

SOUTH WOODHAM FERRERS NEIGHBOURHOOD PLAN

Notes of the meeting of The Neighbourhood Plan Steering Group held on 15 May 2017, at 7.15pm.

Membership: Councillor O'Brien (Vice-Chairman and Elmwood Ward Representative), Allen, 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, Miller, Moss, Newby (William de Ferrers School), Playfair-Moss (South Woodham Evangelical Church), Price (Secretary and NPSG Publicity Officer), Councillor Shearring (Chetwood Ward Representative) and Thompson (South Woodham United).

Present:

Cllr. O'Brien
Fellows
Hammond
Lane
Moss
Price

Allen
Cllr. Golding
Cllr. John
Miller
Newby
Cllr. Shearring

In Attendance: Neighbourhood Plan Co-ordinator, Town Clerk, Jenny Robinson (CCC), Jeremy Potter (CCC) and five members of the public.

7.15pm – Acting Chair, Cllr. Murrough O'Brien opened the meeting.

7.15pm – Pauline Price and David Allen joined the meeting.

1. Apologies for absence

Apologies for absence were received from David Birch, Stephen Hook, Darren Thompson, Cllr. Ashley John and Thomas Dempsey.

A resignation was received from the Chairman Jackie Birch.

2. Declaration of Interest

None.

3. Consider the notes of the meeting held 11 April 2017

It was proposed by Sue Newby, seconded by Simon Moss and **agreed** that the minutes of the meeting held on 11 April 2017 were a true record of the meeting.

4. Appointment of Steering Group Chairman and Vice-Chairman

There were no nominations for Chairman and will therefore be an agenda item for the next meeting.

Ian Hammond nominated and Sue Newby seconded Cllr. Murrough O'Brien for the position of Vice-Chairman and it was **agreed**. Cllr. Murrough O'Brien continued to Chair the meeting.

7:20pm – a member of the public joined the meeting.

5. Public Questions

A member of the public had questions for the representatives from Chelmsford City Council.

1. Can they ensure that the external appearance of the new homes shall be the same as the majority of existing South Woodham Ferrers even though the current Essex Design Guide is considered outdated?
2. When will Chelmsford provide high level proposals on a scheme for pedestrians and cyclists to cross the Burnham Road.
3. Will there be a plan on how fluvial and rainwater will be handled to ensure no flooding or the destruction of watercourses.
4. When will there be cash provision for William de Ferrers School as it is already at capacity, how will it cope with more students from the new development.
5. Will there be credible and firm proposals for commuters from South Woodham Ferrers and the Dengie to get out and through the Town by 8am or 9am in the morning.

6. Chelmsford City Council

Jeremy Potter introduced himself and Jenny Robinson from Chelmsford City Council and explained that he would give a brief overview of where the Local Plan is and then begin to answer the questions forwarded to them previously.

7.23pm – a member of the public joined the meeting.

Jeremy Potter explained that this stage has been the most successful in terms of consultation with face to face contact with about 2,000 residents. They will be moving quite swiftly now onto pre-submission with the plan going to committee in September and then with another consultation due hopefully before the end of the year. They will be surprised if the document stays as it is in its current state and is likely to change as it did with the Issues and Options consultation.

A member of the public asked who designs the red outline as it appears to be a much bigger site than required for 1000 new homes. Potter replied to say that the site takes into account a 60/40 split as space is required for other necessities such as open space, roads, drainage etc.

Jeremy Potter began to answer the questions listed and sent to them prior to the meeting in order of the sectors presented on the question sheet.

General

1. S106 has to be signed for as part of planning permission and is usually phased, e.g. no need for a new school if no homes are ready. Developers require cash flow from property sales in order to put in.

Infrastructure

1. This was not needed at this stage as not all areas will require this; however it shall be provided at the next stage.
2. SUDS will have to be produced as part of planning permission.

Power Networks

3. In discussions with UKPN, it is understood from them that there will be enough power source to accommodate the new development.
8. CCC will be seeking some sustainable energy sources through either LP or NP policies providing that there is evidence.

Water Supply

10. There is no evidence to say that there is an issue with the supply.
11. Any developer would have to protect and safeguard the high pressure water main.

12. The majority of the water supply in Essex comes from Abberton Reservoir and is topped up if required by Langford.

Sewers/Waste

14. Runoff is the duty of the developer under planning and should be covered by SuDS. Policy NE3 within the Preferred Options Consultation Document covers Flooding/SuDS.

15. The existing treatment works after speaking to Anglian Water has no issues with the added needed capacity except for the connections required for the new development. Direct discharge into areas such as SSSI and Wildlife site etc. so quality is the issue rather than capacity.

