

## Meeting of Bovingdon Neighbourhood Plan Steering Group

### Zoom Conference Call

7:30pm on Tuesday 11<sup>th</sup> August, 2020

#### **Attendees:**

Julia Marshall - Chairman  
Jacqueline Veater – Planning Consultant  
Anne Barrett  
Clare Norton  
Brad Gunn  
Ben Richardson  
Graham Barrett  
Sue Miller  
June Gosling  
Gary Cullum

#### **Apologies:**

Dave Stent  
Philip Walker  
Paul Campbell  
Michelle Hilditch  
John Hislam  
Neil Crockett  
Alison Gunn

#### **1. Minutes of Team Leaders' Meetings 27 April, 15 May & 2 July**

Agreed

#### **2. Matters arising**

Drop Box is now hosted by Bovingdon Parish Council. Shared with all members of the NPSG, both as a direct link and via a weblink. Members should go in via the weblink (Safari or Internet explorer), if personal Drop Box is full. JV suggested that the individual working group areas are sectioned off and shared.

***Action – JM to investigate***

#### **3. Group Updates**

Transport Group – BR shared updated draft report with the group. Information from the Community group children's survey may be of use for the Transport group report.

***Action – JV to liaise with BR re policies***

***AB to share CG information with BR***

Community Group – AB shared an update on the CG policies & current and ongoing actions.

SM is meeting with Tree Officer from DBC (Luke Johnson) on 19 Aug to look at trees and hedgerows in the parish. Also reviewing footpaths and wildlife corridors.

Applying for Bovingdon Green to be designated a conservation area; supported by N Robertson (Conservation Officer) who visited Bovingdon. Discussed High Street conservation area and state of shop frontages. He is arranging for the Planning Team to inspect the High Street, which may result in the serving of notices to improve shopfronts or other property, if the condition affects the amenity of the area.

Had hope to re-designate ancient footpath from Duck Hall Farm to Little Hay, but Land Registry search revealed it belongs to owners of DHF. Needs closer investigation. Owners may be willing to cooperate.

***Action – GB to discuss at next BPC meeting in Sept***

Business Group – BG shared an overview of the BG polices. Identified 3 zones, which can be designated as commercial/business zones: High Street, Pudds Cross/ EH Smith, and Greinan Farm. Next step is to speak to owners of EH Smith & Greinan Farm to discuss designating these areas and encouraging business there. Consider applying to DBC for an Article 4 Direction to be served to restrict planning in these zones, which would remove the right to permitted development, i.e. change of use to residential.

***Action – GC to find owner's details for GF***

*Housing Group* – CN updated the group on progress. 26 sites were assessed initially; 12 of which were assessed as unsuitable. More in depth assessments were then carried out on the remaining 14 sites. These were graded on suitability, availability and deliverability. We then carried out individual site assessments on the 6 most suitable sites, which would fulfil the housing numbers based on the Standard Method, as calculated by the Locality Consultant, D Stebbings; between 330 – 390 homes. 160 homes have already been supplied/agreed; based on numbers of homes supplied/permission granted since April 2019.

GB & PW are going to speak to the landowners of the sites and obtain permission to take aerial photos.

The group is now looking at drafting policies and design codes. DBC & SADC have produced a draft document on design & planning, which should be most useful.

Housing Group are meeting again on 13 Aug

**Action – GB & PW speak to landowners**

4. **Update on DBC's Local Plan** – Local Plan is due to go before the Scrutiny Committee on 23 September, it will be published 1 week before.
5. **Government White Paper on Planning for the Future & changes to permitted development** – The document is very positive about Neighbourhood Plans (proposal 9). It encourages the use of digital tools for the drafting of plans. It talks of a visual dimension to plans. The document also wants to modify National Standards Types and will bring about a different type of infrastructure levy, which will bring more buildings into the category and still be set at 25%. Some changes to PD rights may affect the Business Group. There is a movement away from s.106, which may result in less social housing for Bovingdon, although these are also proposals to raise the size of development sites where affordable housing is required.  
HCC is bidding to become the unitary planning authority for the whole of Hertfordshire
6. **Next Steps – Consultation with residents and draft policies** - With the details of the Local Plan not being available until mid-late September it is sensible to wait for the numbers and details to be published before taking our draft policies to residents. Aim to hold consultation in late October/ beginning of November.  
Will need to place less reliance on physical display, but can use the Memorial Hall to hold the display and have pre-booked time slots. Utilise other means of communication, i.e. a special insert or publication in 'The Villager' to every household. Online consultations. Use BPC website to host information and look into webinars/ podcasts/ YouTube presentations.

7. **AOB** - none

Meeting ended at 8.15pm

**Next Meeting – Tuesday 8<sup>th</sup> September by Zoom**