

## Meeting of Bovington Neighbourhood Plan Steering Group

### Zoom Conference Call

6:30pm on Wednesday, 21<sup>st</sup> July, 2021

#### **Attendees:**

Clare Norton - Chairman  
Julia Marshall  
Jacqueline Veater – Planning Consultant  
Anne Barrett  
Sue Miller  
Chris Davey  
June Gossling

#### **Not in Attendance:**

Philip Walker  
Neil Crockett  
Michelle Hilditch  
Alison Gunn

#### **Apologies:**

Graham Barrett  
Dave Stent  
John Hislam  
Pauline Wright

### **1. Minutes of BNPSG's Meeting on 16<sup>th</sup> June Over Zoom - Agreed**

### **2. Matters Arising / Outstanding**

- 'Consultation Statement' JM has put a draft in Dropbox with a list of appendices.
- Consultation statement appendices – Drafting these will be allocated across the group.  
**Action: CN**
- Affordable Home Ownership funding – A helpful meeting was held with Fiona Williamson, DBC's Director of Housing. It was agreed to share more info between both parties to aid the process.
- Draft statutory Regulation 14 consultation letter now written. JV has sent a sample list of consultees to the office and suggested that Lisa cross check with Kings Langley's NP team.
- Community Infrastructure – Medical Services Capacity Enquiry– Written feedback received from Archway practice, others outstanding. Decision not to pursue with this enquiry
- Economy & Employment – Analysis of responses now received from DS
- Conversion of garage blocks to housing – CN to enquire about DBC's policy  
**Action: CN**
- Grange Farm – Wild life area discussion with developer - o/s  
**Action: CN**
- Housing Needs Assessment – More detailed explanation of our process needed o/s  
**Action: CN**
- Grange Farm proposed medical centre – Contact Jon Goodall for more info o/s  
**Action: CN**
- Review of conservation area chapter with MH and to update Adrian on date for proof reading o/s  
**Action: CN**
- Transport Comments – CN has fed issues back to the Parish Council so that they can be addressed in a future action plan  
**Action: DS**
- Consultation Response – This has been published on the website and CN has prepared an article to appear in The Villager

### **3. DBC Local Plan Update**

- **Cabinet Meeting Deferred**– The officers’ report is now going to Cabinet next week and is likely to recommend a delay of approx 18 months before the Local Plan can be adopted. Extra time is needed to deal with objections to the scale of proposed development across the borough. In particular the National Trust is pressing for a habitat risk assessment to examine the effect of further development on the heritage of Ashridge as visitor numbers escalate. It is a legal requirement to carry this out and officers are advising cabinet it will trump the Govt’s urgency for DBC to complete its Local Plan.
- **Impact on the Bovington Neighbourhood Plan** – JV advised that work on the BNP can still go ahead even though DBC’s site allocations are not known. Otherwise developers could move forward and our efforts to influence local development will be frustrated. Our document will be ‘live’ for 2 years and can be ‘refreshed’ at any stage. Therefore with future Locality funding, provided it still exists, we could at a later stage bring it in line with DBC’s housing policies if they don’t coincide with ours. This would not be as arduous as it might seem as most of the structure and content would stay the same. The alternative of abandoning the project and starting again at a later date would not be advisable as we would lose momentum and it would be difficult to revive. Kings Langley will be in the same situation.

**4. Grange Farm and the Green Belt**– We had hoped to change the Green Belt boundary to incorporate this site and Dacorum’s emerging Local Plan would have enabled us to do this. However, this opportunity might be shelved at the Cabinet meeting next week as pressure to scale down development is brought to bear. JV has looked for legislation that permits Parish Councils to make their own changes to Green Belt boundaries but confirmed that no strategic context exists. We have received an email from DBC questioning if we can allocate this site at all. JV and others pointed out that Grange Farm has always been Dacorum’s preferred site and anyway all the other sites are also in the Green Belt. JV recommended that we press ahead with our Design Codes to confirm our intentions to protect against inappropriate development. We are asking AECOM to prepare something to support our case. To strengthen our position we can develop a policy that states that we are against Green Belt development in principle but if sites are required then this is the best option.

In conclusion, it was decided that we should continue developing the NP.

#### **5. Project Plan – next steps**

JV has added detail to the project plan built around the further funding that we hope to receive. She anticipates a delay as AECOM are behind with the design code technical package which needs to be very good. An example of their work can be seen on the Kings Langley website [Appendix-B-Kings-Langley-Design-Guidance-and-Code.pdf \(klnp.co.uk\)](https://www.kingslangley.gov.uk/Appendix-B-Kings-Langley-Design-Guidance-and-Code.pdf). The housing needs assessment is in abeyance but won’t take very long. Having decided to press ahead with Grange Farm we will need an SEA, screening environmental assessment, which will also delay us. The upshot is that we are optimistically hoping to have a draft N Plan by the end of September. While we wait for the above there is plenty of other work to complete on various parts of the plan.

#### **6. DBC’s Comments on our Consultation Response**

- Impressed by the number of responders
- What is our evidence for wanting a strategic gap between settlements?
- Design Codes should align with new national ones as Dacorum is one of 15 authorities piloting these

- Green Spaces – Be mindful if these are located on Green Belt land. We need to show what appropriate protection we will give them if they are situated on GB land earmarked for development
- Allotments – we have been asked to provide Royan Leydon (Team Leader Strategic Planning) with previous documentation looking into providing these. **Action: CN**
- Bovingdon Green Conservation Designation – RL is supportive of this, we can ask him to follow up **Action: AB**
- Economy & Employment Protection – Preventing economic sites being reclassified as residential land is a widespread problem. Community Hubs are worth considering. JM said this could work if we had a new well designed multi-purpose village hall.

**7. Bovingdon Green Conservation Area**– AB asked where the work that has been done on this should appear in the NP. JV said it should be an appendix

**8. Drop Box Problems** – JM commented that there is a lot of information there which could be why people are having difficulty accessing it and downloading info.

**AOB – Attendees - CN to draft an email to everyone on the mailing list asking them to confirm that they wish to continue being part of the group.** **Action: CN**

**Next Meeting – Wednesday, 8th September @ 7:30pm at The Memorial Hall.**