



MARKS TEY NEIGHBOURHOOD PLAN
Notes from the Steering Group Meeting
Friday 30th October 2020
7pm on [Zoom](#)

Present on Zoom:

John Wood (Chair, MTPC)
Ian Scott-Thompson (Sec)
Gerald Wells (MTPC)
Sue Stacey
Karen Seward
Allan Walker
Gail Gibbs
Rachel Hogger

Welcome from John.

1. Minutes of last meeting (25th September) & matters arising. **Sue** will remove the item about The Food Company.

Strutt & Parker. They have permission to clear and demolish buildings: we guess this will happen soon.

Andersons: Catherine Bailey and Ian Vipond looked blank about road access around Andersons – it didn't seem they understood the problem. Allan will draft, and John/Gerald will send off, a clarification of our view to CBC. Rachel Forkin may have been a Transport Planner, but wasn't really able to say anything.

Residents Log: no more comments have been received.

ECC: no response yet. Meetings are being fixed. John has written to City & Country, saying that we have more details about the Roman River area, and would be happy to talk with them about their community projects.

2. Minutes of the joint meeting with CBC. We still seek their ratification of the minutes.

The current Part 2 of the Local Plan does not include any housing allocation for Marks Tey. We could propose an allocation, if we want to; but this would mean re-doing our Consultation. We're better leaving it all, as is. It's difficult to work out how our NP fits into an incomplete LP. Catherine Bailey has promised to send us written comments on our NP: Rachel could meet with her and Laura Chase, after that.

MTPC may need to form a view about L&Q's suggestion to divert the A120 around Marks Tey.

3. Completing the Plan - remaining work:

Completing MT04, MT05: this has to be prepared against both the adopted and emerging LP. MT04 additional options are usefully forward-looking. Rural Exception Housing (affordable housing, only for local people) is not suggested: we don't think local landowners will want this.

MT08: Elm Lane should not be included in Rural Lanes, because it carries heavier traffic. Or Dobbies Lane, because it has amenity value, rather than landscape value.

Relating the emerging Local Plan to MT14 (London Road Centre): this qualifies as a Local Centre (including the old Food Company site, now Holmes & Hills Solicitors).

MT15 - the Bypass Nursery site (south-west of Dobbies Lane) is in the Countryside: should it still be safeguarded for employment use? **Allan** will send round a map, showing the outline area we propose.

4. Progress:

Basic Conditions Statement: **Rachel** will edit this after tonight, and circulate. It's not exciting...

Consultation Statement: difficult to get right, but very important. John is writing this, but there are still gaps, for example Survey material, graphs and pie-charts. **John** will issue an up-to-date version, including recent material.

5. Air & traffic pollution: include this as a Community Action Plan. ECC and CBC have differing A120 measurements.
6. Meetings with developers / agencies: L&Q; Wests: **HE (5th November, 5.30pm, all welcome)**
7. Timetable: **John** will circulate revised Neighbourhood Plan, ideally by 7th December.
8. Other business: MTPC needs **John** to propose a Budget for the NP.
9. Next meeting: 7pm on Wednesday 18th November 2020.

Ian Scott-Thompson