



BLETSOE NEIGHBOURHOOD PLAN

Our Parish – Our Plan – Our Future

Consultation Statement

Published by Bletsoe Parish Council as part of the evidence base for Bletsoe Neighbourhood Plan

November 2019

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1. Introduction

- 1.1 This Consultation Statement has been prepared by Bletsoe Parish Council (BPC) as part of the background evidence of the Bletsoe Neighbourhood Plan (BNP) in accordance the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.2 BNP has been prepared by BPC, as qualifying body, for the Neighbourhood Plan Area (NPA) which covers the whole of the Parish of Bletsoe, as designated by the Borough Council on the 1st July 2014 and identified on Map A of BNP.
- 1.3 Section 15 (2) Part 5 of the Regulations¹ state that a Consultation Statement should contain:
- details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - an explanation as to how they were consulted;
 - a summary of the main issues and concerns raised by the persons consulted; and,
 - a description as to how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.4 In accordance with the Regulations¹ and to ensure the community were involved in neighbourhood planning the aims of the Bletsoe Neighbourhood Plan consultation process:
- To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
 - To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
 - To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
 - To ensure that results of consultation were fed back to local people and available to read as soon as possible after the consultation events.

¹ Neighbourhood Planning (General) Regulations 2012 (as amended)

1.5 The consultation procedures which have formed part of the process can be broken down into key stages, as set out in the box below, together with the time period for each consultation stage. Altogether, there have been four consultation exercises through the use of traditional questionnaires issued to all residents of Bletsoe, including two consultation exhibitions and a drop-in session, all of which were held in the village hall and are discussed in detail below.

Stage	Time period
Initiation	1 July 2013
Launch and Initial development stages	25 September 2014 - December 2014
Issues and Options development stage	June 2016 - November 2016
Draft Neighbourhood Plan Consultation	15 September to October 2018

2. Initiation stage- July 2013

- 2.1 The decision to produce a Neighbourhood Plan for Bletsoe goes back to February 2013 when BPC applied for the designation of the whole of the Bletsoe Parish as a Neighbourhood Area and following a period of consultation, Bedford Borough Council endorsed the proposal in a decision statement dated 1 July 2013. Soon afterwards a Neighbourhood Plan Steering Group (BNPSG), comprising three Parish Councillors and five interested local residents (over the course of the project) was set up to help take the process forward, reporting to the Parish Council.
- 2.2 Recognising the importance of local knowledge in the process of preparing BNP, the group decided to focus on early consultation to ascertain the views of the local community on what they consider to be the important local issues and opportunities.
- 2.3 Whilst Bletsoe is a small village; in 2011 there were 111 households within the Parish containing 260 residents², in preparing BNP the steering group has endeavoured to keep residents and other stakeholders informed throughout the plan making process. Early on in the process, a page on the Parish Council website www.bletsoe.net was set up to provide updates and include all documents and consultations, consultation survey results, draft versions of the Neighbourhood Plan, Site Assessments, and all associated documents and evidence.
- 2.4 Throughout the process the BNPSG has maintained regular contact with the relevant Officers at Bedford Borough Council (BBC).

² 2011 census data.

3 Launch and Initial development stage 25 September 2014 - December 2014

- 3.1 Once the decision to prepare a Neighbourhood Plan had been made, a 'launch event' took place on the 25 September 2014 at Bletsoe Village Hall with the aim of providing Bletsoe residents information on what a Neighbourhood Plan is, what it does and the stages and timeline for taking the plan forward. The BNPSG hosted the workshop to provide information as well as seeking input from the wider community with regard to an overall appetite for the preparation of a Neighbourhood Plan for Bletsoe.
- 3.2 A further aim of the launch event was to identify the issues of concern to residents and to assess the areas where potential land use policies could be used to achieve overall objectives. Residents were informed about the event in September via a hand delivered letter and notices posted on notice boards in the village.
- 3.3 During the launch event a number of key questions were posed, such as:
- What do we need to retain a viable community in Bletsoe?
 - What do we need to make Bletsoe an even better place to live?
 - What do we value and what do we want to preserve?
 - What is Bletsoe missing?
 - What do you think should be changed or improved?
- 3.4 In total 70 responses were received at the event and the process helped gather a large amount of useful information.
- 3.5 The main issues arising from the Launch event were as follows:

Housing:

- There was general concern at the sites submitted to the Borough Council as part of the "call for sites" process, although there was some recognition that these would be robustly assessed and would not be compliant with Borough Council Local Plan policies and, as a consequence, likely to be resisted.
- The setting of the Church and the Castle site should be maintained and any proposed development that could blight the setting should be resisted.
- There is a need to respect the Conservation Area and any new development within it should be sympathetic.

- There was support for some limited housing development but an overriding consideration was the need to ensure that the village retained its character, rural atmosphere and, in particular, its compact and historic nature.
- There was a view that any housing development should be based on local need.
- There was some support for inexpensive housing, low cost affordable homes for families and retirement flats/homes; land behind Captains Close was identified as a possible location for development.
- There was a view expressed that the village already had a percentage of social housing, indicating that the stock available should be broadened.
- There was concern at the "shock of 10 The Avenue when entering the village" and support, therefore, to improve the gateway to the village.
- The need for a strong Local Plan was emphasised so that inappropriate development could be resisted.

Infrastructure:

- Parking was a problem and there was a need to review and provide off road parking or residents parking to assist this problem. Memorial Lane and The Avenue were identified as areas of parking concern.
- Speeding was identified as a further concern with traffic calming and average speed cameras identified as possible solutions.
- Bletsoe is viewed by some as a "rat run" for Thurleigh industry and Coplowe Lane was identified as a potential problem area.

Environment:

- The importance of protecting the green space in the village was emphasised.
- Despite the need, it was considered that there should be no new parking provision on current green land within the village.
- There was a view that a safe bridleway should be developed from Coplowe Lane to Yarls Wood to avoid the Milton Ernest to Sharnbrook Road.
- There was a view that solar panels should be fitted to the Village Hall given the environmental benefits.

Community Facilities:

- The need for improved broadband provision was emphasised.
- Potential improvements to the play area, better playground equipment and the need to expand and support the village hall as the centre of village activities was identified as possible investment opportunities.
- The desire for better public transport and a Village shop if more houses were built were raised.
- There was concern at the possibility of the plan including offices and shops as commercial buildings would seriously affect the rural community.

Heritage Assets:

- The Ancient Monument should continue to be protected.

3.6 In December 2014, a second consultation by means of a traditional Neighbourhood Questionnaire took place, which enabled statistics to be produced and provided the community's ideas on issues, options, and actions. There were 32 respondents to the questionnaire, (a 30% return rate) and a summary of the responses can be found in Appendix A.

3.7 It was at this stage of the process the BNPSG prepared the draft Vision. The Launch Event invited comments on the draft Vision and five proposed objectives (covering "Housing Provision", "Infrastructure Needs", "The Environment", "Community Facilities" and "Heritage Assets").

3.8 In determining this overall Vision for Bletsoe, the BNPSG had regard to the history and the character of the area. Bletsoe is an ancient rural parish and the boundaries of the village have not changed in over a hundred years, however it's agricultural past has now all but ceased and the village has become a tranquil and attractive north Bedfordshire village with a mix of residents who value the village character.

3.9 In response to the Vision only 3 responses were received, however reflecting on the feedback received, the Steering Group updated the Vision as follows to strengthen the commitment to maintain its distinctive and special characteristics:

Bletsoe Neighbourhood Plan Vision

Bletsoe will remain a real and peaceful rural village that seeks to meet the housing, economic and infrastructure needs of its residents. Any future development must therefore be sensitive and must respect the character of the village that makes it so special.

4 Issues and Options development stage June 2016 - November 2016

- 4.1 The responses to the initial consultation have been used to help review and shape the draft vision and overarching objectives, together with the production of the Neighbourhood Plan Issues and Options document.
- 4.2 As noted above there were 70 consultation responses to the launch event and 32 responses to the neighbourhood questionnaire. These responses led to the formation of the key objectives for the neighbourhood plan covering 5 topic areas:
- Housing provision;
 - Infrastructure needs;
 - The Environment;
 - Community facilities; and
 - Heritage Assets.
- 4.3 In 2014, as part of the new Local Plan process Bedford borough Council carried out a 'call for sites' exercise. A number of sites in the Bletsoe Parish were submitted and were subject to an initial consultation with Bletsoe residents during the early stages of the neighbourhood plan preparation however a second 'Call for Sites' was subsequently carried out by the Borough Council which closed on 14th December 2015. The second round of the Call for Sites brought forward additional sites in the Parish of Bletsoe and a further initial consultation with residents took place. The early version of the vision and objectives was made available to share with the wider community on the neighbourhood plan website and can be viewed at www.bletsoe.net
- 4.4 In September 2016 a second consultation with the community took place on an updated Issues and Options Document which included a detailed and independent assessment (carried out by Woods Hardwick Planning Ltd as Planning Consultants acting on behalf of the Parish Council) on the sites put forward for allocation in the Bedford Borough Council call for sites exercise. The Site Assessment document can be found at www.bletsoe.net together with the Full version of the Issues and Options document. The key purpose of the consultation was to allow the community to comment on the acceptability of the sites put forward as potential site allocations for future housing development in Bletsoe, and to comment on potential policy options.

