

## Sandon Neighbourhood Plan - Meeting of steering group

Parish Council Office Tuesday 9<sup>th</sup> January 5pm 2018

### Minutes

1. Present: Dee Hyatt, Cedric Calmeyer CC, Rosemary Hoare, Pam Knott (PK), Jan Ullmer (JU), Jane Willis, Pat Ferris and Judy Cecil. No apologies. Guest: Jenny Robinson from Chelmsford Council
2. Minutes of last meeting. OK but must speak to Richard Mbonye about his part in the voiceover for the film.
3. Matters arising. None.
4. Jane introduced Jenny Robinson, Neighbourhood Planning liaison from Chelmsford City Council. She praised the number on the committee, explained that the National planning policy framework sets the parameters for planning, then the local Chelmsford policy adds local detail. She reported it was difficult to use the Village Design Statement because it had little weight. The Neighbourhood Development Plan (NDP) could have more influence concerning housing and other developments. An adopted NDP adds value to the local plan. Noted that Ted Munt is involved at Hatfield Peverel and so understands the background. He is willing to help but not be a part of the committee. There have been 400 NDPs go to referendum so far, (200 in 2017), 50 are in progress in Essex, with 7 in Chelmsford.

JU asked why we should bother with an NDP . Why cannot Chelmsford plan for new villages instead of scattered houses in villages such as Sandon. JR responded that government have invited communities to play their part in the process.

National plan sets out total number of dwellings required around Chelmsford and the Local plan looks for the next potential development areas. Chelmsford will be consulting for 6 weeks from 31<sup>st</sup> January for their final plan for the next 15 years, to 2036. The convenience of the Park & Ride and A12 mean Sandon is ripe for development where other parts of Chelmsford are in the Metropolitan Green belt and so are not as appropriate. The NDP cannot propose less development than the Local plan but it can promote styles, types of housing and provision of some facilities such as open spaces. Noted that developers contribute funds towards GPs, schools etc. PK commented that these were promised but did not always happen. JR noted that Beaulieu Park schools and bus service are started. Also noted that an increased Community Infrastructure levy to the Parish Council (20% instead of 15% without NDP).

JU asked whether we can we preserve nature of village

Local Plan proposes 200 houses near Manor Farm (in Great Baddow but adjacent to Sandon), 150 for Sandon, with 100 near Sandon school and mixed business and residential development adjacent to the park and ride with 50 dwellings. Chelmsford has proposed total of about 9000 houses in the local plan to 2036. NDP can influence where the community want them.

BUT the local plan/developers expect to start building near Sandon school in 2020 as the local plan is adopted this year. A Sandon NDP would need to move quickly to have any influence there.

NDP becomes appendix to Local plan.

We could ASAP gather information from the community eg via a questionnaire concerning housing and community facilities. So may be time. Maybe we can ask is there other land which developers might develop? So NDP would apply in general to planning as well as local plan new houses plan.

Chelmsford have evidence ++, so before we try to gather evidence we should look at theirs first. Can suggest detail of special character, ring fence for local people, social housing. Local plan asks for 35% affordable housing so we should expect about 50 affordable in Sandon out of total allocation of 150 dwellings.

Thursday 18th January 7pm council meeting to agree consultation, inviting the public, Parish Council, highways, environment etc.

Advice from JR to record everything as evidence even it seems no success – eg poor response to questionnaire needs recording.

5. Discussion about plan of action now that City Council have consultation evening in the Village Hall in February. See above. NDP members should be present at the Consultation on Thursday February 15<sup>th</sup> in the Village Hall 4-8

PK emphasised the need for personal approaches to people for help as experts and to be involved with questionnaire etc.

CC noted that the questionnaire should be sent out with a stamped addressed envelop to encourage return, or JC suggested maybe even help people to complete them.

6. The questionnaire is to gather information about issues which concern the residents of Sandon, After discussion it was agreed to put the questionnaire out at the end of February. CC emphasised the need to talk to residents and businesses one-one to get help and answers. Plan to check with Post Office about only paying for postage on the returned questionnaires.

Agreed we will meet on Tuesday 16<sup>th</sup> January at 5pm to finalise the questionnaire.

7. DVD/film to raise awareness of the Sandon Neighbourhood plan. Agreed we should still go ahead but keep it cheap (free!) and simple.
8. Date of next meeting 16<sup>th</sup> January, 5pm at Parish Office