



**Minutes
of the MAYLAND PARISH COUNCIL
NEIGHBOURHOOD PLAN COMMITTEE
Meeting held in the Lawling Park Hall
on Tuesday 6th September 2022
at 7.00 pm**

Present: Cllr Spires Cllr Harding
Cllr Morris Jeannette Logie

Clerk: Mrs L Whitefield

15 Members' Apologies for Absence

Cllr Haywood and Cllr Todd gave their apologies

16 Declaration of Interests

None

17 Minutes of the Previous Meeting

Cllr Spires proposed that the minutes from the meeting held on 5th July 2022 be accepted. Cllr Harding seconded this proposal. All in favour.

18 Public Discussion including regular hall user groups

No public present

19 Update status of Neighbourhood Plan

- Draft copy of plan has been received from Troy Planning and distributed to committee
- Need to wait for MDC to review their Local Development Plan before they approve MPC plan
- Can specify type of housing but not specific plots of land
- Draft shows shortage of 2 and 3 bedroom houses
- 40% of affordable homes needed in each estate – Cllr Harding to research exactly what this means
- The plan density is 18% per hectare. Any more will change the look and feel of village
- Awaiting plan from urban planners. They will form proposals for the council to consider
- If plan runs for 15 years and build 10 houses a year in village then that equates to 150 houses
- NP can suggest infrastructure for village
- If Neighbourhood Plan not put in place then MDC can make decisions for the village. If a plan is accepted by MDC then the council have the right to challenge these decisions. Can be over ridden but better to have a plan than to not.
- Sewage capacity to possibly stop further development in district
- Troy Planning has the skills to write the plan which others would not have. Total cost is £21,000 but grants have been received and money put aside from the Parish Council. Committee agreed well worth this money to get it exactly right.

20 To consider the survey results

- 136 responses received from residents of the village which was pleasing
- Results will be used to collate plans
- Cllr Spires asked committee to make comments on draft plan for feedback to Troy Planning.

- A six week pre-submission consultation with parishioners will be held at the final stage. Any comments/issues raised are taken into account and form a consultation statement.
- Once submitted, MDC will publish plan and arrange an independent examination and referendum.
- Plan is made if 51% of parishioners, who vote, approve. Then can make decisions on specific pieces of land offered to the Parish Council.

21 S106 Funds

- Under Section 106 of the Town and Country Planning Act 1990, contributions can be sought from developers towards the costs of providing community and social infrastructure, the need for which has arisen as a result of a new development taking place. This funding is commonly known as 'Section 106'.
- A resident asked if the Parish Council could request these funds before any houses are built so that if builders do go over budget then additional infrastructure is still able to be put in place.
- Cllr Spires confirmed that S106 is being replaced by CIL (community infrastructure levy) which is held and administered by MDC. The Neighbourhood Plan would have to be approved first to receive 25% of this funding. If no plan is in place then the full amount of funding would go to Maldon District Council.

22 Items for Next Agenda

- Comments on draft
- Suggestions

Meeting closed at 8.30pm