Communications

Have a brand new broadband policy (MP7) as feel it is just as important these days as electricity, water etc. but again this has a cost to the developer. Want to ensure that the new doesn't take away bandwidth from the existing.

Gas

No issue in providing supply although again this decision does lie with a commercial company and therefore their decision.

Marconi

Wildlife site on radar hill so are looking to protect this area from construction.

Cllr. Shearring advised Jeremy Potter and Jenny Robinson to speak with Anglian Water in regards to the sewerage as from his recollection there had been a proposed development to North Fambridge that wished to use the sewerage works but they were turned down as the works would not have been able to cope with it. He also recalled selfish fishing/eating having been banned by the EA some time ago due to the discharges however thinks this may now have been lifted as have witnessed some clam fishing recently. Jeremy Potter said ongoing liaison will continue as this is a statutory requirement.

Ian Hammond stated that smaller providers will provide fibre optic. Jeremy Potter responded that fibre optic is what they are seeking to achieve but does rely on the exchanges to be upgraded.

John Miller asked why there is concern about developers being happy about such things as costs of broadband etc. Jeremy Potter responded to say that because these things all have a cost element, it is important that 'we have our ducks in a row' and we need policies that bite. Developers will challenge the Local Plan and the Neighbourhood Plan.

Built Environment

1. The Local Plan and the Neighbourhood Plan can control through policies, the form, shape and massing etc. of the new development.
2. Making it clear to promoters of sites that there should be a meaningful link between the existing Town and the new development and that this may be achieved by using bridges and/or underpasses.
3. There is an affordable housing policy which currently state 35%, 70% of which is likely to be available to renting and 30% to shared ownership.
4. Lifetime/Starter home allowance may be an opportunity for the Neighbourhood Plan to scale down on so that it is specific to South Woodham Ferrers but must be based on evidence. Help to buy homes are up to £600,000 purchase price and so therefore lends it to smaller homes.
6. Undertaking further works on the Travelling Showman site and it's not only South Woodham Ferrers getting them. Did a consultation exhibition in Writtle and the residents weren't aware that they had a 40 plot site in Writtle already. Have a responsibility to meet everyone's

need and they are working with the Showman's Guild.
In the Chelmsford area settlement hierarchy, South Woodham Ferrers is second.

Community Facilities

1. If the new proposed health centre at the Sainsbury site comes to fruition, there will be no need for further facilities.
2. Almost certain that a new Primary School will be required but because one recently shut in South Woodham Ferrers, Chelmsford have to be certain. Do want to safeguard this facility as Primary Schools create a focus/hub for development and would have to be funded by the developer.
3. William de Ferrers School has plenty of capacity and other than Highlands it has the most capacity within Chelmsford and this capacity have been confirmed by the educators.

Business and Retail

1. When the Local Plan refers to "extant planning permission for a supermarket" it is referring to the Sainsbury site.

Open Space and Leisure

1. The playing pitch study provides the standard. The developer will be providing sports facilities and the NP can state through evidence what is required.

Transport and Access

1. Chelmsford envisage wanting to promote future proofing through sustainable policies.
2. Would like to promote bus use by the new development homes, for example at Beaulieu Park the residents have been offered a year's free bus ticket.
4. The new development will encourage the built station to improve. Already speaking to Greater Anglia Abellio they are looking at upgrading their rolling stock, including the branch lines, to increase capacity by up to 25%.
5. This was picked up on earlier when mentioned bridges and underpasses etc.

Parking – In the past the standards tried to limit the parking to discourage car use however this was unsuccessful so the new standards are more generous for both residents and visitors.

Other Forms of Transport – Would like to encourage Car Club but will see how that goes and check whether it is viable for South Woodham Ferrers.

11. Other forms of transport that are not already in place have not been included but that's not to say they can't be thought of.

Highways - The evidence which supports this is high level and strategic. The test is severe highway congestion and shouldn't refuse planning on anything less. The junction modelling along the A132 is being undertaken by consultants. Following consultation, Jeremy Potter started looking at google maps for the congestion at 7:00am and so has asked consultants to extend the peak time to 7am. Chelmsford are looking at working on the junctions as they don't think there is a problem with capacity rather than slow moving traffic at peak times. Had originally thought about a dual carriageway but modelling indicated that this would result in traffic moving quickly to junctions that have low capacity. Looking at the suggested road around the top this does add mileage as is a contorted route and would commuters use it rather than the direct one. The developer could appeal against this.

