

REDBOURN NEIGHBOURHOOD PLAN

Notes from the meeting held at the Redbourn Parish Centre on Tuesday 4th October 2016.

Present: Becky Firth, David Mitchell, Melanie Wooding-Jones, Ivan Hickmott, and Teresa Finnigan

Apologies: Maria Maynard, Dennis Bingham, Ian Caldwell

Declarations of interest: None

Draft Plan Amendments

The working party went through the Draft Plan 3, reviewing all the highlighted red amendments that Becky and David have made, from what had been agreed at both the previous Full Council and NP meeting. These changes were agreed.

There were further amendments agreed at this meeting, these are as follows:

1.7. – Change wording to “emerging Strategic Local Plan” not “Strategy”

2.2. – After the Earl of Verulam add “for the benefit of Redbourn residents”

2.22. – Remove table photo and replace with a photo, David will supply.

2.28. – Change “Church Hall to “Church Halls” After “Cricketers Pub limited, add “as well as conference facilities at the Aubrey Park Hotel and other venues”.

Policy Red1 - Housing Strategy - Change period from “2015 to 2030” to “2017 to 2031”

Policy Red2 - Housing Mix – “Affordable housing will be prioritised for local residents” We have been told by Chris that we can’t enforce this, so it needs to be taken out for the moment. As it’s still a grey area which needs to be investigated further, Becky and Teresa will both look into this and report back to the group. We need to be very clear on this going forward in terms of the NP and for the local residents to understand the reasons why it can or can’t happen.

5.11. – Change wording “contribute towards It’s” to “Its”

5.12. – Change wording from “Once of the highest” to “One”. Change wording from “This of itself” to “This in itself”

6.1. – Change wording look from “be it on foot, by bus or cycling” to “be it on foot, cycling or by bus”

8.7. – After “new nature reserve” remove “most likely at the southern end of the site”

Policy Red7 - Land East of Redbourn – Remove “the existing-travellers site is retained”

Then we reviewed the individual site allocation maps. Further amendments were agreed at the meeting as follows:

Land East of Redbourn –

Becky to check the Flood Zone 3 area, change wording in key from “Flood Warning Area” to “Flood Zone 3” clearly mark area on the map.

Key to be moved to bottom right hand side of map and smaller font.

Map to be zoomed out to show more roads

Highlight existing Travellers site in brown

Potential Housing site to be blocked and highlighted in yellow

Change wording from “Millennium Park” to “Millennium Site”

Land of Blackhorse Lane and Dunstable Road –

Separate map for each site

Take out the houses and block highlight in yellow the potential housing site

Remove “Potential 5 a side football pitch” and change to “All weather football pitch”

Map to be zoomed out to show more roads and smaller font

Dotted lines in red around land donated back to Redbourn Recreation Centre

Footpath highlight in burgundy not yellow

Highlight existing property in brown not burgundy

Land at Bridge Nursery (Scout Farm), Dunstable Road –

Take out the houses and block highlight in yellow the potential housing site

Map to be zoomed out to show more roads and smaller font

Footpath highlight in burgundy not yellow

Dotted lines in red around land not for potential housing site

Remove wording “stables and riding School”

Remove wording “Allotments and Orchards” change to “Community Open Space”

Add car parking area and highlight in orange

Gaddesden Lane –

Change title to Lane off Gaddesden Lane

Change wording from “Gaddesdon” to “Gaddesden”

“Potential” to be added before vehicular access points in key

Potential development site to be blocked and highlighted in yellow

Map to be zoomed out to show more roads and smaller font

Proposals Map –

Red 10 shape change needed

Inset Map –

Red 10 shape change needed

Red dotted lines around boundaries that are in the Green Belt, but not being developed on?

Non-Policy Items – Making Them More Specific and Actionable

Becky to write an introduction/overview of what these non-policy actions mean for residents

Health – Becky has spoken to the Health Centre and they informed her that they have the capacity to accommodate more residents.

Change – “accommodate and” to “accommodate an”

Change – “Centre” to “Council”

Getting Around –

Management of Car Parking - Possible Actions remove all and change to “Car parking in the village is an issue, reviewing and identifying additional parking will be carried out”

RPC, SADC and HCC

Environment and Community –

Provision for young people – remove possible actions and replace with “better youth facilities such as a skateboard Park”

Remove library Services

Project Plan and Timescale:

David gave the working party an update on the draft SLP, the Inspector has come back with some concerns, including duty to co-operate, housing numbers and infrastructure. There is an Initial Hearing Session of the independent examination of the St Albans City and District Strategic Local Plan with the examiner at 2pm on Wednesday 26th October 2016 at the St Albans Council Chambers, representatives from the Councils of Central Bedfordshire, Dacorum, Hertsmere, Luton, North Hertfordshire, Three Rivers, Watford and Welwyn Hatfield, together with Hertfordshire County Council, Home Builders Federation representative and towards the end of the session, inviting brief comments from those sitting in the public gallery.

SADC DLP is progressing, but it's still lacking evidence for how it will cope with infrastructure, a lot more work needs to be done here.

David informed the group that an exhibition will take place at the Parish Centre on Thursday 27th October. Portland act on behalf of the Crown Estate and they will be consulting on options for the future development of land to the east of Hemel Hempstead, which is proposed to be allocated in the emerging St Albans SLP. They intend to present their emerging vision to local people and ask their thoughts on the options for the site. They are not presenting an application or a masterplan.

NP is not currently affected by what is going on at SADC in regards to the draft SLP and DLP, we are to continue on to competition, then once both of these are passed then the NP is implemented.

Becky to update the Draft Plan 4 with amendments discussed and agreed in this meeting. Once completed the Plan will be presented to Full Council at their next meeting on the 20th October, for approval, once approved, the draft plan will be forwarded onto SADC in November for informal comments, asking them to screen for the need for an SEA.

The next stage is the pre-submission consultation, at the moment we are looking at January/February 2017, the draft plan will be sent to the stakeholders and developers, placed on the NP website and dotted around various locations in the village for residents to review and comment. Becky will record all the responses in a spreadsheet and forward these onto SADC. A statement will also be created to address all the issues that have been raised in the consultation.

Finance:

Becky informed the group that no additional money has been spent or extra hours been undertaken since the last meeting. There is enough money from the grant to pay for Chris, to take us to the end of the project. However we need to consider SEA costs and if the Inspector recommends changes to the document before it goes to a referendum, any further unexpected expense would have to be agreed at Full council.

Date of Next Meeting: TBA