

Minutes of the Meeting of the Steering Committee of BNAP Wed 10 July 2019

Present

Durkan

Bill Beyzade (Managing Director), Nick Jones-Hill, Kim Rickards, Marcus Lambert

Steering Group and guests

Heston Atwell, Cllr. Ben Crystall, Cllr. Alexandra Daar, Veronica Fraser, Nick Gough, John Howson (Chair), Brenda Heninghem, Ben Penrose, Jacqueline Vitear

1. Apologies for Absence

Brendan Clifford, Maria Iancu, Mark Lynch, Aska Pickering, Tansy Rothwell, Mari Stevenson

2. Declarations of Interest

John Howson declared an interest in the Beane Marshes Conservation Group Ltd (working on buying Beane Marshes for the community) and offered to resign should it be felt that potential conflicts of interest could interfere with the job of Chair of the Steering Group

It was felt that it was sufficient that he should be excused from discussions of any matters relating to Beane Marshes

3. Discussion with Durkan regarding houses on the nursery site

Durkan introduced their company and their *Proposal for Former Bengo Nursery* (also known as HERT4) via a printed powerpoint. This site was allocated in October 2013 with Durkan replacing the Kler Group as developer in January 2019.

The District Plan removes the site from the Green Belt and identifies an overall potential development of 'at least 150 dwellings with 50 built by 2022. Durkan stated that their interest is solely in the development for the former nursery site. Their intention is to create attractive, high quality housing and are keen to consult with local people and Bengo School. Plans are for a mix of housing, including affordable housing, with green sustainable infrastructure.

A public exhibition is planned for August following leafletting throughout Bengo; the planning application submitted on 19 August.

Their presentation covered transport, drainage and the emerging layout for the site.

In response to questions from BNAP members, Durkan stated that the housing mix planned would be both private and affordable housing.

Private – 5 x 2 bed houses; 17 x3; 7 x4; 2 x5

Affordable – 4 1 bed apartments; 3 x2 bed; 5 x 2 bed houses; 6 x 3 bed; 2 x 4bed.

Garages would be placed to the rear of houses (minimising risk of conversion to living accommodation); there would be some electric charging points; there would be a management company to manage ongoing maintenance.

JH mentioned points raised on Facebook which largely related to parking and traffic issues.

Drainage and services issues were explained. Nature conservation methods were mentioned and Durkan emphasised that wildlife protection is built into the proposal.

A discussion ensued which covered the following points

- a) Lack of parking for school drop off:
Durkan stated that they have no plans to include on site school parking. Other solutions to school parking issues were discussed and a number of ideas were explored such as having a drop off point located further away from the school.
- b) Issues of overcrowding and pavement parking at the end of Sacombe road. A view was put forward by some members of the steering group that widening the road may lead to cars driving faster, all sides agreed that the current situation was not good and should be addressed
- c) The idea of a 20 miles per hour speed limit on Sacombe Road was raised by the committee
- d) The location of the road crossing was discussed
- e) The issue of 20% starter homes was discussed. The figure of 20% indicates the overall reduction in cost. The committee felt that it was important that some starter homes were included.
- f) The proportion of rented and owner occupier properties was discussed. Durkan mentioned that both would be included.
- g) The steering group mentioned the lack of a footpath connection to byway 1. This being something that could easily have been included.
- h) Section 106 monies were discussed. Durkan expressed a willingness to fund school related projects and emphasised that they would be talking to the headmistress

After discussion BNAP members present agreed to make representations to EHDC to

- support the inclusion of starter homes
- assist Bengeo residents and organisations in identifying projects for S 106 funds
- consider ways to improve parking for school 'drop off'

The Durkan staff left the meeting.

4. Minutes of the last meeting

The only matters arising were:

- a) Mari Stevenson asked for confirmation that Brenda had taken on board Peter's feedback on the first draft of the Plan. This was done

- b) SG members were asked to send any comments on the final draft to Brenda by the 10 May. No further comments were received

5. Any other business

Consultation events to be held at 6.30-8.30 pm, Wednesday 14 August at the Church Hall and on 7th of September from 10.30-12.30 at Mill Mead School

The circulation of Summary Documents was fast, efficient and successful – many thanks to the volunteers

Date of Next Meeting

Thursday 26th of September TBC

Wednesday 6th of November TBC

Meeting closed 9:40 PM