- 4.5 To allow feedback on the updated Issues and Options document a questionnaire, together with a summary of the Issues and Options proposed was hand delivered to all properties within the Parish with a response deadline of 14 October. A 'drop in' session was also held at the Village Hall on 27 September 2016 between 5 – 7pm for residents who wished to discuss any points of concern or clarity, however only 2 residents attended.
- 4.6 The consultation generated a good level of response (80 respondents from around 260 residents). The main points raised can be summarised as follows;
- (a) There is overwhelming support for the Vision Statement.
 - (b) In terms of locations for growth (and in the context of limited growth), the preferred sites and scale of development are as follows:
 - Land behind Captains Close, via existing access adjacent to garages (site identified for up to 8 dwellings to meet local need) - Call for Site reference 537;
 - The First Field, The Avenue - Call for Site references 30 and 517 (3 dwellings with associated "gateway" improvements). Note: There was no convincing support for an alternative development of 8 homes on this site;
 - Land North of the Old Rectory (3 dwellings) - Call for Site reference 685 (subject to achieving a layout and design satisfactorily integrated into the landscape setting of the village).
 - (c) The observations in respect of the Bletsoe Conservation Area Appraisal, relating to Site 685, will need to be clarified, although the Issues/Options Consultation Report did clearly identify as follows: "The frontage of Site 685 is, however, part of a gentle mature transition – its own kind of 'gateway' – approaching Bletsoe along the North End road, from hedged fields to the listed Old Rectory group from where the church and Bletsoe Castle become visible. Frontage development with associated accesses and other structures would radically and adversely affect this pleasant northern village approach. It is, however, a deep site, and may have the potential for a small development of no more than three dwellings provided the case for need is made and that it can be satisfactorily demonstrated by pre-application designs that access requirements would not adversely affect the character of

the northern approach to the village, and there are no other site-specific constraints".

- (d) There are risks associated with bringing forward for development Site 537 behind Captains Close (land ownership, access etc) but there are no other areas of land supported for development. Indeed, the community convincingly rejected all other sites submitted for potential development and, as stated above, there was no convincing support for an alternative development of 8 dwellings on site 30/517.
- (e) In relation to Site 30/517, it is relevant that the Issues/Options Consultation Report did identify that: "Special regard should be given to the importance of the entrance to the village from the west. Overall, the land on both sides of the Avenue, between the main road and the entrance to the village, has been viewed as important open space which has defined the edge of a settlement, historically always detached from the main road. There is a strong view that development, as has previously been proposed on one side of the Avenue, would unbalance this undeveloped approach and set a precedent for equally damaging development on the other side of the Avenue, coalescing the village with the separate development on the main road". The community have now made it clear that development of more than 3 houses should be resisted in this location and the layout and design of development in this location will need to be carefully considered given the importance of the entrance to the village.
- (f) There is a positive endorsement for the inclusion of a Village Design Statement in the Neighbourhood Plan to define car parking space standards, amenity space standards, height, massing and external finish standards.
- (g) There is positive endorsement for protecting existing green space and for traffic management improvements. There is also a good level of support for the provision of additional off-street parking and the site identified for new parking will require the relocation of the existing play area adjacent to the Village Hall - the precise site will now need to be determined. Additional parking for Village Hall parking will, therefore, be provided in the location of the existing play area, enabling an area of the existing parking to be released for essential off-street parking provision.

- (h) There is positive support for environmental improvements (i.e. the promotion and enhancement of Parish Walks and improved linkages to neighbouring parishes).
- (i) In terms of allotments, there is strong support for the provision of allotments in Bletsoe Parish and, arising from the feedback, the Parish Council should commence working with the local community to identify whether interest exists in establishing a Bletsoe Allotments Association and, if so, to identify land within Bletsoe for the provision of allotments. Could some of the Parish Field be used for this purpose? There is also some support for working with neighbouring Parishes to identify the overall demand for allotments.
- (j) There is positive support for the protection and improvement of local facilities and services, including promotion of the Village Hall, and for the allocation of developer contributions/Community Infrastructure Levy to enable such improvements to be realised.
- (k) Finally, there was almost unanimous support for the Parish Council to identify undesignated heritage assets whose local significance justifies protection from harmful change. This task should now be undertaken so that these assets can be identified in the Neighbourhood Plan.

4.7 The community's response to both of the Issues and Option consultations helped develop the following objectives for the Bletsoe Neighbourhood Plan, which are as follows;

- To deliver housing needs which both sustains the current and meets the future needs of the community;
- To protect and enhance existing and future open spaces;
- To manage both existing and future traffic and transport provision and encourage safe and sustainable movement;
- To ensure the Village benefits from sufficient facilities and services; and
- To protect and enhance all listed buildings and the Ancient Monument within the Parish.

4.8 In assessing the consultation feedback it became clear to the BNPSG that in addition to land use planning policies, BNP would include a list of projects, committing the Neighbourhood Plan and the Parish Council to a series of actions to

help with the realisation of the Objectives set out in the table above. These are named as Non-Policy Actions with the BNP.

- 4.9 Careful consideration was given to all the responses received and the comments informed the preparation of the first Draft Neighbourhood Plan and then the formation of 9 policies and 7 non-policy actions.
- 4.10 A summary of the responses, together with information about how they have been considered and have informed the initial policies in the Draft Plan can be found at Appendix B.
- 4.11 In terms of neighbourhood planning, to meet the requirements of the Regulations an Environmental Report (ER) must be published for consultation alongside the draft BNP and must present information on the likely significant effects of implementing the plan. To this end, following the results of a Screening Opinion with BBC, a Strategic Environmental Assessment has been prepared to support the BNP the scope of which was agreed with BBC. The contents of the SEA must be taken into account, along with any consultation responses when finalising the BNP. The full Strategic Environmental Assessment Report can be found at www.bletsoe.net.
- 4.12 Furthermore, as part of BNP evidence based a Habitats Regulations Assessment Screening Report has been undertaken and concluded there are no likely significant effects on any of the conservation objectives of any European sites from the policies within BNP. The HRA can be found in the evidence base documents at www.bletsoe.net

5 Draft Bletsoe Neighbourhood Plan (Regulation 14)

5.1 Together with the responses from the launch consultation and from the Issues and Options and Objectives consultations, 9 policy proposals were developed for inclusion in the draft BNP and included:

- 1 General Development Principles;
- 2 Land behind Captains Close;
- 3 First Field, the Avenue;
- 4 Land North of the Old Rectory;
- 5 Design Criteria;
- 6 Vehicle and cycle parking;
- 7 Transportation;
- 8 Local Green Space;
- 9 Next Generation Broadband.

5.2 The Regulation 14 Pre-Submission Consultation ran for a six-week period from 15 September to 31 October 2018. A coordinated publicity campaign was undertaken which comprised:

- A newsletter was delivered to every household in the parish making people aware of how and where they could view the plan.
- Hard copies were made available in the Village Hall and by direct contact with the Steering Group.
- Notices were displayed on noticeboards around the village.
- A notice and link to the plan was added to the Parish Council website.

5.3 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter. In addition, a range of parties that the Steering Group considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan, but were advised that hard copies could be issued on request.

5.4 The full list of statutory consultees that were written to is summarised at Appendix C and included the following organisations:

- Bedford Borough Council;
- Central Bedfordshire Council;
- Borough Council of Wellingborough;
- Milton Keynes Borough Council;
- East Northamptonshire District Council;
- Huntingdonshire District Council;
- Felmersham & Radwell, Milton Ernest, Riseley, Sharnbrook and Thurleigh Parish Councils;
- Environment Agency;
- Highways England;
- Heritage England;
- Natural England;
- Homes England.

5.5 There were over 70 respondents to the Regulation 14 consultation. This reflected a mixture of local residents, landowners and other stakeholders. A summary of comments made, including the statutory consultees, and the response/changes made to BNP as a result of the consultation are shown in the Schedule in Appendix D.

5.6 Apart from updating maps, formatting and typing errors, in the main BNP was well received.

5.7 The response to the September/October 2018 Regulation 14 consultation did, however, result in the deletion of the first draft BNP allocation on site at First Field, The Avenue (ref no: 30/517) (Draft Policy BNP2) located between the edge of the existing village development and the A6 on the western fringe of Bletsoe. The land on both sides of The Avenue, between the main road and the entrance to the village, has been viewed as an important area of undeveloped space separating the built edge of the settlement which has historically been detached from the main road.

5.8 Bletsoe residents have commented that an unacceptable level of development would unbalance this undeveloped approach to the village and set a precedent for

equally damaging development on the other side of The Avenue, coalescing the village with the A6 road. After careful considerations and given the strength of feeling, with 81% of respondents (59) keen to protect the village entrance to the west from development, it was felt appropriate to delete the allocation at First Field, The Avenue. The deletion of this site allocation is not considered to prejudice the BNP objective of meeting local housing need as the identified need can be met through the remaining site allocations.

- 5.9 Individual observations were helpful and whilst they are unlikely in themselves to override the consensus formed from the majority of responses, the comments were taken into account during the drafting of the submission neighbourhood.
- 5.10 Comments made by Bedford Borough Council during the consultation were also taken into account and the relevant amendments/suggestions made. Appendix D includes a schedule summarising the comments and the changes that were made to BNP as a result of the consultation.
- 5.11 In January 2019 the Parish Council were made aware of two further Call for Sites submissions made to BBC for potential housing allocations in the Bletsoe Neighbourhood Plan area; one at Crossways Farm, Sharnbrook for up to 500 new dwellings (of which a potential 100 could fall within the Bletsoe Parish) and one for 9 The Avenue, Bletsoe for 9 dwellings. Given the extensive work already carried out on the Site Assessments and the Draft BNP, the Parish Council felt that both sites had come forward too late in the process to be considered further. In addition, the two sites allocated in BNP will meet the identified housing need for the Parish.
- 5.12 As a result of the consultation process, the BNP has been consistently and appropriately amended to reflect the comments made during the consultation exercises throughout the process.
- 5.13 The following policies and non-policy actions are included in BNP.

BNP 2	Land behind Captains Close
BNP 3	Land North of the Old Rectory
BNP 4	Design Criteria
BNP 5	Vehicle and Cycle parking
BNP 6	Transportation
BNP 7	Local Green Space
BNP 8	Next Generation Broadband

Non Policy Action 1	Parking
Non Policy Action 2	Speed awareness
Non Policy Action 3	Protection of the village entrance
Non Policy Action 4	Identifying potential allotment land
Non Policy Action 5	Improvement of local Rights of Way
Non Policy Action 6	Continued promotion of community facilities
Non-Policy Action 7	Protection for buildings of local interest

BLETSONE NEIGHBOURHOOD PLAN

Consultation Statement Appendix A Summary of response to Questionnaires

BLETSOE NEIGHBOURHOOD PLAN

SUMMARY OF NEIGHBOURHOOD QUESTIONNAIRE RESPONSES

CONNECTION WITH THE PARISH

31 (97%) live in the parish, the other is a landowner; 3 also work in the village, 4 are landowners and 2 have a business.

