

Minutes of Steering Group: Weds 12 September 2018

1. Present

Peter Kohn, Tom Walsh, Michael Bowes, Jo Brindley, Jan Stobart, Paul Javin, Alexandra Stephenson and Steve Lavender

2. Apologies

Michael H, Ian S and Anna A-C, Megan J and Tracey T.

3. Minutes of Steering Group 26 July 2018

Agreed. SEA cannot be done before Regulation consultation 14.

4 Coggeshall Parish Council

Last Full CPC meeting also strongly objected to change of use from commercial to residential of former Martins on Church Street: note further detailed comments from Jo/Geoff Heaton on which reactions welcome.

CPC has also firmly objected to revised Bovis scheme. Further delayed decision at request of Highways Agency: no decision expected before 28 September 2018

5 Housing Target and BDC

5.1 TW spoke with Alan Massow on 11 Sept 2018. Latest Housing Target for 5 year land supply from July 2018 to June 2023 is 6126 new dwellings for BDC.

Identified supply by sites is 4796 or a shortfall of 1330 ie of 959 dwellings pa.. Note that their 5 year Land Supply is now falling slightly from just over 4 years to 3.91 years {Sedgefield method}

He confirmed BDC will not give a suggested figure for Coggeshall Parish

Alan said we can show our specific housing figures by site (rather than just saying "10+") and CNP meeting decided we should very much do so for 3 key Housing Sites along lines of:

Dutch Nursery: 67 homes and 9 work units

Cook Field: 12 and Tey Road: 11

Alan confirmed that our Housing Policy on appropriate neighbouring uses in housing areas "seems fine" - BDC had a very similar one in their 2005 District Plan

Developer Contribution towards required additional infrastructure: he said it is only regarded as under S106 (as opposed to Construction Infrastructure Levy, CIL) and that the amount depends on the site and that developers must make an acceptable contribution, it could be pooled. action: PJ and TW to scope and research. NB we will confirm when we meet Alan Massow when BDC are in fact moving to the CIL as government has advocated

BDC latest Local Plan timetable: aiming for Autumn 2019 or into 2020. Will be affected by decisions including of Colchester BC - due on 14 / 9 / 2018 on the Garden Communities (see below) and on the Recreational Avoidance Mitigation Strategy (EU - coastal) by March 2019.

NB Alan also said BDC might need to 'totally review' work on housing allocations by site across the District (perhaps based on Options and decisions with Colchester and Tendring Councils re proposed Garden Communities)

Peter is to write to Alan to request a meeting on Monday 15 October for the CNP Sub-committee of the Parish Council

5.2 Jan explained 3 Options for Garden Communities, GC

1/ GCs not in Local Plans

2/ Further analysis to robustly justify given Inspector's reservations concerning the GCs or

3/ Completely withdraw the GC proposals

Each of 3 Councils must agree same Option or 3 will be the default

CBC due to announce their decision on 13/9/18 - we have a web link. Alan told me that if the GCs were withdrawn BDC 'would need to totally review their housing/site allocations'. Colchester's decision has been delayed; they are meeting with opponents and BDC unaware likely outcome

6 CNP Meeting with BDC: PK to send final draft of letter to Alan and request we meet him on Mon 15 October

7 Conservation Area Assessment: BDC will not undertake. PK to write to Chair CPC cc to Trevor Plumb requesting CPC to fund

8 Flood Mitigation and Expansion of Rivenhall Quarry - to what extent might proposals for former be linked to plans to extend the Rivenhall Quarry and might the former be preferable for Coggeshall? AS to seek meeting with EA as part their new consultation exercise

9 DAC are on notice to do further work when required on finalising CNP

10 A120: Highways England due to decide on whether they will fund ECCs recommended route in March 2019

11 A12: widening apparently not included in Highways England budget. CBC apparently wanted a new Option for the route re the GC but unclear if it has any prospect of funding or could be widened along current route

12 Landscape/Green Buffers etc:
AS is drafting and will meet with JB and PJ

13 Update on Last Week's CNP Workshop:
Most of the meeting covered a review of all these items: see revised schedule attached

14 Next meeting: Thursday 25 October at White Hart (MB and TW will be away)

15 AOB

Cycleway to Kelvedon: TW to confirm that Will Bramhill can join us as agreed: he heads a successful cycling campaign group in Colchester
Editing Final Draft: Linda, through SL, has agreed to help (at workshop we had also mentioned one or two others if need be)

tom walsh
14 September 2018