

Minutes of On-line Advisory Meeting on 12th January 2022

Meeting of Elmstead Neighbourhood Plan Steering Group

Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Cllrs Adam Gladwin (Chairman), Amanda Brennan, Sally Fairey, Maxine Jeggo (arrived late) Martine Ward and Gill Williams, Mr Michael Champion and Mrs Holly Ward.

Also Present: Mrs A Baxter (clerk), Cllr John Gray, Mr Andrew Martin (Strutt and Parker), Mr Damon Turner and Jennifer Lui (Welbeck) and Mr Charles Gooch

The meeting started at 7.00pm. Cllr Gladwin explained that this is an advisory meeting only, and that no resolutions could be made by the Steering Group.

Adv 22/001 Apologies for Absence.

None.

Adv 22/002 Declaration of Pecuniary Interests and Personal Interests.

None.

Adv 22/003 Agreement of the minutes from 25th November 2021.

There were no comments regarding the minutes. They will be resolved as approved at the next in person meeting.

Adv 22/004 Public Speaking

Representatives from Strutt and Parker and Welbeck were present to inform the Steering Group about 2 potential sites for development.

Mr Gooch explained that he asked for Strutt and Parker to be involved within the NP process and that Welbeck are strategic land promoters.

Ms Lui explained that they have seen there are no site allocations in the draft NP and that TDC has said the housing need is nil until 2033. The government requires that Local Plans are reviewed every 5 years, so it won't be long before that review where the LP will be required to meet a higher housing figure. If the NP includes site allocation it will protect the village against further speculation. If that isn't for this NP, then for future NPs.

Mr Martin added that they wish to work with the PC, TDC and residents to see how the aspirations of the village can be fed into controlled development.

Cllr Jeggo joined the meeting.

They are at the early stages of the process, no schemes or surveys have been made yet. They are tabling two sites for consideration for allocation. Site 1 is for 90 houses and site 2 is for 30, subject to fluctuations. They asked what mix of housing is required and said that building larger houses doesn't always mean larger profits. It was discussed that the village needs smaller houses and affordable housing for the second generation. They could try to address this with a product available to people who grew up in the area.

We'll provide Strutt and Parker with a copy of the Housing Needs Assessment when it's available.

They are looking to engage at the earliest appropriate time. If not with the current NP, then at the review.

It was agreed to keep the lines of communication open in future.

Adv 22/005 Feedback from NP survey

There were 149 responses and the answers to the first 17 questions show that the vast majority of responders showed support for the draft policies. The second 2 questions confirmed the findings of the Housing Needs Assessment. There was some interesting feedback on Green Infrastructure. There were no contentious issues raised and nothing to revisit.

The clerk is to contact Oneill Homer and ask if we need to put the survey responses into a better format as part of our evidence base.

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Cllr Gladwin suggested that we produce an open document of all the feedback we've received from the village which can't be dealt with by the Neighbourhood Plan and see what we can address in other ways. For example, additional post-boxes. To look at in a few months' time.

Adv 22/006 Feedback from meeting with TDC and O'Neill Homer on 11th January 2022 (see Appendix 1 for agenda).

Cllr Gladwin reported on the items in Appendix 1.

- 1) In general, TDC are in support but are keen for us to define the differences between Elmstead and the Garden Community.
- 2) Brendan O'Neill gave an in depth update to TDC. The condition regarding not doing anything with the community centre until the new one is up and running allayed their concerns. Parking is an issue, but Eleanor Storey (TDC) did say that they are trying to encourage alternative methods of transport.
Mr Fuller said TDC has never dealt with a Neighbourhood Development Order (NDO), but he is interested in the idea.
The NDO process will push the Neighbourhood Plan back a few weeks and will put the PC vote on the draft plan back a month. The Garden Community is delayed too though.
- 3) This is a policy being explored. The clerk is to send some examples of smaller developments in Elmstead that would have been caught with a lower threshold for affordable housing.
- 4) Mr Fuller has a better understanding of this policy now, Brendan O'Neill spoke about the focus of the village moving from east to west.
- 5) Regarding the use of SUDS, TDC are making changes in Part 2 of the Local Plan. Cllr Gladwin is to send photos and details of the swale on the Church Road development.
- 6) See agenda item 011.
- 7) Mr Fuller confirmed we don't need to do a Strategic Environmental Assessment (SEA). We will hear about the Garden Community DPD when it's ready for consultation. Mrs Haim will be preparing a template for the Regulation 14 consultation which TDC will be able to complete. This will be their last chance to give us feedback on the NP.