Simon Moss asked whether Chelmsford envisage new junctions along the Burnham Road and whether these will be included in modelling and whether

travel between North and South will be considered also. Jeremy Potter replied to say that they will look into potential need if traffic/junction models suggest a need. The model will make assumptions that some residents will walk within Town. Simon Moss responded to say that he could see the new development turning into a rat run.

Ian Hammond raised concerns over toxic air fumes along the Burnham Road as there is a Primary School located along it at the moment. Jeremy Potter stated that air quality is usually associated with standing traffic and that developers will have to monitor.

8:24pm – Cllr. Ashely John joined the meeting.

Dave Allen asked that although Chelmsford have included commercial growth with Sainsbury what other large business are planned for local employment. Jeremy Potter responded to say that they can't see a huge need but are looking to be flexible in terms of policies.

Tracey Fellows asked what provision there was for open space. Jeremy Potter explained that there was a formula which takes into account standards on demographics statistics and extrapolates these into the right type of open space. Jenny Robinson explained that this was available as part of the evidence base online.

Dennis Lane asked where their traffic flow information includes. Jeremy Potter explained that it includes from the Garden of Remembrance roundabout through to the Rettendon Turnpike but doesn't include Maldon district yet. Dennis Lane asked whether there will be statistics on each junction. Jeremy Potter responded to say that this will be done during the junction modelling scheduled.

Pauline Price stated that she could only see problems with the idea of underpasses as can't see parents being happy with their children using them as can be areas which see anti-social behaviour/criminal activity. Have Chelmsford City Council considered traffic calming measures along the Burnham Road. Jeremy Potter responded to say that they have looked at this option but is not a stable solution especially in terms of topography. He advised looking at the underpasses which are in use successfully at Notley Garden Village. These are well lit and well used underpasses. In addition surface crossing just interfere with traffic flow and cause congestion.

A member of the public urged Chelmsford to speak to William de Ferrers School and not the Education Authority about capacity. He also stated that along Burnham Road, Sainsbury have been allowed traffic lights. Another member of the public stated that putting uncontrolled crossings at Sainsbury will allow for stop start traffic and therefore affect standing traffic outside the primary School and therefore affects the Air Quality. They also mentioned the main gas pressure pipe running through the proposed site for development. Jeremy Potter responded to say that Chelmsford are aware of the gas line and are speaking to Transco although it can be designed around. He also stated that Chelmsford would have preferred Sainsbury to be applying now rather than having to retrospectively fit around them. They are still to look at Sainsbury's response to the Consultation. With regards to the capacity at the School, there is no question as to capacity from either the Education Authority or the School itself.

A member of the public asked about what will be done about parking issues that already exist in the Town Centre. Jeremy Potter responded to say that all policies talk about integrating and encouraging less car use. New comers will invest in changes to the existing.

Simon Moss asked whether they had considered building over the existing

Burnham Road and moving its location. Jeremy Potter replied to say that it was not originally thought of as feasible but will look at consultation representation. Simon Moss also asked how they intend to control sound etc. from Burnham Road. Jeremy replied to say that sound controls can be placed on the new development but it is tricky to have developers help have something installed on the existing.

Jeremy Potter ended with thanking the Steering Group for the invite and for providing food for thought in terms of the questions raised. He also reminded the Steering Group that Chelmsford, through Jenny Robinson, are there to encourage, support and promote the Neighbourhood Plan.

8.43pm till 8.48pm – Vice-Chairman O'Brien called a break, during which three members of the public, the Town Clerk, Jeremy Potter and Jenny Robinson left the meeting.

7. Marketing/Vision and Objectives discussion group update

The Co-ordinator informed the meeting that a meeting of the group shall be arranged for Thursday 18th May 2017 to discuss; selection the of the Woodville Primary School competition entries, discuss the new look website, draft questionnaire and discuss dates for distribution and collection and go through the roadshow format and dates.

8. Communication and Engagement Strategy

It was **agreed** to send the first draft of the Communication and Engagement Strategy to the RCCE and Chelmsford City Council for their comments and approval.

9. Built Environment Update including Stakeholder Lists

The Co-ordinator requested from each sector that they; source and produce any additional sector evidence that is required, gather detailed questions they would like asked of stakeholders and list what if any items they would like mapped. It was **agreed** that each sector will have their mapping lists to the Co-ordinator within three weeks so that she can make the request with Chelmsford in time for the next meeting.

The report previously circulated was noted and Ian Hammond informed the group that Thomas Dempsey was in communication with Dr Georgios Kapogiannis from Anglia Ruskin University regarding some of his graduates to assist with the Neighbourhood Plan.

