

Minutes from the Neighbourhood Plan Meeting

Thursday 10th May 2018 - 7.00pm at the St Peters Church, Coggeshall

Chairman	Peter Kohn
Economy	Michael Bowes
Heritage	Jo Brindley
Heritage & Environment	Paul Javin and Alex Stevenson
Housing	Steve Lavender & Tom Walsh

INTRODUCTION

Introduction by Peter Kohn

(refer to slides 2-4 for full details)

Consultation to start 9th June 2018 at the Community event at 11am.
Referendum planned for March 2019.

Coggeshall Vision by Jo Brindley

(refer to slide 5 for full details)

Key focus is on sustainable development, balancing the needs of the present and future.
The residents of Coggeshall have said that these are important, and these are the “super objectives”:

- Heritage
- Environment
- Community
- Economy

Suitable housing with access to health and education facilities.

POLICIES

1. Housing

(refer to slides 6-9 for full details)

In Summary:

Principles of housing, to be inclusive and diverse community.

People to be able to afford to stay in the village.

Protect the unique character of the village

Discourage large speculative developments

Q&A

Noted: The term affordable housing needs to mean either subsidised housing, Housing Association or Shared Ownership. Affordable rental to be in line with greenfield housing. National policy there are recommendations on the % of HA in any given development.

Q: Is there any policy on the number of new houses that should be built in Coggeshall?

A: Two parts to the answer 1) about numbers and 2) protecting the village.

There are a number of different ways of establishing a number. Concluded with BDC that the chosen sites represent what BDC want us to deliver to meet the district needs.

It doesn't stop developers putting forward any proposal and the presumption is in favour of sustainable development.

Q. There are lots of potential large sites on the fringes of Coggeshall including Monkswood and A120/Marks Tey – are the 15 houses in small sites sustainable?

A. Yes we have been successfully campaigning against the larger developments. Once the CNP is adopted it forms part of the planning requirement for any developer to adhere to and the quicker we can get it adopted the better and it has the force of law.

Q. Like to hear what is the relationship with the CNP and the Local Plan.

A. The CNP forms part of the LP and forms part of the National Plan. It has a presumption in favour of housing in this graphical area (Harwich corridor), and within this our CNP needs to fall within this.

There is an emerging Local Plan (not yet approved) and we are operating under the current Local Plan.

There are three allocated sites: Tey Road, Cook Field and Dutch Nursery

Dutch Nursery – proposal is now for 48 units on the site (reduced from 100), pending decision with BDC, assume it will be outline consent. CNP suggests 60 dwellings to improve character and streetscenes.

Cook Field – Currently identified for 25 dwellings (previously 12), edge of centre and rural character and 25 is too dense for that location. Retain the mature planting on East Street and the green open space to be adjacent across the Essex Way.

Q. Should we recommend to increase the density in the Dutch Nursery and less in Cook Field.

A. Yes

Q. If just looking at numbers, there will be development in Hollingtons with housing of significant number, does that count?

A. The government have introduced SEA screening for sites that aren't allocated. We also can't anticipate sites that haven't been allocated yet by BDC.

Q. What's happening with utility land behind the coop?

A. It was a commercial sale.

2. Design

(refer to slides 10-11 for full details)

Included in the CNP, there is an Essex Design Guide but want to include a specific Coggeshall design statement as a reference for developers when plan is in place, to preserve and conserve for future needs.

12 key points within the design guide that are more specific for the village.

It is not a policy but has to be approved by BDC.

NO QUESTIONS

3. Heritage

(refer to slides 12-13 for full details)

There are 193 Grade 1 and 2 listed buildings in Coggeshall in a conservation area.

There are also undesignated heritage assets such as 'The Pest House', Christchurch, the Library, School Mews and Hollingtons.

NO QUESTIONS

4. Environment

(refer to slides 14-16 for full details)

We are looking at particularly for Coggeshall:

- Air quality, dust and odour
- Water quality, abstraction and temperature fluctuation
- Light pollution – preserving the dark sky areas
- Noise pollution

NO QUESTIONS

5. Landscape Character

(refer to slide 17 for full details)

Q. Any preference for A120 route?

A. We have expressed a preference for Route E. ECC will be announcing on Friday 25th May.

6. Flood Management

(refer to slides 18-20 for full details)

Environment Agency are looking at a plan to mitigate against flooding in Coggeshall.

