

SOUTH WOODHAM FERRERS NEIGHBOURHOOD PLAN

Notes of the meeting of The Neighbourhood Plan Steering Group held on 11 April 2017, at 7.15pm.

Membership: J Birch (Chairman), C Wakeling (Vice-Chairman), Bentham (Woodham Radars FC), D Birch (SWF Health and Social Care Group), Carlton, Dempsey, Fellows, Councillor Golding (NPSG Finance and Town Council Liaison Officer and Woodville Ward Representative), Hammond, Hook, Councillor John (Collingwood Ward Representative), Khan, Lane, Newby (William de Ferrers School), Councillor O'Brien (Elmwood Ward Representative), Playfair-Moss (South Woodham Evangelical Church), Price (NPSG Publicity Officer), Councillor Shearring (Chetwood Ward Representative), Thompson (South Woodham United) and S Wakeling.

Present:

J Birch (Chairman)
Cllr. Golding
Hook
Newby
Price
Thompson

D Birch
Hammond
Lane
Cllr. O'Brien
Cllr. Shearring

In Attendance: Neighbourhood Plan Co-ordinator, Olivier Spencer, Eleanor Lyon and three members of the public.

7.17pm – Chairman, Jackie Birch opened the meeting.

1. Apologies for absence

Resignations were received from the Vice Chairman Chris Wakeling and from the Vice-Champion of Community Facilities, Susan Wakeling. Apologies for absence were received from Kenny Bentham, Tracey Fellows and Rev. C Ball.

2. Declaration of Interest

None.

3. Consider the notes of the meeting held 13 March 2017

Cllr. Shearring stated that Item 13 on the meeting notes included a misquote; it was requested that the notes be changed to read 'Chelmsford City Council has ownership of the designation of the Local Wildlife Site.'

It was **agreed** that once the above amendment has been made, the notes of the meeting held on 13 March 2017 were agreed as a true record of the meeting. The amended notes shall be circulated to the Steering Group and published.

7:18pm - Cllr. O'Brien entered the meeting to give apologies.

7:18pm – David Birch joined the meeting.

4. Public Questions

David Allen was introduced as having joined the Built Environment sector. He had attended the last meeting and would like to join the Steering Group.

Simon Moss introduced himself as having an interest in helping with the Built Environment and the Infrastructure sectors and that he would like to join the Steering Group.

John Miller introduced himself and he expressed that would like to join the Steering Group.

It was **agreed** that all three would join the Steering Group bringing the total number of members to 21.

5. Andrew Martin – Planning Ltd

Eleanor Lyon introduced herself as a member of the Lyon family and stated that her profession is a veterinarian but that her family had been farming for over 100 years.

Olivier Spencer introduced himself as working for Andrew Martin – Planning Ltd which are the Lyon family's Town Planning and Design Consultants.

They proceeded to give a presentation to the Steering Group which will be electronically circulated to the Steering Group at a later date. Hard copies of this presentation were handed out to those in attendance. In summary; the area of land that is owned by the Lyon family is located outside of the proposed development site identified by Chelmsford within their preferred option. However, the Lyon's would like to sell this land for self-builds aimed at the over 55s to the South (7.4 ha) and a Country Park (28.6 ha) towards the North leading up to Edwins Hall Road.

It was explained to the group that under the Local Plan Preferred Option Consultation, this same presentation and suggestion shall be made by Andrew Martin-Planning Ltd and the Lyon Family to Chelmsford City Council.

Cllr. Shearring asked how they would propose accessing the site if the development to the South was not to happen. Olivier stated that they would have to make the case to Chelmsford City Council regarding having that Southern development in place.

Stephen Hook stated that he liked the idea of using the proposed Country Park as a defensible barrier but that there is still the problem of the B1012 currently forming a barrier between the two sides of South Woodham Ferrers and what would be the plan. Olivier stated that this decision would be in the hands of the main developer and the City Council.

