

**Draft Minutes** of the forty-second meeting of the Wivenhoe Neighbourhood Plan Steering Group held on 3 August 2016 at the Wivenhoe Council Offices, at 19.30.

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**Present:**

WTC Cllrs Robert Needham (chair), Neil Lodge

Residents Jane Black, Peter Hill, Marika Footring (minutes), David Allen, Christopher Downes (CBC), Rosalind Scott (from 19.43).

**Apologies for absence:** Ruth Melville, Mark Norrington, Richard Polom.

**Declarations of interest:**

Cllrs Robert Needham and Neil Lodge, and Peter Hill: Wivenhoe Housing Trust.

***Minute 2016/50 Minutes***

The minutes of the July meeting were accepted as a true record and signed by the chairman.

***Minute 2016/51 Matters arising***

*from Minute 2016/47* The payment to Navigus has been actioned through WTC.

*from Minute 2016/49* The Wivenhoe News article had been submitted within the deadline.

***Minute 2016/52 Correspondence***

4 Consultees had so far responded to the pre-submission consultation. The comments will be passed to the Plan Review Group for consideration at its next meeting. SG secretary to acknowledge these comments when forwarded to her by the Town Clerk.

***Minute 2016/53 HRA, SEA and CBC Local Plan***

A report on the above matters had been compiled by Peter Hill and is appended to these minutes.

It was agreed that Essex Wildlife Trust should be added to the consultees. Chris will let Marika have the address and she will write to include them as non-statutory consultees in the pre-submission consultation.

Concerning point 8. of the report: it was agreed that, for cost reasons, no further changes would be made to the currently published version of the plan but that any further changes would be recorded in an addendum to accompany the examination copy of the plan.

Chris Downes confirmed it would be acceptable to include the HRA screening report and the SEA report (167 pages) in the Basic Conditions statement by way of hyperlinks when the plan is finally submitted to CBC. Chris also confirmed that, with the finalised SEA report, CBC could see its way clear to support the plan through to examination stage.

CBC's recent preferred options consultations had not thrown up any issues that required revision of the WNP. The draft CBC local plan is not expected to be ready until end December 2016. At this point, the SG expects that the WNP may require a couple of months' work after examination and that the likely earliest date for the referendum would be March 2017.

***Minute 2016/54 AOB***

Rosalind Scott had asked by email of 29 July to raise an item about 'public open space'. Rosalind informed the meeting that following on from the Trinity Close and Denham Close appeals by Taylor Wimpey (TW) which had been decided in the company's favour, TW had suggested that they had ambitions for a development in Bobbits Way. The draft WNP has designated Bobbits Way as an open space. TW own Bobbits Way and was interested in

gauging the opinion of the SG regarding an intended planning application to erect a single four-bedroom house in return for developing the rest of this site as a playground and gifting it to WTC in perpetuity. Rosalind asked on behalf of TW how the SG felt about this?

The response of the meeting was that the SG had no view to express about this other than to observe that the draft WNP has designated Bobbits Way as open space and that this designation was evidence based on the desires expressed by residents which the SG has endeavoured to distil into the WNP. Wiv Policy7 was apposite. Beyond this, this is a matter that should be raised with the WTC planning committee.

There being no other business the chairman closed the meeting at 8.50 pm.

**Date of next meeting: Wednesday 7 September at 7.30, at WTC offices.**

**WNP – Plan Review Group      Report for WNP Steering Committee Mtg – 3<sup>rd</sup> August 2016**

1. Jane and I have been working with Jon Crane of ECC Place Services to complete the SEA Environment Assessment following the email discussions we have been having with Natural England and their concerns regarding the in-combination effects from the proposed garden community development on the north side of the A133. We hope we have adequately addressed their concerns as their recommendation has been to delay our WNP until after CBC's Local Plan is agreed.
2. In consequence of these discussions, we have amended our HRA Screening Assessment report to make more clear that the report considers the in-combination effects of the proposed garden community on the north side of the A133 and proposes possible mitigation measures if it proceeds.
3. On Monday 1<sup>st</sup> August, Jon Crane sent us the completed and final SEA Environmental Report which runs to 167 pages. In particular he has noted Natural England's concerns about the in-combination effects rather than the allocation of 4 sites in the Wivenhoe Parish area and has addressed those concerns.
4. I will send Marika the final SEA report and the HRA Screening Assessment report to add to the web site.
5. On Mon 18th July, Jane, Marika and I addressed Wivenhoe Town Council regarding the WNP and the need for WTC to conduct the formal Pre-Submission consultation. WTC deferred this discussion to the following week to allow a fuller discussion and to consider their responsibilities more thoroughly. WTC agreed to adopt the draft Plan and to conduct the consultation which will end on 6th September at 5pm.
6. I have volunteered the services of the Plan Review Group to consider any issues which might arise during this consultation and whether the WNP should be revised in consequence.
7. We should note that Marika has worked very hard on producing a Basic Conditions Statement which she circulated in July. This document looks at all of the Policies in our WNP and relates them to existing CBC policies. It also incorporates our HRA Screening Assessment report. I have made some comments on the Marika's draft document and will send her an updated MS Word version of the HRA Screen Assessment report for inclusion in it.
8. Finally, we should note that we do need to update the WNP to note changes to the status of land at Trinity Close and Denham Close, and that EWT has updated their appraisal of various wild-life sites in the WNP area, including allocating all the land from Broadfields to Gravel Pit Grove as a wild-life site as well as Ferry Marsh as a wild-life site too. I propose that we note alterations to the WNP by way of an Addendum rather than change the document itself.
9. Hopefully this means we can send the WNP plus the SEA report, the HRA Screening Assessment and the Basic Conditions Statement to CBC by the end of September to take it to the next stage. I am sure we all look forward to hearing what the Independent Examiner thinks of it and especially our draft policies for Wivenhoe.

Peter Hill / 3<sup>rd</sup> August 2016