

Stevington Neighbourhood Plan Working Group (SNPWG)

Minutes of Meeting held 1st September 2016

Present: Graham Read (GR); Andrew Lockwood (AL); Linda Penney (LP); Heather Eadie (HE); Mary Morris (MM); Lucy Meakin (LM); Pat Olney (PO)

Apologies: Roz Buchanan (RB)

1. Minutes of meeting of 27th July were approved.
2. **Draft NP v12** was discussed, including feedback from Dave Chetwyn (DC) of Urban Vision. DC is to send detailed feedback for the Parish Council meeting on Wednesday, 7th September.
 - Elements of the draft NP are too Community driven and need more evidence. The Aims need editing to be more generic in line with National Planning Policy Framework (NPPF) guidelines with the specifics of interpretation of these, such as a design statement for Stevington, providing the detail. The Objectives will become the purpose of the Policies. When a section of the NP is ready for review, a draft will be sent to Kim Wilson, Bedford Borough Council (BBC) for comment.
 - DC has advised that the content of some NP sections needs shortening.

Action: AL send LP latest draft NP; LP edit and summarise evidence sections.

Action: GR liaise with Kim Wilson.

- Two additional areas need to be addressed:
 - i) Local Green Spaces should be included in the NP if they meet NPPF national criteria. This gives Green Spaces the same level of protection as Green Belt. Green
 - ii) The Settlement Policy Area (SPA) for Stevington needs to be defined and include space for building of the number of new houses proposed in the NP for the period 2012-2035; this is estimated at 12 (with 5 already built). A proportion of the 12 potential developments will be identified as windfall development based on rate of such developments to date.

The SPA boundaries will aim to use existing boundaries if possible, such as behind gardens. A decision needs to be made whether to bring West End into the SPA or to define two SPAs, one for Stevington and one for West End. SNPWG will draw up 6 possible options for the SPA: three including both Stevington and West End and three with separate SPAs. The options will identify possible future development sites; these will be selected using BBC criteria from the emerging Local Plan. The options will be discussed with BBC to ensure SPA is in line with BBC policies. PO has offered to discuss SPA options with Gill Cowie, Senior Planner at BBC.

Residents of Stevington and West End will be asked to vote for preferred option, which will be the SPA used in the NP. During the consultation, there will be an opportunity for people to put forward any other sites provided that they meet NP criteria. When potential development sites are finalised, the relevant landowners will be consulted.

Care needs to be taken to avoid conflict between possible development sites in the SPA and Green Space returns. Green Spaces will be prioritised based on village feedback in the NP consultation exercise and questionnaire.

Action: GR liaise with RB to get consolidated policy area map from BBC (one large and 8 A1 size) on behalf of the Parish Council.

Action: AL rank Green Spaces according to village priorities.

3. PO provided an update on progress of the Local Plan (2012-2035). The four large sites put forward for development should be evaluated by Christmas; the draft Local Plan should be available in February 2017; and the consultation process should take place in 2018-19.

PO asked that the estimate of 12 new houses in Stevington over the period of the Local Plan is sent to BBC to assist them with their forecasts.

Action: GR to send info to BBC.

PO suggested we compile a record of infrastructure problems, such as the current issue with the water main in Stevington, as these are directly relevant to future development proposals.

Date of next meeting: tbc when consolidated policy area map received.

Linda Penney

2 September 2016