ISSUES OF IMPORTANCE

24 (75%) strongly agree that unspoilt countryside is important, 4 agree, 1 neutral.

3 strongly agree facilities for leisure and sport is important, 3 agree, 15 (47%) neutral, 3 disagree, 1 strongly disagreed.

20 (63%) strongly agree that the community and its spirit is important, 9 agree.

21 (66%) strongly agree that pleasant physical environment is important, 4 agree and 1 is neutral.

27 (84%) strongly agree that peaceful and safe neighbourhood is important, 2 neutral.

3 strongly agree that local services are important, 7 agree, 13 (41%) neutral, 1 disagree.

4 strongly agree that lots of things going on is important, 8 agree, 12 (38%) neutral, 2 disagree.

4 strongly agree that good public transport is important, 7 agree, 9 (28%) neutral, 3 disagree and 3 strongly disagree;

5 strongly agree that right housing is available, 9 (28%) agree, 7 neutral, 1 disagree and 3 strongly disagree.

3 strongly agreed that local employment opportunities is important, 3 agree, 8 (25%) neutral, 3 disagree, 6 strongly disagree.

13 (41%) strongly agree that having a say in decisions that affect the parish is important, 12 agree, 3 neutral, 1 disagree.

30 (94%) have broadband, 2 do not. 23 (77%) say it is not fast enough, 7 say it is fast enough. Average speed from 16 respondents is: 2.69 mbps.

HOUSING

13 think affordable housing is needed, 17 (53%) do not.

20 (63%) think any small sensitively located sites should be available for sale on the open market, 8 do not.

7 think priority should be given to no more than 2 new dwellings, 7 for no more than 5, 10 (31%) for no more than 10 dwellings and 5 for more than 10 dwellings.

The majority wanted semi detached housing - 15 gave a 1 to 4 rating (47%).

Best location site is 30 (land on The Avenue at entrance to Bletsoe off A6) with 10 votes (31%), followed by 31 (land behind the Old Rectory) with 9 votes and 37 (land on the A6) also with 9 votes.

The majority of 10 votes (31%) was for new properties NOT to be built within the conservation area, including near the church and on memorial /orchard green spaces.

COMMERCIAL DEVELOPMENT

The majority of 25 (78%) votes was against any small scale commercial developments.

TRAFFIC ISSUES

Apart from the use of the village hall car park, there was no real suggestions or consensus as regards how to improve village parking;

Regarding speed calming; the response was for 20mph signs - 4 votes, speed humps - 5 votes and electronic speed signs with 6 votes (19%).

OTHER ISSUES

Regarding young people facilities; better playground equipment and improved bus service to other villages was mentioned.

Regarding allowance for allotment land; 16 (50%) people were in favour, 8 were not.

Finally, regarding cycle ways; 11 were in favour, 14 (44%) were not.

NOTES

- 1) There were 32 returned questionnaires, representing a 30% return rate.
- 2) It is relevant that ratings or responses were not made by everybody to all of the questions in the survey.
- 3) A full analysis of all responses is available at www.Bletsoe.net

SUMMARY OF FINDINGS

Of 30% respondents to the questionnaire, the majority responded as follows:

CONNECTION WITH THE PARISH:

- **97% live in the parish.**

ISSUES OF IMPORTANCE:

- **75% strongly agree that unspoilt countryside is important;**
- **47% are neutral as regards leisure and sport being important;**
- **63% strongly agree that the community and its spirit is important;**
- **66% strongly agree that a pleasant physical environment is important;**
- **84% strongly agree that a peaceful and safe neighbourhood is important;**
- **41% are neutral as regards the importance of local services;**
- **38% are neutral as regards the importance of lots of things going on;**
- **28% are neutral as regards the importance of good public transport;**

- 25% are neutral as regards the importance of local employment opportunities;
- 41% strongly agree that having a say in decisions that affect the parish is important;
- 94% have broadband and 77% say it is not fast enough, with an average speed across 16 respondents of 2.69 mbps.

HOUSING:

- 53% are against affordable housing needs
- 63% think small sensitively located sites should be available for sale on open market
- 31% want no more than 10 new dwellings
- 47% want new dwellings to be semi detached houses
- 31% think that the best site for new housing should be site number 30 (land on The Avenue at entrance to Bletsoe off A6).

COMMERCIAL DEVELOPMENT:

- 78% are against any small scale commercial developments.

TRAFFIC ISSUES:

- There are no constructive solutions to improved parking in the village, apart from utilising the village hall car park;
- 19% think electronic speed signs are needed to improve speed calming.

OTHER ISSUES:

- Better playground equipment and improved bus service between local villages are mentioned
- 50% are in favour of providing allotment land
- 44% are not in favour of providing cycle ways.

BLETSON NEIGHBOURHOOD PLAN

Consultation Statement Appendix B Summary of responses to Issues and Options Consultation



BLETSOE NEIGHBOURHOOD PLAN



ISSUES AND OPTIONS CONSULTATION FEEDBACK - SUMMARY OF RESULTS

November 2016

YOUR PARISH, YOUR PLAN, YOUR FUTURE

The local community has a vital role to play in helping to shape the future development and change of Bletsoe Parish over the next 20 years. As part of the Neighbourhood Plan consultation an open session was held, alongside a period of consultation, to gauge reaction to emerging options for the Neighbourhood Plan.

The consultation took place over an extended period from 10 September 2016 to 14 October 2016 (5 weeks) to give everybody a realistic chance of responding. In line with our Community Engagement Strategy (which can be found at www.bletsoe.net) all sections of our community were encouraged to get involved - this included the organisation of the Open Day in an effort to reach some of the "hard to reach" groups (in particular the elderly). Paper and electronic methods of engagement have also been used to encourage good levels of feedback.

The consultation attracted 84 responses, equivalent to 76% of households and 32% of local residents.

This report endeavours to summarise, in an easy to understand format, the collated responses from the consultation and this will form part of the evidence base that will help guide the Plan. The results of this exercise are openly available within this report and the data is also available at www.bletsoe.net. Every endeavour has been made to provide an easy to read informative summary of the results obtained from the community consultation exercise.

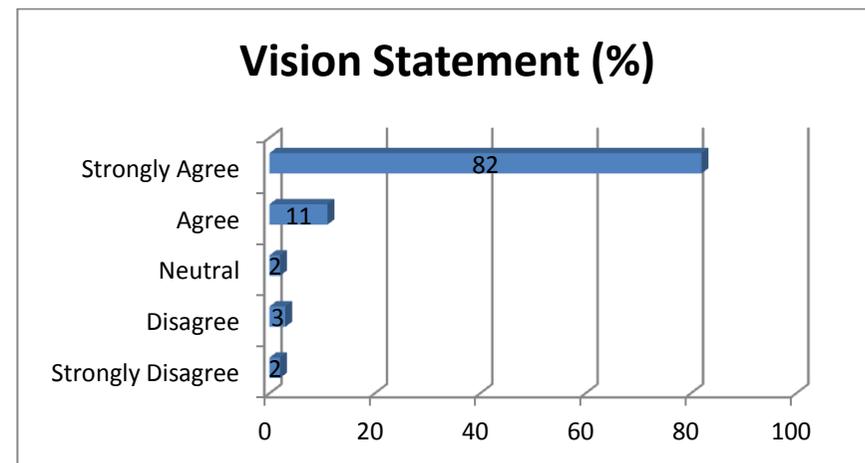
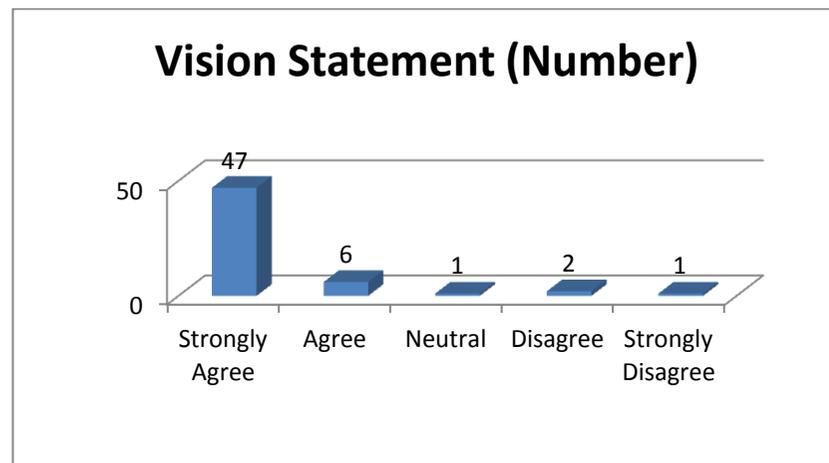
The Parish Council is hugely grateful for your feedback. Your views on the options and initial ideas are important and we are very keen to ensure that future policies can be determined and the Neighbourhood Plan can be drafted in line with the views and requirements of the community.

VISION

The consultation sought feedback on the draft Vision that had emerged during the early phase of the Neighbourhood Plan process. Following the initial feedback, the following draft Vision Statement had emerged:

"Bletsoe will remain a peaceful rural village that seeks to meet the housing, economic and infrastructure needs of its residents. Any future development must, therefore, be sensitive and respect the character of the village that makes it so special"

53 (93%) of the respondents to the draft Vision that was identified in the issues and options consultation strongly agreed or agreed with the statement. It is concluded that there is overwhelming support for the vision statement.



OBJECTIVE - HOUSING

DELIVERING HOUSING WHICH BOTH SUSTAINS THE CURRENT AND MEETS THE FUTURE NEEDS OF THE COMMUNITY

A number of options were consulted on during September and October 2016 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- Better mix of housing (tenure and price).
- No major developments in the parish.
- Need to respect the Conservation Area and the setting of the Church and Caste Site should be maintained.
- Small scale housing development.
- Some provision of affordable homes for local people.
- The need to ensure that the village retains its character, rural atmosphere and in particular its compact and historic nature.
- Any new housing should help to broaden the range of stock available in the Parish.
- The type, tenure and cost of new housing should meet the housing needs of the local area.



