 24th January 2024 – a working meeting.

The meeting closed at 8.45pm.