

# **Pavenham Neighbourhood Plan**

## **Minutes of Steering Group Meeting held on 14<sup>th</sup> March 2018**

Apologies: Emma Pearce, Ian McKenzie,

Attendees: Brian Greenwood, Jim Russell, Peter Daniel, Margaret Telfer, John Stamford, Jon Bramwell, Peter Sharpe, Christina Holloway.

### **Local Plan and Neighbourhood Plan**

Consultation on the latest Bedford Borough Local Plan 2035 is taking place. Responses must be in by 29<sup>th</sup> March. BG said that there will be strong representation from the other two North Beds proposed sites in that they will have serious funding to assist them and large professional expert teams in support. BG expressed the view that as matters currently stand, it is almost inevitable that there will be a new town in the north Bedford area. Both Wyboston and Stewartby are becoming more and more unlikely options at this point in time. As Twinwoods is part owned by Bedfordia, a station is being proposed for Milton Ernest. BG pointed out that in terms of Government guidance, the harsh reality is that the Borough Council must allocate sites sufficient to meet housing needs.

A new town in any of the potential North Beds sites, Colworth, Thurleigh or Twinwoods will have implications for Pavenham which will need to be considered and protective policies written in to our Neighbourhood Plan

### **Finance and Future Programme**

A grant of £5,072 was finally approved by Groundforce UK on 29<sup>th</sup> January. The initial application was made on 17/11/17. Monies not spent by 31<sup>st</sup> March 2018 must be paid back. It is anticipated that the £3,700 applied for consultant's fees will be spent but funds for printing and a public meeting will need to be repaid (£1,312)

Details relating to the new tranche of funding became available on 16/3/18. A total basic grant of £9,000 is available. The catch is that any money received to date is deducted from this figure. For us this means that we will only be able to apply for £3,200 over the next period (2018 – 2022) as we will have already spent £5,799. Applications open on 3 April 2018 and can start from 17<sup>th</sup> April but an end of grant report from the current funding must have been completed first.

There is also an option of applying for technical support but our plan is almost certainly not complex enough to qualify.

### **Appointment of Adams Hendry**

Adams Hendry Consulting Ltd have been appointed to undertake a 'critical review' of the plan as it currently stands, undertake a detailed review of the emerging plan in terms of its conformity with national and local policy and to provide ad-hoc advice particularly in relation to housing policy and justifications.

### **Emerging Bedford Local Plan – Timescale**

The consultation period will end on 29<sup>th</sup> March 2018

The Council's Executive and Full Council will consider the Plan on 16 May 2018 and will decide if the Plan should be submitted to the Government so that a formal public examination can take place. Consultation responses will be considered by the Executive/Council and any fundamental issues identified and amendments to the Plan made, as appropriate.

The Local Plan examination will possibly take place around September/October 2018.

It is hoped that Pavenham PC we will be able to make representation at the Local Plan examination although the conclusion of the Village Meeting, by being distinctly NIMBY and by refusing the PC the ability to comment on the three north Bedford sites in a less negative more constructive fashion may mean that the Parish Council will be excluded from speaking.

### **Current position re New Town Proposals**

Twinwoods is building a strong case to become the favoured new town site although Colworth remains the allocated site in the draft Plan.

Wyboston and Stewartby are looking the least viable options at this stage.

### **Collaboration with neighbouring Parish Councils**

BG will draft a letter to neighbouring Parish Councils setting out Pavenham's response to the Local Plan consultation in order to try to gauge if there is enough similar opinion to stage a joint attack. PS & JR will send this.

**Action – BG, PS, JR**

### **Potential impact on Pavenham Neighbourhood Plan**

On the assumption that there will be a new town in North Bedford, Pavenham NP will need some protective policies that will discourage commuters from using Pavenham as a 'rat run'.

BG will draft a general policy on traffic regulation.

Possibilities to consider are: speeding regulation, minimising damage to the structure of listed buildings, etc.

Everyone should give thought to these and any other 'damage limitation' ideas they have and how we can introduce policies to address the issues. Any suggestions should be sent to BG

**Action – All**

### **Results of Questionnaire**

We had a 61% response rate.

By far the most popular site for a new town was Bedford Brickworks followed by Wyboston with Sharnbrook being the least popular choice. Out of the 3 North Beds towns, Twinwoods and Thurleigh had similar levels of support. Appropriate level of new housing to 2035: Nil – 16.08%, 0 to 10 - 39.51%, 11 to 20 – 34.06%, 21 to 30 – 7.08%, 31 to 50 – 3.27%, 51 plus – 2.18%;

In order of ranking of the most popular potential residential development sites in Pavenham, these were -

- 1) Bury Farm,
- 2) Rear of the Malting, and
- 3) Land at The Bury, Harris Field

### **Housing Allocation in Pavenham**

After debate, the Group agreed that we should identify housing sites within the Village for up to 20 houses.

It was agreed that as far as housing mix is concerned, this would be best left to reliance on the policies of Local Plan and housing need to be determined by the Parish Council at the time of receipt of the necessary applications.

## **Housing Location in Pavenham**

It was agreed that Rear of the Malting and Bury Farm and possibly The Bury should be identified for housing. There is an issue in that they fall partially outside or outside the Settlement Policy Area and nearly 80% of The Village are in favour of maintaining this boundary. BG will write a draft policy to propose a small amendment to the existing Settlement Policy Area.

### **Action - BG**

## **Policy Supporting Paragraphs**

Policy justifications should give brief reasons why we need a particular policy. An example pack was issued at the January meeting. BG pointed out that the test to be applied by the authors is – if you were a third party looking at the policy, how would you answer the question as to why the policy has been included? The answer to that question is what should be included in the policy justification paragraphs.

It was agreed that those responsible for writing policy justifications should attempt to do so for 2 of their policies before the next meeting on 18<sup>th</sup> April. These should be emailed to BG. Volunteers are –

- Business & Commercial – JB
- Heritage – PD
- Core Policy – BG
- Environment – CH
- Sports & Leisure – IM
- Built Environment – JS
- Housing – AH

MT will email the results of the 2016 survey to everyone.

**Date of Next meeting** – Wednesday 18<sup>th</sup> April 2018

## **AOB**

We will need photographs and a cover design for our plan. Everyone should look out for possibilities. We could possibly hold a competition for the cover design.

All the data from the existing Pavenham Neighbourhood Plan website has now been migrated to the Pavenham Parish Council website on its own page thanks to the help of Dave Smith. Many thanks go to John Gough who established the original website. It was agreed that we no longer need to keep the Neighbourhood Plan domain name.