

Notes and Actions – Great Denham NDP Steering Group meeting - Tuesday 15th December 2020

Attending: Louise Evans, Donna Parson, Chris Staite, Will Sinclair, Helen Allen, Anna O'Meara

Apologies: Jo Ruskin, Kevin Cawood, Helen Williams

Welcome to Jane Hamilton, chair of Bedford-Milton Keynes Waterway Trust. Jane had been a guest at the December Parish Council meeting, and was invited to attend the Steering Group as the work of the trust in the Great Denham area could be a component of our Neighbourhood Plan.

Update on grant funding

AOM confirmed that the first application for funding had been submitted and approved. A grant of £1820 had been received, to cover costs of:

- The ecological survey of the Golf Course land undertaken by BRCC
- The printing and publication of a NDP newsletter scheduled for February 2021.

Any further application for monies to be spent by March 2021 will need to be submitted by 29th January 2021.

Report back on SG members for each of their sections

1. Ecology – Vince

Vince has loaded his summary onto the GoogleDrive and gave a short overview.

- The open space is highly valued by residents
- There are opportunities for water management, linking with Waterways Trust
- There are educational opportunities to be developed
- The land next to the A428 (see Donna's update) offers potential as well.
- Maintaining the footpath margins on the old Golf Course land
- Maintaining the hedges and trees

Jane suggested that the Environment Agency website has a digital map of the floodplain that would be useful. Also, that it might be worth investigating the Local Nature Partnership (?) as they have been mapping natural capital, again for inclusion.

Action: Jane to link up with Vince and share any material/learning from the Waterways Trust

Action: Anna to clarify the boundary of the Country Park and whether this includes the water meadows

Action: Anna/Vince to investigate what surveys may already have been done, e.g., by developers, Borough Council, other organisations

2. Community Facilities – Helen

Helen noted a number of the facilities that we should include:

- Medical Centre – needs to be adequate to support any future growth
- Sports Pavilion
- Use of Business Premises available and any future areas, e.g. Golf Course Compound
- Provision for Secondary Schools is required – waiting lists, travel distances

Many of these areas could be included as stipulations for any future development in Great Denham.

3. Future Developments – Chris Staite

Opportunities to be included in potential policies for new development include:

- Approach to Parking Management
- Charging points/provision for electric vehicles
- Impact of government green paper, e.g., heating of houses
- Approach on management companies and use of resident directors
- Commercial, educational and recreational facilities
- Housing mix/designs, e.g., number of apartments in relation to parking and green space provision
- Energy Efficiency embedded in building standards
- No encroachment on Parish Boundary or Urban Gap
- Use of covenants re commercial vehicles

Action: Obtain info on number of HMOs in GD (FOI request to Borough Council)

Action: check what Housing Needs Assessment already exists with the Borough Council

Action: can we obtain information on the number of conversions/changes already made on housing in GD by owners through planning applications? Clerk to check

4. Green Spaces – Donna

Donna listed some of the green spaces identified:

- Golf Course land (although exceeds the maximum size @ 70 hectares)
- And behind the Park and Ride
- Kickabout (Mercia/Saxon Way) - note this has been included in the call for sites for Local Plan review
- Land behind the Medical Centre – note this has been included in the call for sites for Local Plan review
- Land on the Country Park – note this has been included in the call for sites for Local Plan review.
- Country Park
- Scheduled Monument (top of Greenkeepers Road)
- There are also other smaller areas of green space, e.g., by West Hill Close, that could be included.

Action: to test each of the identified spaces against the Bedford Borough Council flowchart to determine whether they meet the criteria as a Local Green Space

5. Infrastructure – Will

To include in this section:

- Public Transport
- Sustrans
- Highways and speed limits in Great Denham
- Linking up Pedestrian and Cycleways, included potential upgrade of Public Rights of Way
- Provision for on-street parking (see Future Dev above)
- School Walking routes

- Broadband/mobile provision, e.g., 5G towers

Action: obtain data on usage of existing bus routes

6. Design Guid – Lou

The 2008 Design Guide already contains a lot of info on many of the areas in other sections:

- Ecology, including policy on relocation of protected species
- Impact of flood risk

The main principles outlined in the Design Guide are very relevant to our NDP:

- Sustainable for now and the future
- Acceptable to the community
- Encourages people to live and work here
- Promotes health and wellbeing
- Must consider the impact on Crime and ASB
- Must support economic growth of the area.

Action: to source demographic data for Great Denham

It was agreed that for many of the areas more detailed information was needed from the Community on its own views, e.g., local facilities, etc.

A new survey would be developed to be included in the February NDP Newsletter, and also available on line.

Action: all to complete the review and fill out the template

Action: all to identify the Local Plan policies relevant to their area

Action: all to send the potential questions they wish to get answers for on each of the areas to Anna to collate into a new survey – please specify what you wish to learn, the question you would like to ask, and why you need the answers to this (purpose), as this will help with drafting. Anna to provide a document on Google Drive that everyone can add to for this purpose.

NDP Newsletter – February 2021

Suggested content to include:

- Results from first survey
- Update/outline on each of the sections
- Timeline for producing the NDP
- Recruitment of more SG members
- New survey questions (see action above)

Action: Lou to share draft vision statement for the plan with SG members.

Next meeting

21st January 2021, at 7.30pm.