Looking to designate the Flood Management Areas to following 6 sites:

BT Exchange in East Street

Flood Zone adjacent to the River Blackwater

East of Popes Leeze / Cook Field

Vicarage Field

Village Centre / Public Highways

The Hop Field, Coggeshall Hamlet

NO QUESTIONS

7. Green Space / Amenity Buffers

(refer to slides 21-23 for full details)

We have identified green buffer areas in the village and wider parish.

Q. Comment: If the route E of A120 goes ahead and the existing bypass, I foresee greater pressure to build up to that road, should we consider that.

A. It is outside of the Coggeshall boundary so we can't.

I don't think it's feasible and other reason we suggested in the housing policy no large scale development on greenfield sites.

Q. What is the implication on allocated green buffer zone on land ownership.

A. They will have a hard time turning into development.

BDC said that they would find it difficult to defend GB8, it will depend on timing and land supply figures. Also on the view of the Highways commission.

8. Local Green Spaces

(refer to slide 24 for full details)

One local green space designated in Coggeshall, Land at Vicarage Field.

NO QUESTIONS

9. Transport

(refer to slides 25-26 for full details)

Q. We should have an aspiration to

- have all roads properly paved
- have a cycle way from Coggeshall to Kelvedon
- and a 20 mile per hour zone in centre of Coggeshall

A. The problem is that this plan is for developers.

Q. Need a bigger/bolder vision for the future to excite people.

A. Only so much we can do in terms of planning policies but we are compiling aspirations for the village.

10. Community Infrastructure

(refer to slide 27 for full details)

NO QUESTIONS

11. Economy

(refer to slides 28-29 for full details)

We haven't identified any new sites for business within the parish as there is more capacity than demand.

Most of business from Dutch Nursery have relocated.

Trying to stop shops that have closed from turning into houses where possible.

Encourage home working and small businesses.

NO QUESTIONS

12. Developer contributions

(refer to slide 30 for full details)

NO QUESTIONS

13. Protecting and enhancing green and blue infrastructure

(refer to slides 31-32 for full details)

NO QUESTIONS

14. Open Space

(refer to slides 33-34 for full details)

NO QUESTIONS

15. RAMS

(refer to slide 35 for full details)

Comments from CPC:

- What you have heard is from the CNP group, they are a subcommittee of the planning committee of the CPC. We have some Parish Councillors on the subcommittee but also includes other members of the community, that have put this together. They want the CPC to accept and endorse the Neighbourhood Plan and take ownership. We could link a policy to community impact and see what that does and what does it mean to the village.

- At some point before BDC the plan will have to be adopted by the CPC and will need an agenda item at a CPC meeting. There will then need another meeting to formally adopt it.

Peter Kohn Q to CPC: Are you happy with what we have done so far?

A. Agreed that the CPC are happy with work thus far.

Q. How realistic is the timeframe?

A. Timescale is reasonably realistic if everything goes to plan. We have been in regular contact with BDC and thinking is along similar lines. Strong suggestions and comments tonight including areas of improvement such as community consultation.

Q. What happens in the meantime if we another Bovis type application?

A. The more it goes through the regulations the more it acquires weight, but needs to be finally adopted.

Q. Why are there so few people here tonight?

A. This is the primarily the presentation to the Parish Council. We will presenting to and consulting with the public on 9th June but need to make sure that the CPC agree with what we are saying.

Community Aspirational Projects

(refer to slide 36 for full details)

Coggeshall to Kelvedon cycleway was the winner (83 votes).
We need to develop working project groups to take the ideas forward.

Riverside Walk (82 votes).
CPC talking to some land owners and Dutch Nursery introduced a riverside walk in their masterplan.

Vicarage Field (73 votes).
Would like to designate it as a community asset to give Coggeshall the chance to buy it.

Village Centre shared space (61 votes)
This would be a significant investment if we are going to do something different?

The Green Bridge (36 votes)
Can we get across the A120 easier.

Community Shop
In one of the empty shops.