

MINUTES

Twenty sixth Meeting of Renhold Neighbourhood Plan Working Group

18 March 2024 at 7:30 pm

Present, K Herkes, S Mitchell-Wood, P Norris T Ploszajski, J Roberts, D Ivins, C Dietz and K Rayner

Apologies A Quince, I McIver, N Gribble

Agenda

1. Welcome and apologies
 2. No declaration of interests
 3. A minute's silence was held in honour of Albert Gurney, a long serving member of Renhold Parish who passed away last week.
 4. Matters arising from last meeting
- a) It was attempted to arrange policy wording so wording was not repeated and wording was condensed. Following this it was agreed that Objectives 2 & 4 be combined as they both concerned green spaces and green gaps

Policy no. 8 clarified that 5 separate play areas would .

It must be checked that policies achieve what they have been set out to do.

Wording of policy 9 'elapsed' changed to 'average'

b) Policy writing training was carried out by CD

Salient points-

Site specific-

How are we allocating housing is controversial but can be defined.

Generic – apply to Renhold in gaps between ends? Can specify carbon neutral buildings

Policy -should be inclusive, all criteria need to be met.

Look at small scale-criteria-based on local evidence needs, we can define. Up to 10 homes per 1000m²

Site specific policy

Example:

Existing footpaths -think how people are going to move to and from site

We have to have local green space policy.

Read Bedford Borough find what has worked. Checkout on local green spaces on how it was designated.

We have got policies but may need better definitions.

1) Site specific planning

The plan is not specific at the moment

It must be consistent with the housing needs policy

Need wording from place that has allocated a site but no planning permission

Need to find suitable site and and say what should go on it , small sites appropriate in scale

Need to state the density of building e.g. a 2Ha site will support a maximum number of houses.

The height of houses can also be specified

2) Policy no. 2 may not be needed

May not have policy for design code but a code may underpin others. When we get AECOM we will need to check out. Refer to design code will be in appendix.

3) Dark skies policy not specific enough at the moment. May be able to put more specific information in the design Code.

4) Green infrastructure policy needs to be worded in such a way as to be clear to builders what they need to do to protect green spaces when building a new home.

The green infrastructure requires upgrading to increase the number of footpaths be more specific what is meant by enhance wildlife for example.

New development will be supported if –

List of bullet points that require to be adhered to,

Doesn't affect views- need Map of views the be preserved

Need wording that has been through inspectorate successfully

7) heritage assets

Covered by existing planning policy covering listed buildings

Need to think of buildings specific to Renhold parish which are locally identified locally important buildings and features.

For example: Salph end buildings not recognized as an important collection of buildings

The War Memorial should be included , the farms and barns around the church and the triangular nature of the green at Green End should be mentioned.

The protection and retention of community assets must be part of the plan look how they are supported in the plan. This does not necessarily have to be in plan policy but as for green spaces it needs to be stated what we would like to happen.

Also with assets we would like to retain e.g. the shop, the plan might require that a shop be built somewhere else if the original is to be demolished to build houses.

Mitigate transport issues

What conditions would have to be met to make development acceptable?

vehicles must travel through at low speed

Mitigate by other means of travel

Vehicles not greater than XX weight limit.

Localise other policies

Improve links to neighboring villages.

Where would locals See the list of where cil should be spent

d) Generally,

we require professional transport advice, ask question to locality-do you know a good policy?

Have we missed anything? Go through consultations to check that everything has been included.

Review of objectives and stated review of policies.

May get health check after CD checks

E}Next meeting after easter or after Draft Design Codes.