

**LSP Place Shaping Sub Group  
Notes of Meeting 11 January 2010**

**Present:** Cllr Frank Delderfield (Chairman) – District Councillor, MDC  
Cllr Prof Lew Schnurr (Vice Chairman) – Heybridge PC  
Stella Meesters – Rural Community Council for Essex  
Tina Vale (for Debra Wyrill – NHS Mid Essex)  
Kevin Fraser – Principal Planner, ECC  
Linda Weeks – Spatial Planning & Implementation, MDC  
Carol So – Spatial Planning & Implementation, MDC  
John Lefever (for Ulrike Maccariello – Hastoe Housing Assoc)

**In attendance:** Marilyn Ford (Notes)

**1. Welcome and Introductions**

Cllr Delderfield welcomed everyone to the meeting and introductions were made.

**2. Apologies:** Cllr Bryan Harker – District Councillor, Maldon District Council  
Hazel Berrett – Director of Community Services, MDC  
Jennifer Candler – Acting Head of Planning Services, MDC  
Jason Amos – Moat Housing  
David Stephenson – Head Teacher, Plume School  
Keith Brown – Regional Organiser, Federation for Small Businesses  
Paul Gayler – Strategic Housing Manager, MDC  
Jackie Longman – Conservation Officer, MDC

**3. Minutes of Meeting on 28 October 2009**

The minutes were agreed.

**4. Matters Arising**

**4.1 (Ref 5) – LSP Place Shaping Sub Group Action Plan**

**Action: Jennifer to review Action Plan for next meeting**

**4.2 (Ref 6.1) – PPS25 re potential flood areas**

Carol said that the 5 year land supply study is still being completed and the SHLAA is being finalised. A draft report will go out to LDF consultees shortly.

**Action: Jennifer to write a report for LSP Steering Group**

**4.3 (Ref 6.2) – Parish Council Engagement**

**Action: Jennifer/Chris Rust/Cllr Lew Schnurr to discuss this subject**

## (Ref 6.2) – Bus Buddy Scheme

**Action: Jennifer to discuss with Lynn Marston how the LSP can link into the Bus Buddy pilot scheme**

### 5. Report and Appendix 1 – Draft Infrastructure Schedule



Draft Infrastructure  
Schedule 11jan09.doc

Linda Weeks informed the Group that she has been tasked with pulling together an Infrastructure Schedule. It is the responsibility of the LSP Place Shaping Sub-Group to co-ordinate the development and implementation of the Schedule. Cllr Delderfield emphasised that the test would be whether there is a reasonable prospect of provision.

Kevin said he was not certain that some elements in the draft Schedule were relevant for the Core Strategy but Linda explained that, at present, it was a case of including all potential elements, whether of a strategic or more detailed nature, and then sifting out inappropriate elements as the final draft comes together.

The Group then discussed the draft Schedule:

#### **Req 1-4**

Linda highlighted the first 4 requirements relating to health care provision and stressed their importance.

Cllr Schnurr felt that Item 1 will look after itself.

He considered that Item 2 was a problem because the PCT is unsure as to whether there is any need for primary care provision in Heybridge. He had recently met with Primecare and was informed that anything relating to this would need to go through the PCT. Cllr Schnurr felt that an individual review would be helpful and that Heybridge Parish Council would be prepared to assist. A lot of information already exists but not a summary of the situation.

Cllr Schnurr offered to write a paper on the present situation and Cllr Delderfield said that other partners would need to agree the points ie PCT. It was considered that a “needs survey” could cost in the region of £3-4,000. Cllr Delderfield said that he would like to see something more concrete placed before the Steering Group and Kevin said once the Core Strategy was completed it would be necessary to lobby the PCT.

John said that other authorities had included health care in their Core Strategy, and the addition of health care facilities could be suggested when

discussions were being held with developers. The Group agreed that this might be helpful and Carol said that she would speak to Jennifer.

**Action: Carol to speak to Jennifer regarding the suggestion that health care facilities be included in discussions with developers**

Cllr Delderfield asked for an update particularly on Req 3 for the next meeting and Linda said that she hoped this would be possible, following clarification from NHS ME which had provided the outline information included in the Schedule.

**Action: Linda to update Item 3 for next meeting**

### **Req 5**

Kevin confirmed that following MDC finalising both the Strategic Housing Land Availability Assessment and the proposed strategic housing site locations, then Essex County Council will review future Educational provision for the purposes of the Schedule. He emphasised that funding sources will probably all be from developers.

