

Meeting of Bovingdon Neighbourhood Plan Steering Group

Zoom Conference Call

5:30pm on Friday 15th May, 2020

Attendees:

Julia Marshall - Chairman
Jacqueline Veater – Planning Consultant
Anne Barrett
Clare Norton
Brad Gunn
Ben Richardson

Feedback to the Housing Group for site assessments

General issue raised regarding confusing labelling of sites on Matrix.

Column B - Hempstead Road & C - Rear of Hill Cottage & Pastures.

**Action – Drop Box copy altered to show: Column B ‘Hempstead Rd R/O Hill Cottage
Column C - R/O The Pastures**

Question raised regarding contaminated land at site B, Hempstead Rd & also site H, Parishes in the High St.

Action – Check DBC contaminated land register

Transport Group Feedback - BR

Identified 3 sites as having issues:

- B - Hempstead Road – This site suffers from regular flooding & if developed would add to the number of vehicular access points on to the Hempstead Rd, which already has a large number and has a 40mph speed limit.
- E & F - Homefield/Louise Walk – Ingress and egress would be onto a minor residential road, Green Lane, which is unsuitable for the additional volume of traffic that would be generated. 200 homes, would produce approximately 400 extra vehicles. The road is quite narrow and there is parking along much of the road, including opposite Louise Walk.
- H – L & N – High Street – Considered as one project as they share the same issues. The greatest issue is parking, the developments would need sufficient parking &/or be progressed as a redevelopment of the High Street, which would include improved parking provision for visitors and residents. Congestion is also a problem, although re-siting the school would alleviate much of the current problems.

None of the other sites raised substantial issues, in fact redeveloping the airfield would give scope for a new bypass road, which would improve traffic and transport in the parish.

Business Group Feedback - BG

Agreed with BR’s assessment, parking must be sufficient for any development. Would seek to raise the parking standards for Bovingdon, the need for which was evidenced by the survey.

High St sites may be suitable for mixed use, but would need to assess demand/need and parking would have to be provided for residents & visitors.

Halfway House site is a prime business site and may suit development as a medical centre, nursery or restaurant. Survey highlighted the desire for a medical centre to be in or near the village centre for easy access. Could include the pharmacy on the same site

Grange Farm site could be suitable for mixed use to include a school or community centre

Airfield site this has the greatest potential for business/residential use on the Leavesden model. This would be controversial, as it would entail creating a ‘new’ village.

Community Group - AB

A - Grange Farm was the preferred option, as the issues raised, hedges & habitat could be mitigated. Bird boxes for house martins, installing a pond if required for newts and retaining most of the hedges in an enclosed development.

B & C - Hempstead Road & Pastures would have greatest impact on green belt, reducing it between Bovingdon and Hemel Hempstead. Also potential for impact on Stoney Lane (ancient road/wildlife corridor)

E & F – Homefield/Louise Walk Many mature trees on site and in boundaries. Ancient hedgerows surrounding site. Potential impact on the Chiltern Way footpath that runs alongside the site.

H – L & N – High Street – Some of these sites are within the conservation area and would need to be designed carefully, but they would give an opportunity to improve the aesthetics of the Conservation Area and to link the two ends of the High Street.

G – Duckhall Farm – There is an ancient footpath leading from Newhouse Road to Little Hay, shows on 1945 map. **AB investigating possibility of reinstating it.**

M – Airfield – Would like to have the Tower listed as a heritage asset and renovated. **AB to contact Conservation officer**

Any large development must include open spaces.

Next Stages

Housing group meeting on Tuesday to revisit sites and discuss in light of feedback.

A final shortlist will be drawn up, to a target of 330 - 390 homes (based on Locality formula).

NB – We will include all new developments completed/agreed since April 2019 in these numbers

The sites identified will be fully assessed, using the template and the landowners consulted.

Working Groups will formalise policies and action plans and consult residents again. We may have to do this virtually, through webinars/online/phone-ins if the current restrictions continue.

Meeting ended at 6.30pm

Next Meeting – TBC