

**Meeting with Consultant – Paul Jobson  
6<sup>th</sup> October 2016**

**Attendees**

Neil Shefford  
Keith Higgins  
Pam Dickens  
John Sheldon  
Jenny Wodey  
Janette Eustace  
George Gator  
Neil Dickens  
Beth Stedman  
Lois Allard

**Apologies**

Diana Fawcett  
David Lett  
Andrew Pryke  
Steve Nicholl

Paul Jobson is a Chartered Town Planner and has worked making Towns/Regional Plan making and application work.

He stated that we were in a good position to make a draft Neighbourhood Plan for AVDC.

LA of the Housing, Environment, Landscape and Planning Group then went through the plan of what has been completed so far. Gateways at all village entries. A 40mph limit before the 30mph as all the roads into Stewkley are straight and the limit goes from 60mph immediately to 30mph. 'Pause' points in the village such The Carpenters Arms, The Methodist Church, St Michaels Church, The Village Hall/Swan Pub.

The Call for Sites was then discussed. A plan of possible sites along the village was shown and the survey results were discussed as to the imbalance of 3, 4 and 5 bedroom houses. ND then spoke about the plan with reference to assessing each of the sites which would be smaller i.e. anything between 2 to 25 houses. It was stated that if the Soulbury Road development was rejected by AVDC that we have pinpointed enough sites to compensate for this.

Paul Jobson then stated that if the development was turned down a strong draft plan would be needed. He also stated that all work that had been completed by each Working Group was very good and that the plan was progressing well.

The meeting closed at 8.15pm

## **Notes from one to ones**

### **Education**

A large development will make a big bulge in school places

The Cygnets are not taking any children that do not live in Stewkley and already have a waiting list for residents only.

If there is a large development will each class have capacity for specific age groups?

A phased delivery of housing would be better as it will not have so much impact on the school.

More childminders are needed, would a grant be useful?

What would be the impact on school places if 85 houses are built?

### **Roads and Infrastructure**

Impact on the roads could not be identified until the sites are known.

Any new development 'should' offer parking, i.e. if it is near houses that only have on-road parking

There is a progressive wish list of those things that could be improved

A feasibility study needs to be done for the many schemes of traffic calming and key nodes

There should be a 40mph limit before the 30mph as the 60mph is still in place when you actually enter housing in the village

### **Housing, Environment, Landscape and Planning**

A copy of the conservation booklet needed for Paul (done)

How big could the village grow over the next 20 years?

The plan at the Public Consultation will show the green and amber sites, i.e. those that are most favourable.

The AVDC are considering the Soulbury Road development in isolation only

A draft Neighbourhood Plan is needed before the AVDC consultation?

Should there be an extra layer of Conservation and Heritage?