Adv 22/007 Feasibility Study *An update*
This will be sent to us very shortly.

Adv 22/008 Technical Support – Design Codes *An update*
In December Cllrs Gladwin and Brennan showed Holly Turner around the village. We've been sent the content titles of her report, but there was nothing much to comment on. We should get a draft report in the next few weeks.

Adv 22/009 Housing Needs Assessment Report
Are there any questions on the final report?
Cllr Gladwin suggested concentrating on the first chapter. The content agrees with the feedback we have received.

Adv 22/010 Neighbourhood Development Order (NDO)
An update on an application made for assistance and to discuss whether to proceed with the NDO.
The clerk is to ask Brendan O'Neill to explain NDOs to everyone at the next meeting.

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Adv 22/011 Market Field School Proposals

i) Feedback from a meeting with Mr G Smith on 10th January 2022

We were hoping for an update on the development, but Mr Smith did not have any additional information. He offered to help with a facility for the village, such as a gym trail, or for Naomi Andrews to help us with section 106 agreements in future.

ii) Letter from Lanswood Ltd

Cllr Brennan had drafted a letter in response, after a discussion on changes it was agreed to send it.

Adv 22/012 Feedback from New Community Centre Committee meetings.

The working part for the outside space wasn't at the last meeting. A joint meeting of the working party and NP Steering Group will be arranged to talk about the outside space, as it's part of the Green Infrastructure of the village.

Adv 22/013 Draft Neighbourhood Plan

This has been circulated. Members were asked to please read it so that we can discuss comments at the next meeting.

Adv 22/014 Items for the next agenda or for information only

The draft NP, invite Brendan O'Neill to talk about the NDO and a follow up discussion on the representation from Strutt and Parker.

Adv 22/015 Date of next meeting

18th January at 7.30pm.

The meeting closed at 8.44pm.

There being no further public business members were thanked for their attendance.

Minutes written by Mrs. A Baxter

Contact: 01206 827139

Signature

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**Appendix 1 Elmstead Neighbourhood Plan (ENP) meeting with Tendring District Council (TDC),
Oneill Homer (OH) and ENP Steering Group Representatives**

1. Local Gaps

- The extent of the Elmstead Market and Colchester/Tendring Garden Community (GC) gap – see Policy ELM2 of the ENP

2. The Former Elmstead Community Centre

- Update on feasibility study by OH
- The principle of redevelopment on the site – see Policy ELM3 of the ENP
- Neighbourhood Development Order (NDO)

3. Affordable Housing (outside of the GC)

- Lowering the threshold as per §64 of the National Planning Policy Framework – see Policy ELM4 of the ENP
- Planning Practice Guidance (PPG) requirement for First Homes – see Policy ELM4 of the ENP
- Increasing minimum discount for First Homes as per PPG – see Policy ELM5 of the ENP

4. The Village Core

- The approach of Policy ELM11 of the ENP

5. Open space provision

- Developments delivering useable open space – see Policy ELM16 of the ENP

6. Market Field School Proposals

- Sharing information

7. Timetable

- Strategic Environmental Assessment screening opinion
- TDC Local Plan Part 2/ GC Development Plan Document update
- ENP/NDO proposed timetable
- Regulation 14 ‘Statement of Common Ground’

8. AOB

Any other matters

Signature

Date