Cllr. Golding asked whether the 28 ha Country Park ownership would be maintained by the Lyon family and if not who did they propose would pay the maintenance costs. Eleanor said that they wouldn't be maintaining ownership and that with their Barratt Maple Park scheme, the home owners pay a levy which goes towards the cost of maintenance.

John Miller stated that subject to consultation, there may be more road infrastructure.

Simon Moss stated that the Andrew martin-Planning Ltd proposed plan was placing the over 55s away from main services. Olivier said that there would have to be more pedestrian, cycle and bus routes put in place to service the new development.

Cllr. Shearring asked whether if it was a no to the Country Park, could they continue to farm. Eleanor answered that no they wouldn't be able to continue.

There were queries over the openness of the proposed Country Park to the public, it was stated that this would be up to the community need. Eleanor also stated that Community Farms can also work quite well and in this location there are barns etc. already in place.

7:59pm – Cllr. Golding left the meeting.

8:00pm – Eleanor Lyon and Olivier Spencer left the meeting.

The Co-ordinator informed the group that another land agent, Martin Curtis of Curtin & Co. has got in touch and would like to meet the Steering Group. Jackie Birch explained that she had been in contact with Sarah Sapsford of RCCE as there appears to be contradictions within the Local Plan Preferred Option regarding the description of a Strategic Site. Sarah recommended that the Steering Group invite Jenny Robinson and/or Jeremy Potter of Chelmsford City Council to a meeting to ask all the queries we have directly and to go through their vision for South Woodham Ferrers in detail. Darren Thompson referred to pg.169 paragraph 7.189 of the Local Plan Preferred Option. It was **agreed** to meet with both Chelmsford City Council and the land agents but that Chelmsford City Council will be invited to the next meeting and the land agents at a later date. Questions to be asked to Chelmsford City Council shall be sent in advance to the Co-ordinator so that these can be forwarded to Chelmsford City Council.

6. Review Terms of Reference

Jackie Birch expressed some concern over the meetings being open to the public due to the amount of public interest around the Local Plan. She was concerned that if huge numbers of the public were to attend this may distract from the work in hand. Simon Moss stated that it was important to strike a balance with engagement.

It was **agreed** to leave the Terms of Reference as they were but to keep the inclusion of the new item, 'Public Questions' on all Agendas. In addition to this it should be advertised that should a member of the public wish to attend and ask a question, that these should ideally be sent to the Co-ordinator ahead of the meeting.

It was also **agreed** that an article should be placed in the Focus after the Chelmsford Consultation directing the public to the website as well as giving them a general update.

7. Review consultation comments put forward on Chelmsford Local Plan – Preferred Options

It was **agreed** to place a link on the Neighbourhood Plan website to the Local Plan Consultation and to place an article in the Focus prompting the public to make comment prior to the Consultation ending on 11th May 2017.

Built Environment – Due to Thomas Dempsey working abroad, they have not got any comments to make.

Transport and Access – Stephen Hook explained that they have been exploring all modes of transport and that approximately 5000 people leave South Woodham Ferrers train station every day. When he had investigated placing a new road around the new development, he estimated an 8.5km build-up of traffic. The unreliability of the bus services was generally accepted to be a 'chicken and egg' problem. Due to low numbers using the bus company is unlikely to improve the service, however if the service was better, more people would be more likely to use it. Stephen Hook drew attention to a document produced by Newcastle which gives recommended roadway widths including that within Industrial Estates. It was noted that Chelmsford City Council have noted that the roads are already at capacity and this was with them considering 8am-9am, 12pm-1pm and 5pm-6pm as peak times. The Parish Profile recorded that 10% of South Woodham Ferrers residents are not car owners. Cllr. Shearring suggested that maybe we request an express bus service like the one that has been put in place at Beaulieu Park.

Infrastructure – It was noted that within a supplement to the Local Plan it

states that the sewerage works are already at capacity but make no reference to how this is going to be addressed. It was **agreed** to ask Chelmsford for a full inventory of all Infrastructure within South Woodham Ferrers if one exists.