### **Reqs 6-8**

Cllr Delderfield mentioned the final column "Any dependencies" and queried the likelihood of securing land at nil or sub market cost.

Kevin said that ECC should be removed from funding item 8.

### **Req 9**

In relation to the Vocational Training Centre, Cllr Schnurr said that ECC own several sites including land in Heybridge, land adjacent to Morrisons in Maldon, and land between Maldon and Latchingdon, which might also be considered as suitable for this Centre. The Blackwater Partnership had originally chosen the site of Primrose Meadow because it is primarily owned by ECC.

Cllr Delderfield said he believed that a new application for the Primrose Meadow site would be submitted soon and that it would be better, at this stage, to wait and see the outcome of this revised application.

### **Req 10-12**

In response to a query, Linda informed the Group that a new Rural Co-ordinator, Lauren Harris, had recently been seconded from Writtle College to MDC for a 6 month period to promote rural development through a series of local projects.

Requirements 10-12 may merge into one economic development category.

### **Req 13-14**

The Group discussed whether these items should be deleted as they were MDC tasks that were considered too detailed for the purposes of the Schedule.

### **Req 15**

As per Req 5 above, Essex County Council will review Libraries provision.

### **Req 16-18**

Again, as per Reqs 13-14 above.

**Action: Linda to discuss the relevance of some of the MDC led requirements with Jennifer**

### **Req 19-21**

Linda considered these to be critical items in terms of strategic infrastructure required to deliver growth proposed in the Core Strategy.

Cllr Schnurr questioned whether there would be any 106 Agreements for applications that included these requirements and, if so, who would pick them up. John replied that this would be the responsibility of planning officers and the legal team and these requirements therefore need to be part of any Core Strategy policy.

### **Req 22**

This requirement is outside the control of MDC and may or may not happen.

### **Req 23**

Cllr Schnurr said that High Speed Broadband is part of a County-wide project. The offer proposed by each of the potential providers for the pilot project is to be evaluated on 19 January. Jenny Lewsey is involved in this project.

### **Req 24**

Although improving access from Maldon/Heybridge to the strategic road network is an aspiration for MDC, Kevin said that this is not a current priority for ECC. He mentioned the impact of the public sector expenditure cuts in the next financial year on ECC capital budgets/LTP monies. He indicated that ECC is progressing towards a process of setting out 'principles' in the revised LTP and of 'prioritisation' of schemes and that available funding will be severely reduced. Stella added that responses to the LTP consultation are due by 15 January and that further consultations would be held.

Cllr Schnurr raised the issue of the impact of a new nuclear power station being built at Bradwell on the local road network.

**Action: Carol to discuss this aspect further with Jennifer**

**Req 26**

Noted.

**Req 26**

Again, as per Reqs 13-14 above.

**Req 27-33**

In response to a query from Kevin, Linda confirmed that some information had been extracted from Local Area Office material and that some schemes were currently underway and if completed in 2009/10 would be removed from the Schedule. Kevin informed the Group that he did not expect any funding to be available for such schemes in the following year.

Cllr Delderfield felt that it was necessary to look at the usage of current cycle paths (Req 28) before considering extending the network.

**Reqs 34-40**

It was considered that these were on-going MDC requirements.

John said that other districts are looking at low carbon emission developments and Carol informed him that, in terms of design, MDC was already expecting most new affordable housing to include low carbon emission buildings.

## **6. Infrastructure Categories**

Covered in Agenda item 5 above.

## **7. Further information required**

The Group agreed that further information requirements had also been discussed in 5 above. Linda confirmed that work on the draft Schedule was on-going with clarification needed from some stakeholders on information included and some gaps were still to be addressed, including the importance of having some meaningful discussions with Essex County County colleagues around educational provision for instance. There were also some requirements to be removed from the Schedule.

Linda will look to circulate a revised Schedule via e mail to the members of the Group before the next meeting.

**Action: Linda to e-mail the Group with an updated schedule before the next meeting**

**8. Any other business**

**8.1 LDF**

In answer to a question from Cllr Schnurr, Cllr Delderfield said that a consultation document on the Core Strategy had been sent out and this had received a significant response. The SPI team is now going through these replies and another document will be issued, hopefully in March, explaining where MDC is and what is happening next.

**9. Date of next meeting**

The next meeting will be held on **Wednesday 31 March 2010 at 10am in the Training Room, Maldon District Council.**