

Minutes
of the MAYLAND PARISH COUNCIL
NEIGHBOURHOOD PLAN COMMITTEE
meeting held in the Lawling Park Hall
on Tuesday 3rd May 2016
at 7.37 p.m.

Present: Cllr Spires (Chairman) T Dixon
Cllr Duncan B Edwards
Cllr Evans L Haywood
Cllr Gibson

Clerk: Mrs J Massenhove

In attendance: Mrs C Cadman, Natural England
2 residents

100. Apologies for Absence

None.

101. Declaration of Interests

B Edwards declared an interest as an owner of land adjoining 1Mill Road.

102. Minutes of the Previous Meeting

Cllr Duncan proposed accepting the minutes from the meeting held on 5th April Cllr Gibson seconded the proposal, all in favour. The minutes were signed and dated as a true record.

The Chairman closed the meeting at 7.39 p.m. and opened the public session.

103. Public Discussion

Cllr Spires introduced Mrs Claire Cadman of Natural England, an organisation which promotes and protects biodiversity. Mrs Cadman spoke of her role in improving coastal access and in delivery of the England Coast Path, a route which will be one of the longest coastal routes in the world. Her responsibility lies with the stretch of coastal path from Burnham to Maldon and she will be talking to landowners (including Mayland Parish Council) and occupiers, in order to balance public and private interests with regard to which route the path should take. Natural England will put its proposals to the Secretary of State, and those wishing to comment or raise an objection will have the opportunity to do so. The Secretary of State will decide whether to approve Natural England's proposals, taking into account any representations or objections that have been submitted. Preparations will then be made to meet the necessary standards, e.g. way marking. When a trail opens, it will be managed by the National Trail Partnership (rather than Essex County Council).

Mrs Haywood asked what will happen if the path disappears due to erosion of the coast. Mrs Cadman responded that the path will not be pinpointed to a geographic location, as happens with Public Rights of Way, but will 'roll back' as the coast erodes and so not be lost.

Cllr Evans asked what would happen if a landowner objects. Mrs Cadman responded that they will listen to landowners, but there will be instances where matters are referred to the Secretary of State. In some circumstances, such as a change of use of the land, the route may have to go around the site.

It was commented that it will be beneficial to Mayland and to the route to bring more people to the waterfront and for Mayland to be an access centre to the coastal path.

Cllr Spires welcomed the two residents to the meeting.

Cllr Spires closed the public session and re-opened the meeting at 8.08 p.m.

104. Progress Report

Cllr Spires referred to two particular landowner survey responses, both indicating an interest in building on their land. Clerk to contact the land owners to arrange meetings with the NP working party.

It was observed that we do not yet know what our housing allocation within Maldon District's Local Development Plan will be, but are fortunate there is sufficient land available that we, as a village, should be able to choose where houses will go and also the mix of housing.

A second draft of the plan has been received from our consultants. A number of queries arose from the first draft and, to a degree, these have been addressed. It was noted that, within the updated draft, a site has been identified which could include dual-use buildings providing both living accommodation and workspace.

105. Timescales

It was noted that the Neighbourhood Plan is a supplementary document to MDC's own Local Development Plan and it is proving difficult to obtain the necessary support from MDC while they have yet to achieve approval of the LDP. However, it is lawfully possible to have our Neighbourhood Plan in place first.

It was commented that, although MDC has yet to set the rural allocation, we do know that 425 houses will be allocated over 17 villages, of which Mayland is one of the biggest. From this it might be surmised that our allocation could be as low as 150, i.e. 10 houses per year over the next 15 years. Historically, our rate of development has been much higher than this. We are not aiming to stop progress, but do want to manage progress ourselves as a village rather than have it managed by developers. Mr Edwards suggested that this information should be publicised, so that people know.

Cllr Spires closed the meeting at 8.36 p.m. to allow residents to speak.

A resident suggested that we include an update, a brief summary of progress, in the *Maylands Mayl*. The Committee agreed that the Clerk should approach the editor with regard to inclusion of this information as a news/ community interest item.

Cllr Spires re-opened the meeting at 8.45 p.m.

An invoice from our consultants was noted. Expenditure was approved previously and the payment will be added to this month's payments list.

Cllr Spires read aloud a recommendation from our consultants to minimise costs by not distributing a draft copy of the Plan to every household, but instead to put the document on our website and distribute a leaflet to all households with a summary, vision and principles on it and a reference to the website. The recommendation was met favourably by the committee; it was suggested that some paper copies should be available on request and copies available to view in places such as the library.

Cllr Evans observed that another event will be needed at some point. Cllr Spires suggested that an appropriate time for this will be once the draft document has been sent to MDC and goes out to the village.

It was commented that a meeting with MDC is needed in advance of sending the pre-submission draft to them. Clerk to contact MDC to arrange a meeting.

106. Items for Next Agenda

Inclusion of NP information in the *Maylands Mayl*

Approval of the draft document for pre-submission to MDC

The meeting closed at 9.07 p.m.

Date of next meeting, Tuesday 7th June 2016