Open Spaces and Leisure – Darren Thompson informed the group that Chelmsford City Council had redone their playing pitch assessment since 2005 and the new one does not take South Woodham Ferrers into account as a separate entity only Chelmsford as a whole. Due to the new proposed development site topography it is wondered what leisure facilities they are thinking of placing there. Due to the majority of Marsh Farm not being open to the public (fenced off), South Woodham Ferrers is below the ratio required for open space and therefore there is already a lack of recreational facilities.

Business and Retail – Should the 1900sqm of retail space not go to Sainsbury, is there another area in mind for this type of development. In addition, 1,000sqm of business space does not appear to be proportional to the number of potential jobs required in the area.

Community Facilities – David Birch had prepared a typed sheet which will be circulated by the Co-ordinator to the Steering Group.

Natural Environment – Cllr. Shearring informed the group that all Wildlife Sites were re-examined in 2016 before the Local Plan and at this point the Wildlife Site at Bushy Hill was reduced. After speaking to the independent ecologist who undertook the re-examination, it was explained that this was not really avoidable and the planning officer at Essex Wildlife Trust stated that if you make them larger sometimes it lessens the power they have against development. It is important to have just the area of significance so to form the protection required.

It was asked that any typed comments along with facts/figures be forwarded from each sector to the Co-ordinator so that these can be referred to when completing the Consultation.

8. Marketing/Vision and Objectives discussion group update

The Co-ordinator updated the group on the situation with the website. A price had been sought from Ahead4 but it was **agreed** that the cost was too high and that the Co-ordinator with aid when necessary from Cllr. Golding could create the necessary website. It was also noted though that the cost of Ahead4 hosting would be required at £149.99+VAT and that this will need to be agreed by the Town Clerk.

The Co-ordinator informed the group that a stall was held at the Annual Town Meeting on 4th April 2017 and that Pauline Price, David Birch, Jackie Birch, Ian Hammond and Dennis Lane were all in attendance along with the Councillor representatives. The display only attracted a handful of members of the public and most queries were regarding the Local Plan. They were then directed to the Consultation Exhibition being held on Monday 24th April 2017 at the Village Hall between 3:30pm and 7:30pm.

The Co-ordinator informed the group that the Woodville School Student Council attended the planned session and that all 28 students were well behaved and acted in a very professional manner. The Co-ordinator showed the group some examples of the posters they had created and read out some of the questions they had produced. It was suggested that the Marketing Group meet once all the competition entries had been collected to make a selection of the winners and to choose which posters etc. to display around the town.

9. Built Environment Update including Stakeholder Lists

All business covered within Item 7.

10. Transport and Access Update including Stakeholder Lists

All business covered within Item 7.

11. Infrastructure Update including Stakeholder Lists

Due to the resignation of Chris Wakeling, it was **agreed** that Simon Moss shall be the new Champion for the Infrastructure sector and that the Co-ordinator shall forward all work already undertaken.

12. Open Spaces and Leisure Update including Stakeholder Lists

Tracey Fellows who sent apologies had stated that she will give a full update at the next meeting.

Kenny Bentham who sent apologies had also sent a resignation from the position of Vice-Champion for the sector due to the commitment of becoming Chair of Radars after the sad loss of Paul Walker. No one stepped forward.

13. Business and Retail Update including Stakeholder Lists

All business covered within Item 7.

14. Community Facilities Update including Stakeholder Lists

David Birch asked that the contact list be distributed to the Steering Group by the Co-ordinator.

Due to Susan Wakeling resigning, the sector has been left with no Vice-Champion. No one stepped forward.

15. Natural Environment Update including Stakeholder Lists

It was asked that the updated stakeholders list was forwarded to the Steering group by the Co-ordinator.

16. Project Plan Review

It was **agreed** to remove items recommended for removal by the Co-ordinator and a revised Project Plan shall be forwarded to all Steering Group members for them to review ready for approval at the next meeting.

21:55 – Cllr. O’Brien joined the meeting.

17. Date of the next meeting

It was **agreed** the date of the next meeting would be Monday 15th May 2017 at 7.15pm.

The meeting closed at 10:04pm