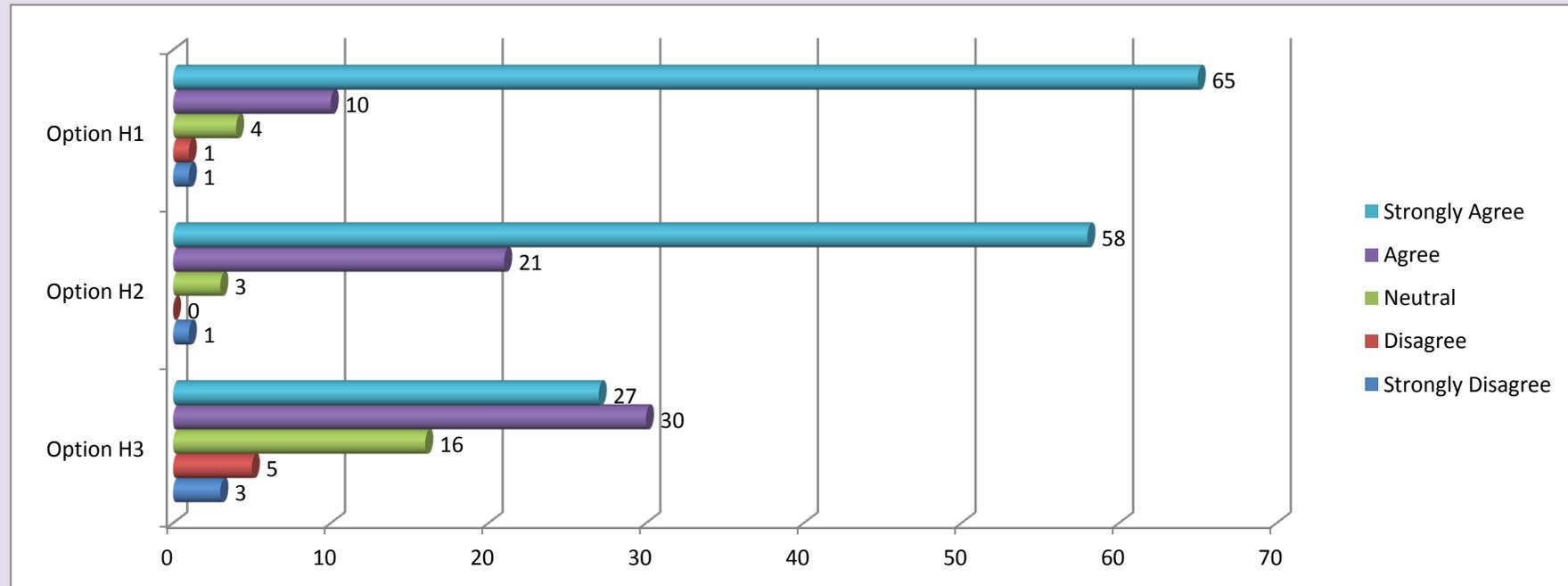
OBJECTIVE - HOUSING

Proposals subject to consultation:

OPTION H1: Proposals for new housing on the sites identified for development must ensure that the scale and type of housing provided and the rate of construction will enable proportionate growth and will respect the character, appearance and setting of the Conservation Area and The Ancient Monument.

OPTION H2: All new market and affordable homes across the Parish should maintain and add to the vitality of the local community. Developers should demonstrate how their proposals will help to maintain a balanced and thriving community into the future and respond to the needs of local people.

OPTION H3: All new housing should help to broaden the range of stock available in the Parish. It should complement and add to the existing stock, broaden choice and extend the opportunity to own a house or live in the village to a wide range of people. The type, tenure and cost of new housing should meet the housing needs of the local area and the particular need for smaller market housing (2-3 bedrooms) should be recognised.



OBJECTIVE - HOUSING

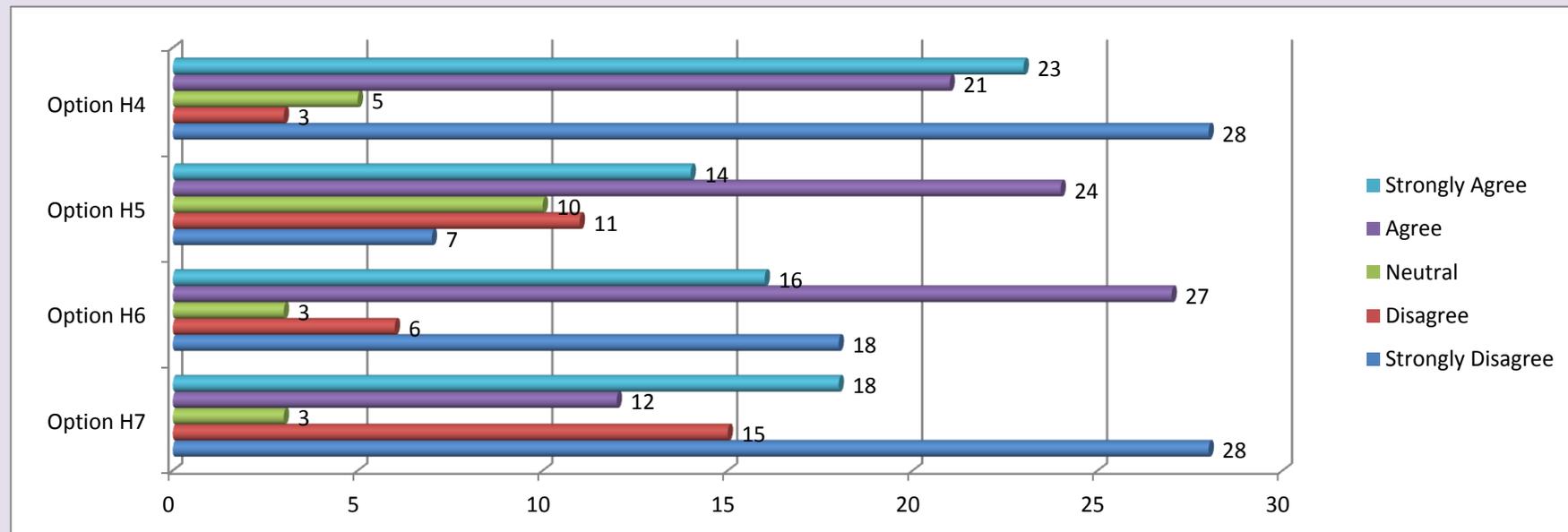
Proposals subject to consultation:

OPTION H4: The site identified as proposal 537 (Land behind Captains Close) on Maps 1 and 2 below is considered to be suitable for small scale housing development of up to 8 dwellings. Development of this site for housing to meet local needs will be supported.

OPTION H5: The site identified as proposal 685 (Land North of the Old Rectory) on Maps 1 and 2 below is considered to be suitable for small scale housing development of up to 3 dwellings, subject to achieving a layout and design satisfactorily integrated into the landscape setting of the village. Development of this site for housing to meet local needs will be supported in preference to alternative sites 31 and 35 in this location which propose significantly more housing.

OPTION H6: The site identified as proposal 30/517 (The First Field, The Avenue) on Maps 1 and 2 below is considered to be suitable for small scale housing development of up to 3 dwellings. Development of this site for housing to enable much sought after "gateway" improvements for the village will be supported, OR;

OPTION H7: The site identified as proposal 30/517 (The First Field, The Avenue) on Maps 1 and 2 below is considered to be suitable for small scale housing development of up to 8 dwellings. Development of this site for housing to enable much sought after "gateway" improvements for the village will be supported.



OBJECTIVE - HOUSING

Proposals subject to consultation:

OPTION H8: The following sites identified on Map 1 below as 32, 33, 34, 36 and 37 are not considered suitable for development. All sites have been assessed by an experienced Planning Consultant against their suitability, availability and achievability in line with Planning Practice Guidance and following assessment the sites are not considered to be appropriate for allocation in the Neighbourhood Plan. The sites are as follows:

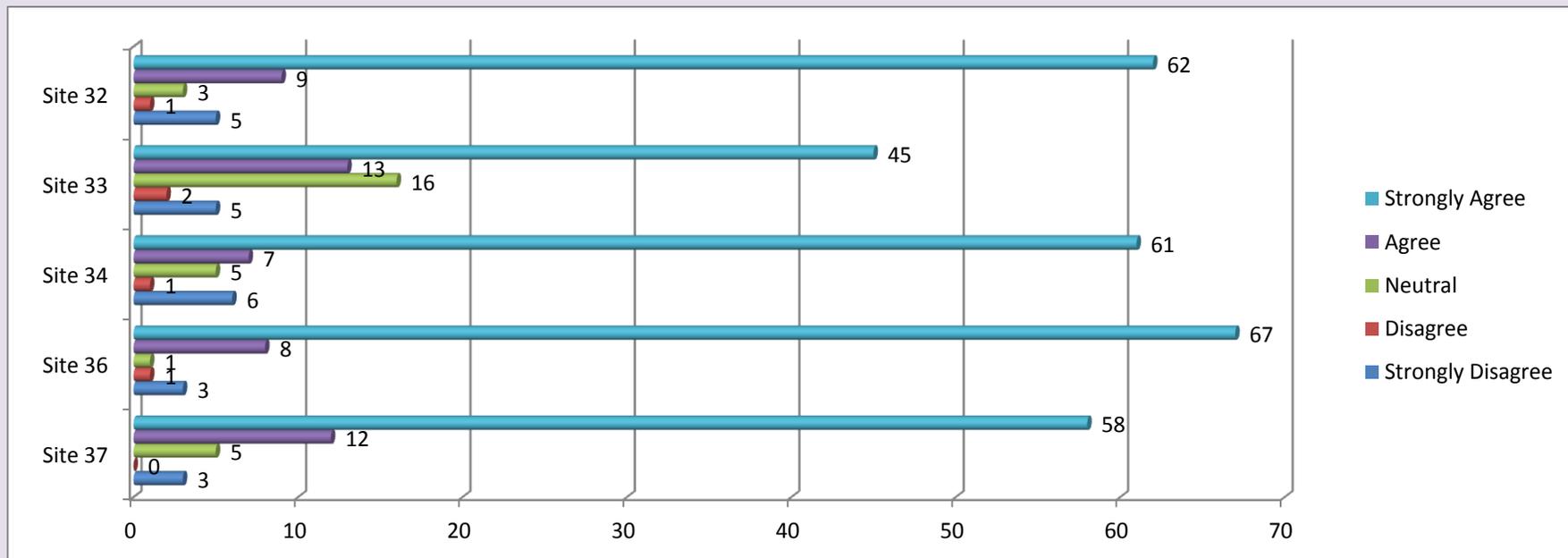
Site 32: Land South of Coplowe Lane (0.8 hectares) - proposed for 5 to 10 dwellings - is not considered to be suitable for development.

