

REDBOURN NEIGHBOURHOOD PLAN

Notes from the meeting held at the Redbourn Parish Centre on Tuesday 21st February 2017.

Present: Becky Firth, David Mitchell, Ian Caldwell, Maria Maynard, Victoria Mead, Ivan Hickmott, Melanie Wooding-Jones and Teresa Finnigan

Apologies: None

Declarations of interest: None

Informal Feedback from SADC on Draft Plan – Tweaks/Changes

David, Becky and Chris Bowden met with Chris Briggs and Joanna Woof from SADC in January to hear their informal views on the draft plan and they were very complimentary about the work we have done.

Red 7 and Red 10 sites were mentioned for possible employment opportunities, something to consider.

There were no significant material changes to the draft plan, just a few tweaks, which the working party went through and approved.

Justification for use of Green Belt Report

As all of the sites being considered in our draft plan are currently in the Green Belt, Chris Briggs did query the justification for those sites being released. In order to proceed, he said we would need to do a Green Belt Assessment of the sites, to verify that it would be appropriate to ask for these sites to be released from the Green Belt. Chris Bowden said he could do this work and would charge us £350. As this report needed to be done for the Neighbourhood Plan process to continue, Nish and David approved for Chris Bowden to undertake this work and to have it ready to present at this meeting.

The Green Belt Assessment – Draft 1, was then presented to the working party. We took a look at the summary on the last page, which showed how Chris had assessed all the sites against the National Planning Policy Framework (NPPF) Paragraph 80, the five Green Belt purposes.

All the sites in this report didn't flag up any major reasons for them not to be removed from the GB and it also demonstrates and strengthens our arguments for GB removal of these sites.

Chris Briggs did mention Red 11 at that meeting, is there a need for this site to be included, they wanted justification as to why it was in there.

We agreed to rename the Millennium Site in Red 7 in the draft plan inset map, as Red 12 – The Old Station. This site could also have the potential for car parking, something to consider.

SEA Screening

In terms of the need for an SEA, Chris Briggs told us that it was not required, although SADC haven't screened for the need yet like we requested. Chris Bowden challenged this as

in his experience he believes it would be necessary. Due to the difference in opinions we suggested the screening should go ahead to clarify this. As we are the first Neighbourhood Plan to reach this stage, Chris Briggs is mindful that whatever process they follow with us sets a precedence. Therefore SADC needed to decide whether or not they were willing to carry out screening for us, they went away, came back and said they would, at no cost to us.

The working party agreed that we would accept SADC's offer of screening for the need of an SEA. This will demonstrate that we have gone through all the processes, when the final report goes in front of the Inspector. Becky will now inform SADC to go ahead and we will await the outcome of their findings, before proceeding.

Project Plan and Timescale

Pre- submission public consultation, will now be put on hold and discussed again in three months' time. As we await the outcome of the judiciary review on SADC's SLP, we should have a decision in the next couple of weeks. Depending on the outcome of this, there could be a few more hurdles that SADC will need to go through if the decision goes against them.

Our NP is currently ahead of the SADC's DLP and we can only progress to the final stages once the SLP and the DLP progresses.

David informed the group that another Crown Estate public consultation is to take place in the next few months on their master plan for the East of Hemel Hempstead site and a planning application will be put forward later this year.

Finance:

Becky informed the group, that she estimates the rest of Chris Bowden's work could amount to £4,260 plus vat and expenses, but reduces to £1,740 plus vat if a SEA is not required.

Any other Urgent Business

The Governments new Housing White Paper issued this month was discussed, touched on housing for rent, something that we could look into.

Becky to provide an update on NP website and David will do the same in the next Parish Newsletter, we need to continue the momentum, to keep the NP alive and not been forgotten.

Date of Next Meeting: June /TBC