

## Meeting of Bovingdon Neighbourhood Plan Steering Group

### Memorial Hall

7:30pm on Tuesday 9<sup>th</sup> April 2019

#### Attendees:

Julia Marshall  
Gary Gadston  
Jenny Thomas  
Clare Norton  
James Cosgrave  
Ben Richardson  
Ros Goodyear  
Neil Crockett  
Brad Gunn  
Hugh Schneiders  
Anne Barrett  
Steve Bowen

Michelle Hildich  
Peter Jarman  
Geraint Whalley  
Jacqueline Veater – Planning Consultant

#### Apologies:

Paul Campbell  
Carole Syms  
Tracy Wood  
Hannah Beauchamp  
Ross Dorras  
Dave Stent  
John Hislam  
Peter Gillard

#### 1. The minutes of the meeting on 12<sup>th</sup> March 2019 were agreed

#### 2. Matters Arising – Date for next Open Day – provisionally booked the Memorial Hall for Sunday 7<sup>th</sup> July, 12pm to 4pm. (AB gave apologies, as she will be on holiday)

***CN will upload current school numbers to Drop Box***

***GG to share data on DBC's 'Viability of Sites' meeting on Drop Box***

#### 3. Surveys Update

Neighbourhood Plan Survey – Previous Survey Report was unreadable due to formatting issues.

***JV to get Gurpreet to resolve and produce a PDF.***

Housing Group to meet and discuss process for assessing sites put forward and for allocating sites.

***JC, CN, GW, JM & MH to meet on 30 May (JV to participate by phone)***

CDA Survey – Giles Meredith has produced a brief Initial Summary, he should have the full analysis ready for our meeting in May.

#### Some initial findings:

- 465 responses (around 20%)
- Roughly 83% of respondents supported some form of affordable housing
- Lots of comments about congestion, infrastructure, preserving greenbelt, etc.
- 55 households completed Part 2 (reporting housing need)
- Survey identifies a need for 44 units with roughly 50/50 1 & 2 bed properties and a few 3 bed properties required. Of those the strongest demand is from young people and people seeking housing appropriate for retirement / sheltered / adapted housing.
- Although CDA removed it from their questionnaire, people offered the following about site choices. It will not be commented upon further in the analysis:

Sites Suggested	No of Suggestions
Airfield	20
CFS 37 Bobsleigh Site	10
Bovingdon Market	2
Off Box Avenue	1
Chesham Road	1
CFS 40 (Hempstead Lane / Vicarage Lane) & 41 (Highcroft Paddocks, Hempstead Road)	
CFS 39 (Hempstead Road, Site C)	

CFS 43 (St Lawrence Close) & 45 (Shantock Lane)	4
CFS 91a & b (Green Lane)	
CFS 44 (Homefield)	
CFS 36 (Vicarage Lane), & CFS 35 (Grange Farm)	
BOV H4	
Duckhall Farm	1
Hempstead Road (north side) behind Duckhall Farm	1
Grange Farm	1
High Croft Paddock	2
Hyde Lane	1
Long Lane	2
Molyneaux Avenue (right side)	2
Moody Homes (field behind)	2

**Affordable Housing** – According to the NPPF 02/2019: Affordable Housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

*a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*

*b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.*

*c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

*d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.*

#### **4. Questionnaires and Focus Groups**

The Business group (BG) has sent their survey out to 150 (approx.) businesses in the parish. So far there have been 29 responses from a wide variety of businesses.

***PJ to chase up more businesses for a response***

Community Group to meet and discuss surveying children and young people in the parish.

***Community Group meeting arranged for Weds 16<sup>th</sup> April.***

## **5. Other Evidence Required**

Need to identify Green Spaces & Heritage Buildings for inclusion in the NP.

Identify Special Views, Urban Views and Recreational Spaces in Bovingdon

***Community Group to lead with help from other SG members***

## **6. AOB**

- BR – Funding has been received as a result of the Feasibility Study, this will go towards improving the village ‘gateways’, amber warning lights for the school. The Road Safety Partnership will add this to their schedule of work. Bovingdon Parish Council is still pursuing additional parking opposite the GP Surgery.

Meeting ended at 9pm

**Next meeting Tuesday 14<sup>th</sup> May 2019 at 7:30pm in the Memorial Hall clubroom**