Site 33: North End Farm (1.8 hectares) - proposed for up to 30 dwellings - is not considered to be suitable for development

Site 34: Land at Waiting for the Sun Farm (2 hectares) - proposed for 10 to 20 dwellings - is not considered to be suitable for development.

Site 36: Land West of Bletsoe Castle (1.07 hectares) - proposed for 10 dwellings - is not considered to be suitable for development.

Site 37: Land South of The Grange (2.93 hectares) - proposed for up to 70 dwellings - is not considered to be suitable for development.



OBJECTIVE - HOUSING

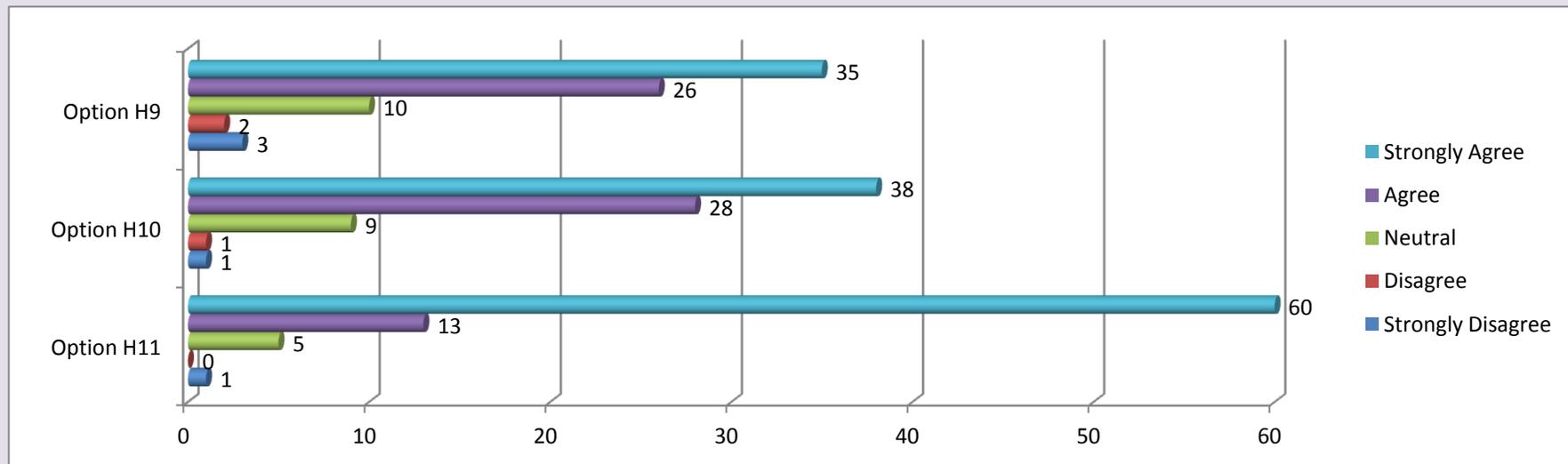
Proposals subject to consultation:

OPTION H9: Proposals for new housing development should adopt the approach to design, siting and layout set out in a separate Bletsoe Village Design Statement.

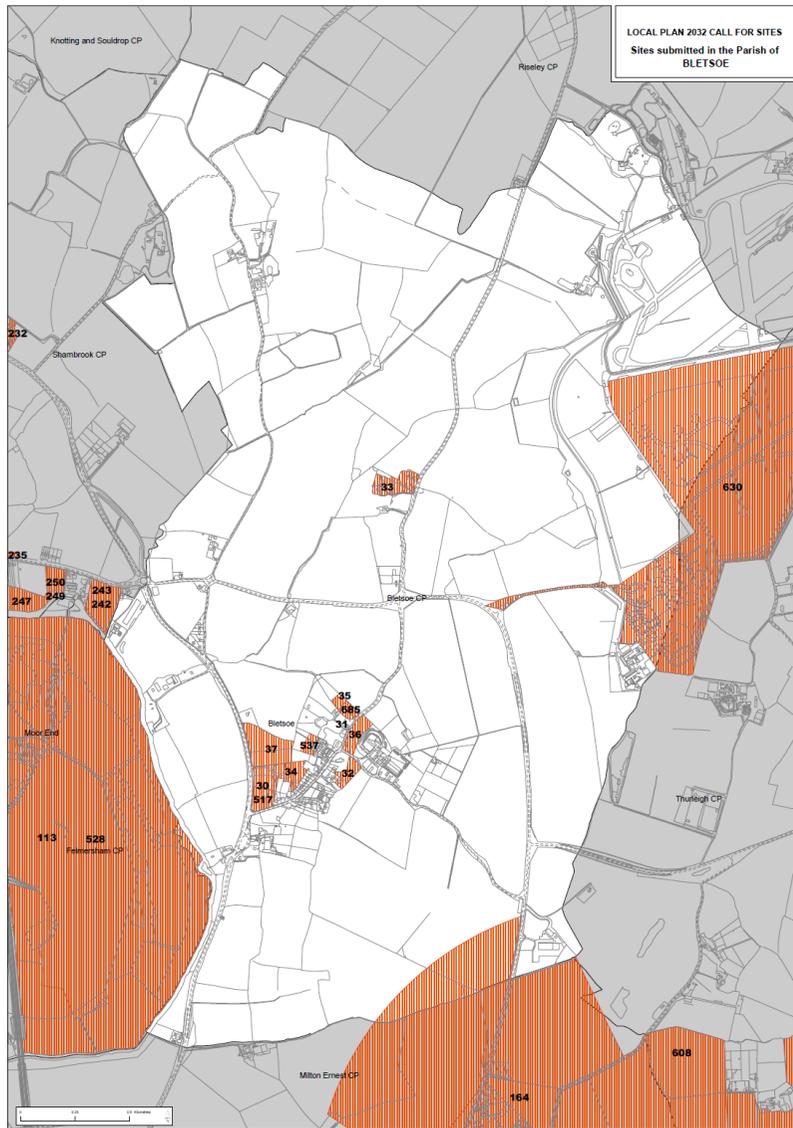
OPTION H10: The proposed Bletsoe Village Design Statement should incorporate proposals to improve and enhance at a local level:

- car parking space standards, with a minimum number of dedicated off street parking spaces relative to the number of bedrooms in the dwelling as follows: 1 car parking space per 1 bedroom dwelling; 2 car park spaces for 2-3 bedroom dwellings and 3 car parking spaces for 4 or more bedroom dwellings;
- amenity space standards, with at least 50% of the completed residence allocated as amenity space (parking, garden, courtyard, patio, play area);
- height standards, building shape and size and external finish standards.

OPTION H11: New development proposals will only be supported if they include their own parking requirements on site so as not to add to the existing congestion in the village.



MAP 1: SITES SUBMITTED IN RESPONSE TO CALL FOR SITES



MAP 2 - SITES PROPOSED FOR SMALL SCALE DEVELOPMENT (Areas hatched red)



OBJECTIVE - HOUSING

SUMMARY OF FEEDBACK:

- (a) In terms of locations for growth (and in the context of limited growth), the feedback indicates that the preferred sites and scale of development to meet housing needs would be as follows:
 - (1) Land behind Captains Close, via existing access adjacent to garages (site identified for up to 8 dwellings to meet local need) - Call for Site reference 537;
 - (2) The First Field, The Avenue - Call for Site references 30 and 517 (3 dwellings with associated "gateway" improvements). The feedback also indicates that there was no convincing support for an alternative development of 8 dwellings on this site.
 - (3) Land North of the Old Rectory (3 dwellings) - Call for Site reference 685 (subject to achieving a layout and design satisfactorily integrated into the landscape setting of the village).
- (b) Observations have been made in respect of the Bletsoe Conservation Area Appraisal, particularly relating to Site 685, and these will need to be clarified.
- (c) There are risks associated with bringing land forward for development, including land ownership and access issues in respect of Site 537 (behind Captains Close) that need to be resolved. Whilst it may be possible (with community endorsement) to include a Reserve Site in the draft Neighbourhood Plan, the community convincingly rejected all other sites submitted for potential development. Bedford Borough Council is expected to announce its proposed development strategy as part of the emerging Local Plan 2035 and the prospect exists that the original proposals for the apportionment of growth to rural areas, and the scale of growth for each village (between 10 and 20 new dwellings for villages like Bletsoe), may change if a new settlement emerges.
- (d) In relation to Site 30/517, it is relevant that the Issues/Options Consultation Report did identify that: *"Special regard should be given to the importance of the entrance to the village from the west. Overall, the land on both sides of the Avenue, between the main road and the entrance to the village, has been viewed as important open space which has defined the edge of a settlement, historically always detached from the main road. There is a strong view that development, as has previously been proposed on one side of the Avenue, would unbalance this undeveloped approach and set a precedent for equally damaging development on the other side of the Avenue, coalescing the village with the separate development on the main road"*. Community feedback indicates that development of more than 3 houses should be resisted in this location and, if development on this land is to be recommended in the draft Neighbourhood Plan to meet housing need, the layout and design of development will need to be carefully considered given the importance of the entrance to the village.
- (e) There is a positive endorsement for the inclusion of a Village Design Statement in the Neighbourhood Plan to define car parking space standards, amenity space standards, height, massing and external finish standards.

OBJECTIVE - INFRASTRUCTURE NEEDS

TO MANAGE BOTH THE EXISTING AND FUTURE TRAFFIC AND TRANSPORT PROVISION AND ENCOURAGING SAFE AND SUSTAINABLE MOVEMENT

A number of options were consulted on during September and October 2016 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- Parking issues in the village, particularly on The Avenue and Memorial Lane.
- Traffic issues, in particular, speeding through the village.
- Growth will impact on infrastructure and capacity issues must be addressed with careful integrated planning.
- The impact of new development on traffic movement.



