

Policy Theme Comments at Feedback Event 17/18 June 2016

Policy	% in Favour	Description of Policy Theme Comments made in Feedback
H1	95.3	The Neighbourhood Plan will identify sites considered suitable for potential housing development. On the basis of current need, sustainability and existing infrastructure, the Neighbourhood Plan will allocate sites sufficient to accommodate a total of up to 20 residential units within the Plan period. Subject to compliance with Neighbourhood Plan policy, the following sites will be allocated for residential development. There should be a policy against large developments of more than 3 units. Would spoil the village.
H2	77.9	There will be a presumption in favour of the provision of 2 or 3 bedroom properties. Smaller properties with good sized garden a good idea 2 or 3 bed properties will only attract elderly and we need more families in the village Mix of larger and smaller houses are required – make new developments less “estate” like Mix of housing units of all sizes needed Should consider 1 and 4 bedroomed houses as well
H3	94.1	There will be a presumption against development outside the boundary of the Settlement Policy Area. Except that number of units proposed will require some to be built outside SPA
H4	98.8	It is expected that any new development within the village will be designed in accordance with the Pavenham Neighbourhood Plan Design Guidelines.
H5	98.8	Development will be supported where it would improve, restore or maintain the character of the village.
H6	82.5	Developments of five or more residential units should include provision for 30% of these units to be affordable housing with priority being given to people with a Pavenham connection. Only people with Pavenham connection to be allowed How do you monitor Pavenham connection through later sales? Affordable houses will not be suitable for every site. Provision for elderly needed in this policy (do not need to be bungalows).

I1	100	Any proposal for development should demonstrate that it will provide sufficient capacity for sewerage, water supply, electricity, telephone land line and broadband service. Add drainage and flooding Add roads Add storm-water drainage Rain water drainage a major concern High St storm drainage needs addressing Hotel and Chalets would generate excessive noise/ traffic/light pollution
I2	95.3	Proposals for renewable and low carbon energy will be supported provided such proposals have no detrimental impact on the character or setting of the Village or any buildings or views within it. Should be presumption in favour of sustainable development, using green building techniques
I3	93.0	Proposals to establish wind farms, solar farms or biomass plants within Pavenham will not be supported. Delete “biomass” Agree with biomass; disagree with wind/solar Individual solar panels aesthetically placed should be supported Should be NO wind turbines even single units for home or business use
I4	96.5	There will be a presumption against developments which create light pollution in the village.

E1	97.6	The Neighbourhood Plan will encourage the protection of local wildlife sites and habitats and will support the development of wildlife corridors and the extension of green space and new nature conservation areas wherever possible. It will seek to enhance a high quality natural environment for wildlife. 'Buffer zones' around wildlife sites should be implemented to minimise the impact of development.
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		This (and E3) could backfire on plan: developer might propose net gain to wildlife that would therefore get approval – playing into developers hands
E2	97.6	The use of boundary features (such as walls and hedges) within any development should respect local tradition, materials and/or species and/or mixes.
E3	95.3	Proposals for new development in excess of five dwellings should produce a green infrastructure plan to show how the development can improve green spaces and corridors for people and nature and how wildlife can be protected and enhanced.
		This should apply to “linked” developments of less than 5 houses
		Should apply to developments of any size
E4	94.1	Development that damages or results in loss of trees will be resisted; where it is proposed that trees of good arboricultural or amenity value be removed they must be replaced on a ratio of 3 new trees for each one removed.
		3 to 1 ratio high and possibly unnecessary
E5	98.8	The following areas are designated as local green spaces: <ul style="list-style-type: none"> • Entrance to the field behind the Leys • Pavenham Playing Fields • Land between High Street and County wildlife site at West End, known as Linnel’s Orchard • Land beside the Cock pub • The Spinney • Land outside Pavenham Park Homes. There will be a presumption against development which detracts from the amenity or underlying purpose of a green space.
		Pony paddock should be preserved
		Clarify “land outside Pavenham Park Homes”
		Land outside PP Homes – clarify “green inside fence” (x2 comments)
		Pony paddock should be a green space
		Pony paddock should be green space (plus 3 “ I agree” comments)
		Leys field should be local green space
E6	98.8	There will be a presumption against any development which is likely to be unsympathetic to the Conservation Area or to impact detrimentally on a listed building or its setting.

F1	100	There will be a presumption against development which would detrimentally affect community assets such as The Cock Public House, The Village Hall and Playing Fields, The Church, The War Memorial, Bus stops, post box, telephone box and benches.
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W1	97.6	There will be a presumption against industrial development in the village.
		This should include presumption against hotels and chalets
W2	89.5	Proposals for a village shop, a pub/restaurant, or a doctor’s surgery will be supported.
		Shop and surgery seem unviable
		Type of shop needs to be defined (eg not mini Tesco)
		Worried about traffic that a surgery would bring
		Don’t believe these are viable
		If we have too many facilities we may be considered for more housing than we are proposing
		This could lead to Beds council deciding to develop Pavenham into a small town
		Could play into developers hands; enough houses would warrant building shop/surgery
		Unlikely to be commercially viable
		Could lead to enormous amount of new housing
		Take care not to give developers excuse to build (eg “free doctor’s surgery”)

G1	100	There will be a presumption against development which would impact detrimentally on road safety.
G2	97.6	There will be a presumption in favour of the preservation and enhancement of the existing network of footpaths, tracks and bridleways, and, where possible, improved access to the countryside with additional footpath links.
		Improved signposts for footpaths is a must
		West End needs footpath into centre of village
G3	93.0	Development should make provision for a minimum number of dedicated off street parking spaces relative to the number of bedrooms in the dwelling as follows: <ul style="list-style-type: none"> • 1 bedroom dwelling: 1 space • 2-3 bedroom dwelling: 2 spaces • 4 or more bedrooms: 3 spaces
		Is 3 slots for a 4-bed house achievable/too much?
		Even 1 bed needs 2 spaces – increase all numbers by 1
		1 parking space per bedroom is needed (bear in mind teenagers, visitors, both partners having cars etc)
		Increase by 1 for each type of property
		Does a garage count as a parking space? If so, will still be parking on road since most garages used for storage
		Need extra provision for storage space if garages counted as parking space
		Should not link parking spaces to bedrooms
G4	100	Proposals to support sustainable modes of transport will be supported.
		Speed cameras are a must for west end
		Would prefer a more subtle average speed camera system – as opposed to speed cameras
		Have objections been made to traffic increases from surrounding villages?