10. Transport and Access Update including Stakeholder Lists

The Co-ordinator requested from each sector that they; source and produce any additional sector evidence that is required, gather detailed questions they would like asked of stakeholders and list what if any items they would like mapped. It was **agreed** that each sector will have their mapping lists to the Co-ordinator within three weeks so that she can make the request with Chelmsford in time for the next meeting.

The report previously circulated was noted.

Dennis Lane informed the meeting that he had been monitoring the traffic flows himself along the Burnham Road. Cllr. O'Brien suggested keeping this information but to find out what Chelmsford produce with their new traffic modelling which takes into account junctions.

11. Infrastructure Update including Stakeholder Lists

The Co-ordinator requested from each sector that they; source and produce any additional sector evidence that is required, gather detailed questions they would like asked of stakeholders and list what if any items they would like mapped. It was **agreed** that each sector will have their mapping lists to the Co-ordinator within three weeks so that she can make the request with Chelmsford in time for the next meeting.
The report previously circulated was noted.

12. Open Spaces and Leisure Update including Stakeholder Lists

The Co-ordinator requested from each sector that they; source and produce any additional sector evidence that is required, gather detailed questions they would like asked of stakeholders and list what if any items they would like mapped. It was **agreed** that each sector will have their mapping lists to the Co-ordinator within three weeks so that she can make the request with Chelmsford in time for the next meeting.

The report previously circulated was noted.

Tracey Fellows stated that following Jeremy Potter's talk during Item 6 she will look back over the formula which Chelmsford use to assess the type and quantity of Open Space allocated.

Tracey Fellows expressed the want to send out the questionnaire previously circulated to the sports clubs identified prior to the next meeting. It was **agreed** to defer this to the next meeting to ensure a coordinated approach from all sectors.

Tracey Fellows would like to know what is happening with the John Cox and Victoria Fields land. Cllr. O'Brien advised waiting for a couple of months as the members of the working parties have just been decided for the new council year.

13. Business and Retail Update including Stakeholder Lists

The Co-ordinator requested from each sector that they; source and produce any additional sector evidence that is required, gather detailed questions they would like asked of stakeholders and list what if any items they would like mapped. It was **agreed** that each sector will have their mapping lists to the Co-ordinator within three weeks so that she can make the request with Chelmsford in time for the next meeting.

No report.

14. Community Facilities Update including Stakeholder Lists

The Co-ordinator requested from each sector that they; source and produce any additional sector evidence that is required, gather detailed questions they would like asked of stakeholders and list what if any items they would like mapped. It was **agreed** that each sector will have their mapping lists to the Co-ordinator within three weeks so that she can make the request with Chelmsford in time for the next meeting.

Sue Newby nominated and Pauline Price seconded Cllr. Ashley John for the position of Vice-Champion of Community Facilities.

In the absence of David Birch, the Co-ordinator read out an email stating; "I think that as we have now got named contacts for stakeholders we need to send out a general letter informing them of what we want and asking their view about how best to achieve that within the context of their of their area of interest. The schools we can also build on your Woodville experience. Health is dependent in some respects on the progress or otherwise of the Sainsbury Health Centre."

15. Natural Environment Update including Stakeholder Lists

The Co-ordinator requested from each sector that they; source and produce any additional sector evidence that is required, gather detailed questions they would like asked of stakeholders and list what if any items they would like mapped. It was **agreed** that each sector will have their mapping lists to the Co-ordinator within three weeks so that she can make the request with Chelmsford in time for the next meeting.

Sue Newby directed the meeting to the previously circulated report.

Simon Moss offered his assistance with any flooding issues.

16. Project Plan Review

The Co-ordinator asked that each sector look closely at the Project Plan and identify areas where they may require funding and also to check that they are on track with workload.

17. Date of the next meeting

It was **agreed** the date of the next meeting would be Monday 26th June 2017 at 7.15pm.

The following dates were also agreed; Monday 10th July 2017 at 7:15pm, Monday 14th August 2017 at 7:15pm, Monday 11th September 2017 at 7:15pm and Monday 9th October 2017 at 7:15pm.

Cllr. Ashley John gave his apologies for the meeting of 10th July 2017.

Other Business

It was proposed by Cllr. Alan Shearring, seconded by Cllr. Ashley John and **agreed** that both Steve Betteridge (not in the capacity as a Councillor) and Emma Twine both be elected as members of the Steering Group. The total membership now stands at its maximum of 22 members.

It was **agreed** that Steve Betteridge would be the new Vice-Champion of Open Spaces and Leisure.

The meeting closed at 9:20pm