The feedback from the consultation confirms that there is positive endorsement for protecting existing green space and for traffic management improvements.

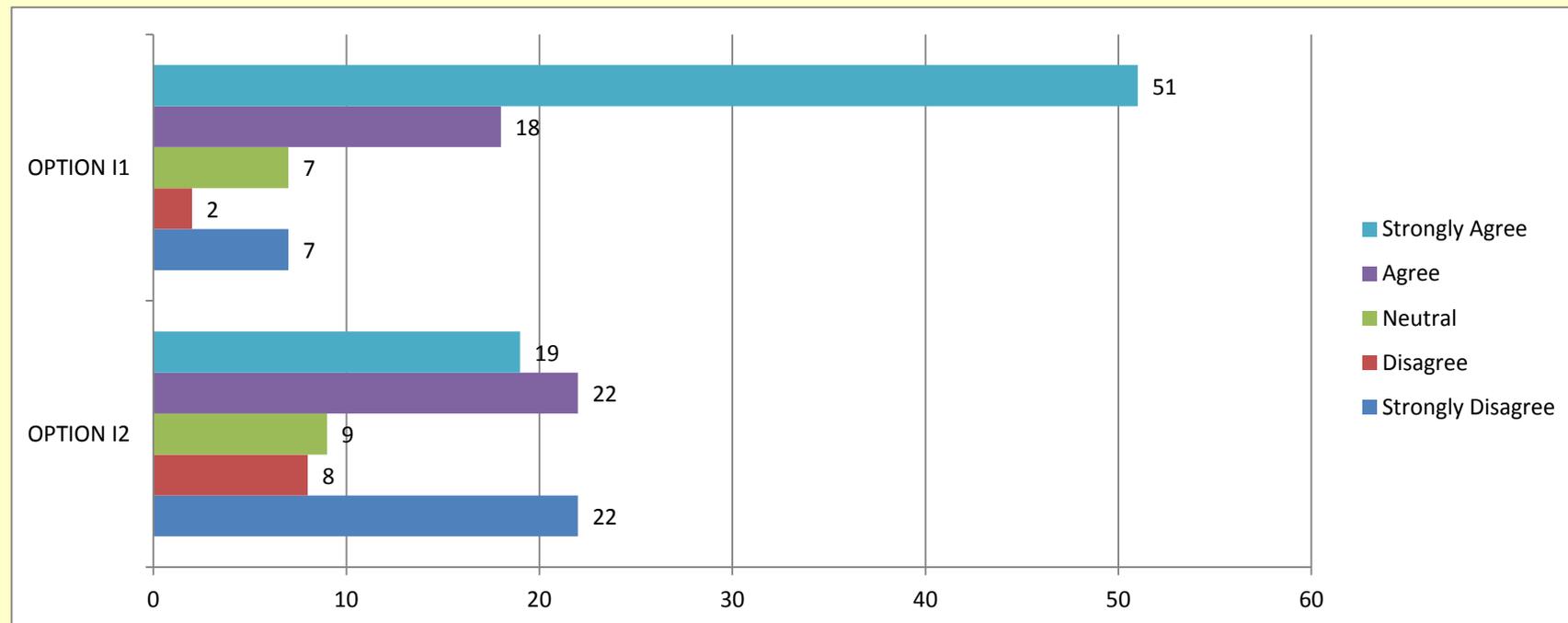
There is also some support for the provision of additional off-street parking and the site identified for new parking would require the relocation of the existing play area adjacent to the Village Hall - if this is to proceed, the precise site would need to be determined so that additional parking for the Village Hall could be provided in the location of the existing play area, enabling an area of the existing parking to be released for essential off-street parking provision.

OBJECTIVE - INFRASTRUCTURE NEEDS

Proposals subject to consultation:

OPTION I1: The areas of village open space identified on Map 3 below will be protected and will not be permitted for development of off-street parking.

OPTION I2: The site identified on Map 4 below is considered to be suitable for the provision of additional off-street parking in the village for residents and visitors. Development of this site for new parking to meet local needs will be supported.



OBJECTIVE - INFRASTRUCTURE NEEDS

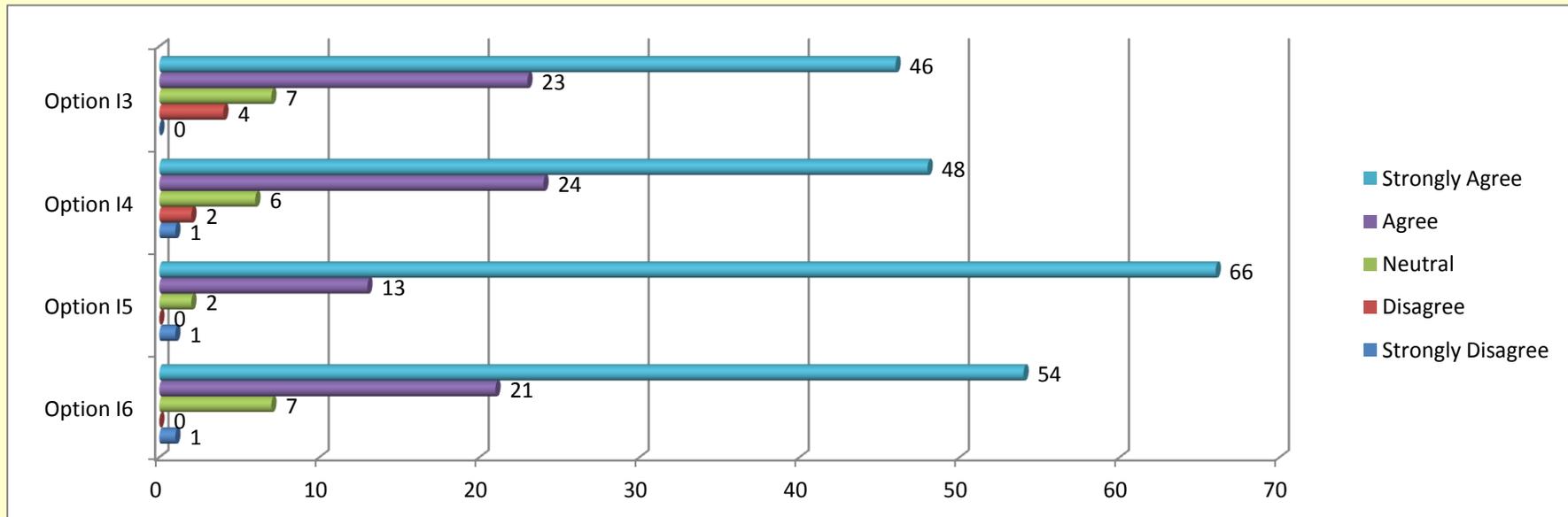
Proposals subject to consultation:

OPTION I3: The Parish Council will work to improve local awareness of traffic problems by supporting the provision of regulation compliant locally designed signs to encourage traffic to slow down and improve the environment for pedestrians and cyclists.

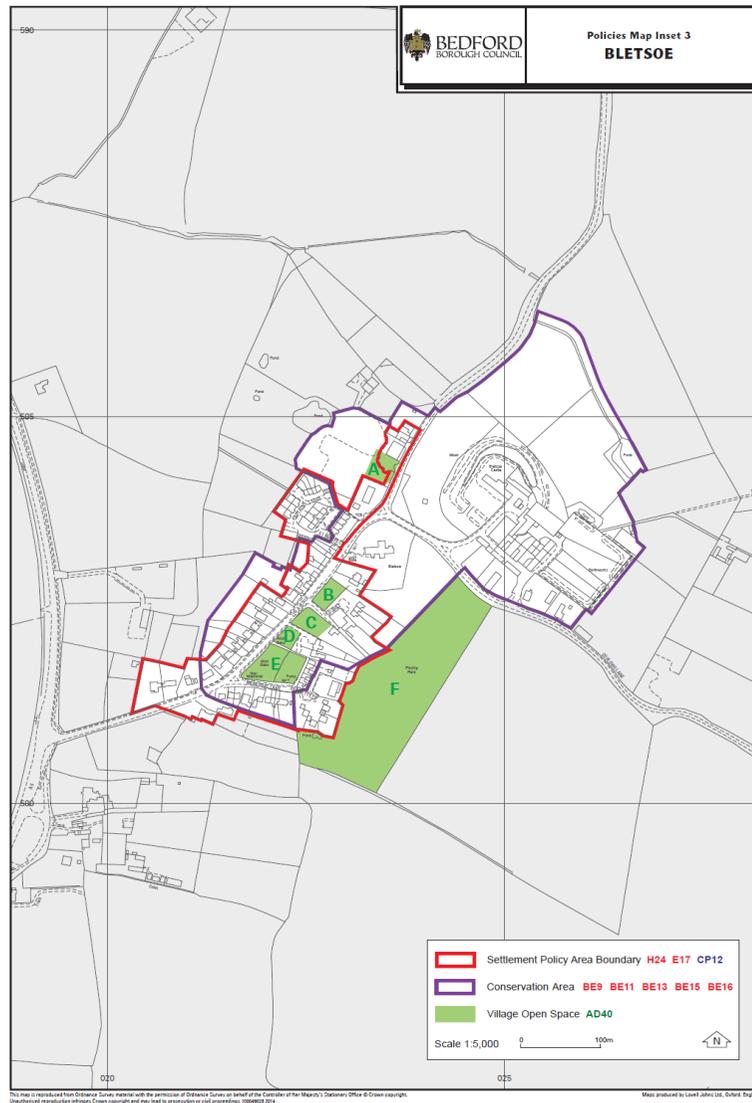
OPTION I4: The Parish Council will work with Bedford Borough Council to assess the cost and benefits of traffic calming measures. This will include a review of speed restrictions and possibly the provision of average speed cameras in Bletsoe to improve local safety.

OPTION I5: Any applications for development in Bletsoe should identify and demonstrate the additional level of traffic that they are likely to generate. They should assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the Parish. The proposals should include measures to mitigate the impact of the increase in traffic on road users and will need to demonstrate how that will be managed.

