

Turvey Neighbourhood Plan

Steering Group meeting notes

10th April 2019

Present: Russell de Ville, Paul Jenkins, Stuart Lucas, Angelo Bartoli, Janet Goodland,

1. Apologies:, Jon Arrenberg, John Ludlow

2. Notes of meeting held on 13th February 2019 and 13th March – agreed for accuracy

3. Matters arising

3.1 Urban Vision invoice for consultancy now received - to be factored into the Financial statement

4. Finance

4.1 Russell presented the latest income and expenditure report.

4.2 This included the impact of the cost of the Transport Assessment should it be decided to commission this.

5. Sites for Housing Consultation programme

5.1 The Sites for Housing Consultation was launched on the weekend of 15th March with the exhibition of site assessment and recommendation information. Over 200 people visited the exhibition over the weekend and 120 site recommendations questionnaires have been received.

5.2 The feedback was very positive and there was substantial support for the site allocations recommended.

5.3 A draft report with an analysis of questionnaires received so far was circulated at the meeting.

6. Site Allocations Review and informal meeting 26th March 2019

6.1 In mid-March further information was received on the Laws House development as well as the final site assessment report from Aecom.

6.2 The owners submitted an outline scheme for the site which would develop a total of 14 dwellings (10 net gain). The Development Group have advised the owners to engage professional representation to assist them with development and delivery. It is unclear at this stage whether the owners will take this step.

6.3 This scheme was referred to Aecom for their opinion. Aecom's response was that they remain unconvinced that a scheme on that scale can be delivered taking into account the CA constraints and advised that they continue to take the view that a scheme with a 5 dwelling net gain was the maximum that could be delivered on the site.

6.4 In view of the above SG members expressed concern about the level of housing that the sites recommended can deliver. It was proposed that Paul should report this back to the PC meeting on 28th March to request a joint PC/SG meeting to review the consultations outcomes and our level of deliverable housing within the recommended sites.

6.5 This was agreed at the PC meeting on 28th March and a date arranged for 1st May.

7. Joint PC/SG meeting, 1st May

7.1 Paul tabled a suggested list of issues to raise in the form of a presentation. It was agreed that Janet and Paul would do more work on this in the light of feedback received at this meeting on the approach required.

7.2 As discussed at the informal meeting of 26th March a quotation for a full Transport Assessment for Carlton Road and Newton Lane has been provided by a company recommended by Urban Vision.

7.3 Dave Chetwyn was approached for his advice on issues arising from medium to low allocations against the Borough Council housing target. DCs reply was tabled for members' information and will be provided to the PC at the joint meeting.

8. Bedford Borough NPPF Briefing

8.1 The Bedford Borough NPPF Briefing was circulated with the agenda papers. This explains the current situation that whilst the NPPF transitional arrangements allow the Borough to submit the Local Plan 2030 based on the housing needs assessment number calculated prior to the new NPPF methodology, until the Plan is adopted the 5 year housing land supply figure will be calculated according to the new methodology. This means that at present the land supply figure falls below 5 years and stands at 3.7 years.

8.2 It remains to be seen how this will impact on any planning applications that come forward in the meantime. It opens up the possibility that the Borough will have difficulty in defending Appeals on the basis of their current planning policies.

8.3 The PC have been made aware of this situation.

9. Date of next meeting - Wednesday 15th May 2019 @ 7.30 pm Boys Club Room, Village Hall