

Neighbourhood Plan - Brief Update for Parish Council Meeting – 20th May 2020

Overall Progress

As you may expect very little progress has been made with the NP Project in the past few weeks. I will be contacting the Task Group Leaders to see if they are able (or willing) to continue developing their objectives and policy intent via email contact and virtual meetings with their respective groups but I am not optimistic that we will be able to move things along until the lockdown restrictions are eased.

Car Park Survey

The car park survey was conducted on 4th March and the consultants submitted their report on 7th April. The report was circulated to you all by email on 22nd April. As a reminder, the main conclusions and my comments are as follows:

- Throughout the 24 hour period 202 cars entered the car park and 199 left, a total of 401 vehicle movements
- 43% of vehicles only stayed for up to 15 minutes (I suspect some of these may have been using the glass recycling facility)
- At no time during the 24 hour period was the car park totally full. Maximum occupancy occurred at periods between 09.00 and 11.00 am when up to 38 cars were parked (capacity 44)
- There were 15 cars parked at the start of the survey (midnight) presumably most of these would be local residents choosing not to use street parking. Movements of these vehicles were as follows:
 - 8 were still there at 09.00 am the following day
 - 6 were still there at 12.00 noon the following day
 - 3 were still there at midnight the following day (end of survey)
- Clearly although not full, the car park is already close to capacity at the busiest times and with the number of new houses planned (mostly located on the fringes of the village) it will soon reach capacity.
- The consultant has suggested that a few more spaces for short term parkers could be freed up if we banned or restricted overnight parking but this would create more cars parked on nearby streets and, I guess, could aggravate local residents who currently use the car park. However we probably need to consider this option.
- I think the survey has shown that, with the significant increase in the village population, we will in the future need to think carefully about providing more off street parking

Housing Needs Assessment Report (HNA)

A meeting was held with Alan Massow (Principal Planning Policy Officer at BDC) on 12th March to discuss the content of the draft HNA report. It was agreed at that meeting that BDC would undertake a review of the draft report and provide us with their comments for us to consider and feedback to the consultant who prepared it. A response was received from BDC earlier this week (11th May) .

If you recall the main issue was the proposed split between rented and shared ownership affordable housing. The draft report suggested a tenure split of 5% / 95% between rental / ownership. Whereas the split generally advocated by BDC is 70% / 30%. The comments from BDC on this point are as follows:

- *The 5 shared ownership units completed October 2019 on the Monks Road scheme (Crest) were very slow to attract interest despite extensive advertising locally, on Helptobuy and BDC web site. It is felt that 70/30 mix remains the correct approach in addressing the priority need for affordable rented accommodation. It should also help compliance with the basic conditions if the neighbourhood plan uses the same ration as the council.*
- *In reference to the recommendations at paragraph 8.2 - The Council on what level of housing should be provided, we are not in a position to be able to provide a housing figure due to the advanced stage of preparation in the Local Plan. As a guide it is suggested that the level of housing provision provided in the Publication Draft Local Plan.*

We will now feedback this information to the consultant for his reaction.

Tony Calton
11/05/2020