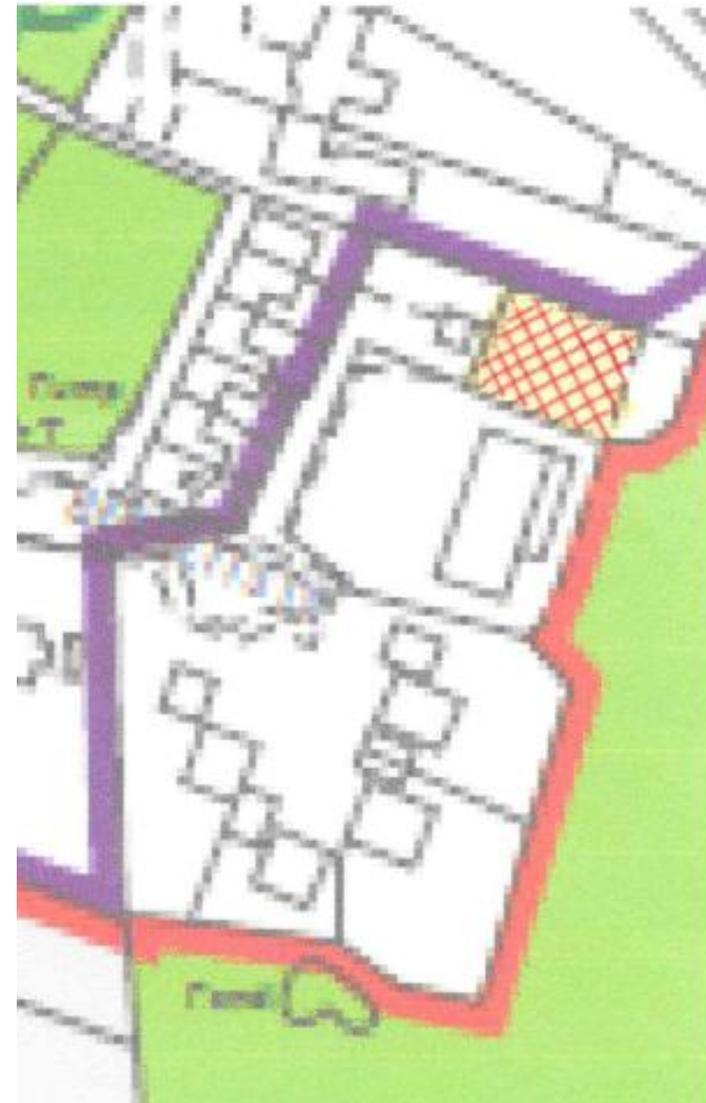
OPTION I6: All applications for development in Bletsoe should demonstrate how they will improve safe and enjoyable movement by pedestrians and cyclists to the services and community facilities within Bletsoe village and beyond.



MAP 3 - BLETSOE SETTLEMENT POLICY AREA/DESIGNATED OPEN SPACE



MAP 4 - SITE PROPOSED FOR ADDITIONAL PARKING PROVISION (shaded yellow and hatched red)



NOTE: The site identified for new parking will require the relocation of the existing play area adjacent to the Village Hall.

OBJECTIVE - THE ENVIRONMENT

PROTECTING AND ENHANCING OUR EXISTING AND FUTURE OPEN SPACES

A number of options were consulted on during September and October 2016 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- The need to protect green space in the village.
- The need to improve accessibility for all throughout Bletsoe to support healthy communities.
- The need to consider the allocation of land for allotments given that there is some demand for such provision in the area.

Bletsoe is fortunate to be located on the edge of attractive open countryside and to have several areas of open space, all of which are highly valued by local people. There was a definite commitment to ensure that these should be protected and enhanced



The feedback from the consultation confirms that there is positive support for environmental improvements (i.e. the promotion and enhancement of Parish Walks and improved linkages to neighbouring parishes).

In terms of allotments, there is strong support for the provision of allotments in Bletsoe Parish and good support for working jointly with other Parishes to identify the overall demand for allotments and potentially identify a suitable shared space for allotments in the area. The Parish Council will need to consider arrangements for working with the local community to identify whether interest exists in establishing a Bletsoe Allotments Association and, if so, to identify land locally for the provision of allotments.

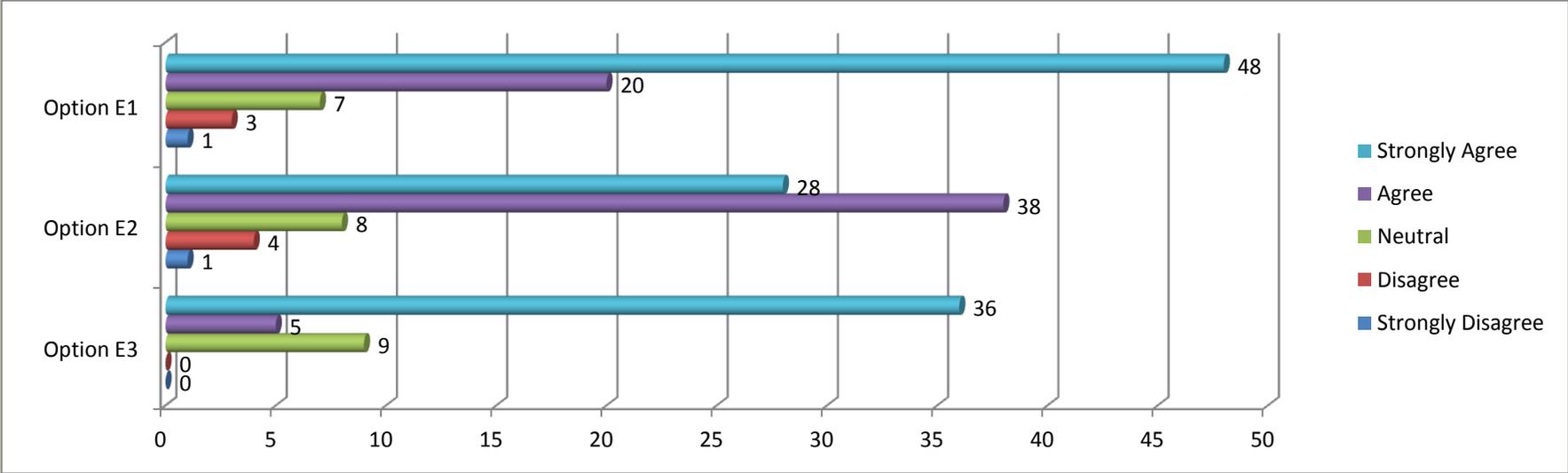
OBJECTIVE - THE ENVIRONMENT

Proposals subject to consultation:

OPTION E1: The areas of open space and countryside identified in Map 3 above will be protected from inappropriate new development. Development beyond the existing Settlement Policy Area boundary will not be permitted unless the land represents a limited natural extension to the built up area.

OPTION E2: The Parish Walks, identified in Map 5 below, will be promoted and enhanced through signage, environmental improvement and to provide better access. Further work is needed to assess and to prioritise areas for improvement such as seating and drop kerbs. Where steps are the only option, signage could be improved to advise users that there are steps ahead and to suggest alternative routes where available. Developer contributions and other sources of funding will be required to support the promotion and improvement of the Parish Walks.

OPTION E3: The Parish Council will work to develop improved linkages for walks connecting to neighbouring parishes in order to support and enhance health and wellbeing and also access to additional services beyond Bletsoe Parish. This will include the connection between Bletsoe and Bourne End.



OBJECTIVE - THE ENVIRONMENT

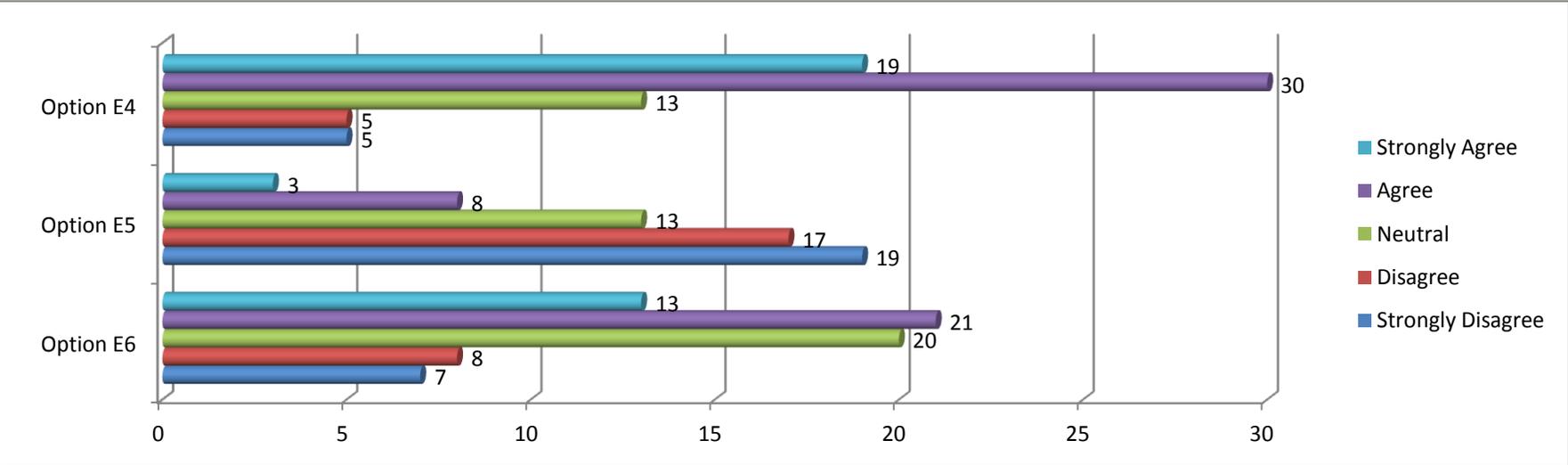
Proposals subject to consultation:

There were a number of options for providing access to allotment space if this is required by the community. Residents were requested to score the statement they agreed with from the alternative options below:

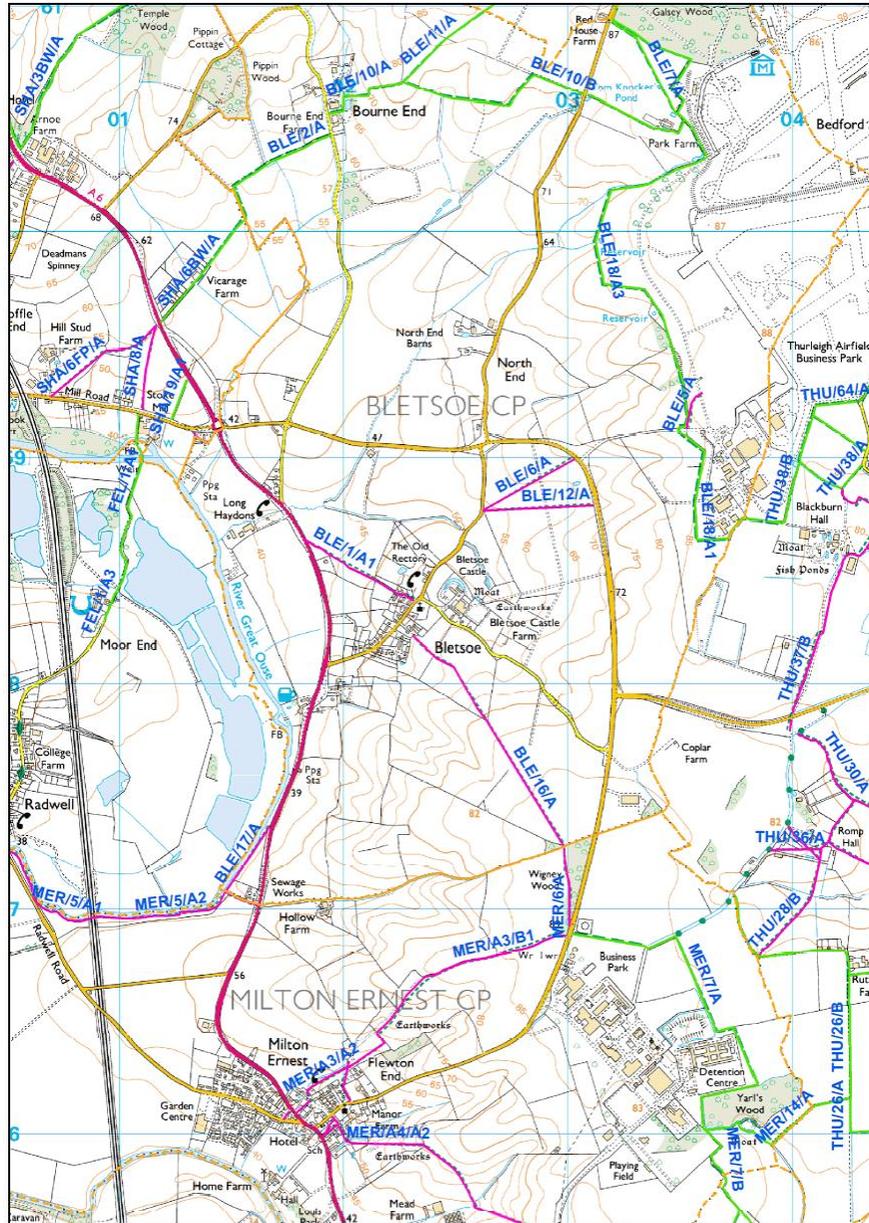
OPTION E4: The Parish Council will work with the local community to identify whether interest exists in establishing a Bletsoe Allotment Association and, if so, to identify land within Bletsoe for allotment provision, OR;

OPTION E5: The Parish Council will not identify possible new sites for allotments in Bletsoe but will refer the matter to the Bedford Borough Council to ensure that future requirements can be accommodated in the municipal allotments that exist in Bedford, OR;

OPTION E6: The Parish Council will work jointly with other Parishes to identify the overall demand for allotments and, if a good level of interest exists for the provision and management of allotment land, to identify a suitable shared space for allotments in the area.



MAP 5 - PARISH WALKS



OBJECTIVE - COMMUNITY FACILITIES

ENSURING THAT THE VILLAGE BENEFITS FROM SUFFICIENT FACILITIES AND SERVICES

A number of options were consulted on during September and October 2016 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- The need to protect existing community facilities.
- Scope to extend community and social facilities over time.
- Encourage clubs or societies to use the Village Hall.
- Support and promote existing clubs and facilities in the area.
- The need for improved broadband provision (there is a commitment by the Borough Council to deliver superfast broadband by 2018).

The feedback from the consultation confirms that there is positive support for the protection and improvement of local facilities and services, including the promotion of the Village Hall, and for the allocation of developer contributions/Community Infrastructure Levy * to enable such improvements to be realised.



*** Community Infrastructure Levy (CIL) is a charge levied on new developments by Bedford Borough Council for necessary additions or improvements to physical and community infrastructure that arise from new development. Currently, 25% of the money raised from development within a Neighbourhood Plan area will be passed to the Parish Council for local investment. This compares to a 15% contribution if no Neighbourhood Plan exists.**

OBJECTIVE - COMMUNITY FACILITIES

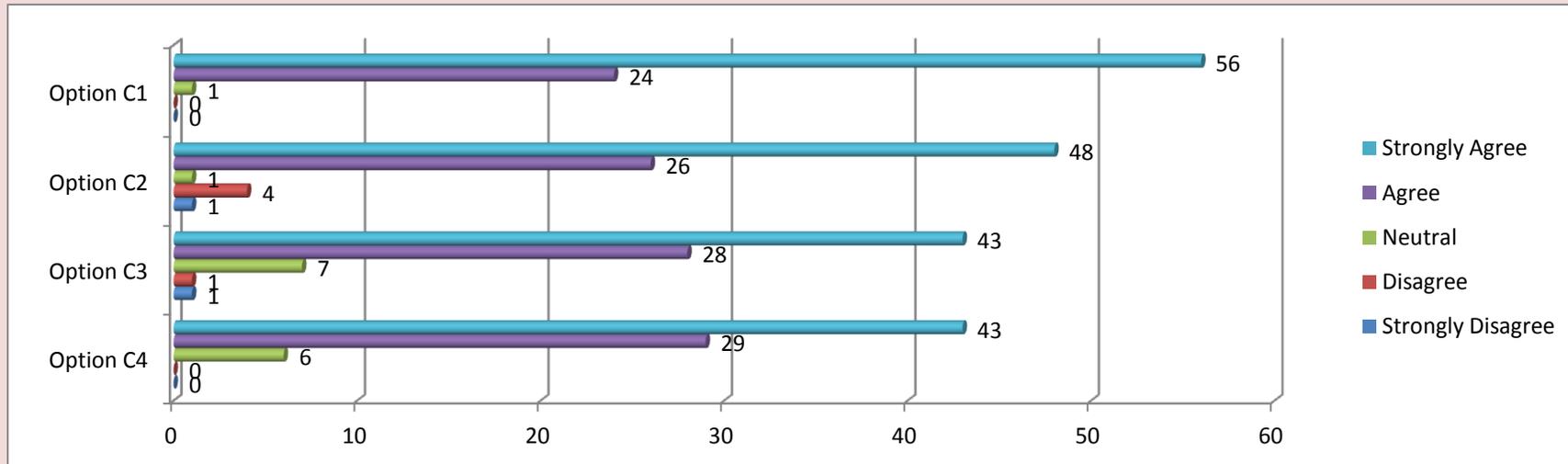
Proposals subject to consultation:

OPTION C1: Local facilities and services will be protected and supported by the Parish Council in accordance with other policies in the Development Plan that seek to ensure the continued viability of the rural economy and support the sustainability of local services (such as the mobile library and weekly post office visits).

OPTION C2: The Parish Council will continue to promote the use of the Village Hall and will support appropriate plans to improve community provision. The Parish Council will also support and promote other existing clubs and facilities in the area by helping to identify sources of funding such as developer contributions.

OPTION C3: Any proposals that come forward over the plan period should identify developer contributions to further support the improvement of existing community facilities in the area or the provision of new facilities to meet local needs and aspirations.

OPTION C4: The additional Community Infrastructure Levy (CIL) arising from consented proposals, that is retained by the Parish Council, should be allocated to support the improvement of existing community facilities in the area or the provision of new facilities to meet local needs and aspirations.



OBJECTIVE - HERITAGE ASSETS

PROTECTING AND ENHANCING OUR LISTED BUILDINGS AND THE ANCIENT MONUMENT

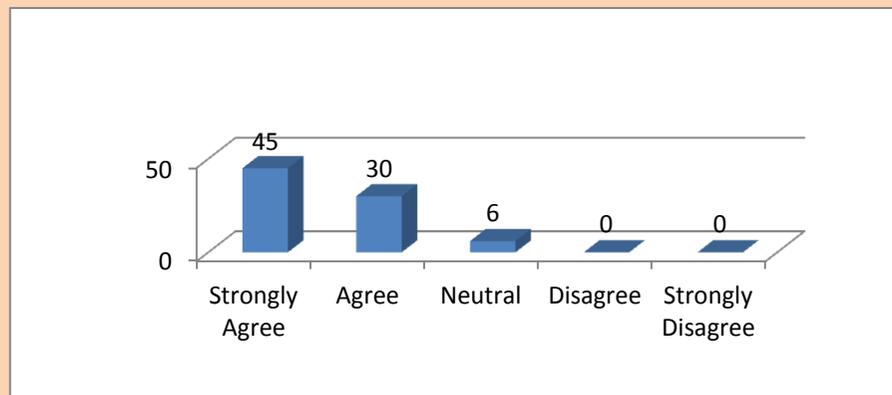
A number of options were consulted on during September and October 2016 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- The need to ensure that any new development in Bletsoe does not negatively impact on the shared heritage.
- The need to ensure that both the fabric and the setting of listed buildings and heritage assets continue to be protected.

The respondents recognised that there are several buildings and features of historical interest within Bletsoe as well as locally important heritage assets, which should be protected.

Proposal subject to consultation:

OPTION HA1: Statutory Listed Buildings and Scheduled Ancient Monuments already have legal protection from harmful development. The Parish Council will identify undesignated heritage assets whose local significance justifies protection from harmful change.



There was, therefore, almost unanimous support for the Parish Council to identify undesignated heritage assets whose local significance justifies protection from harmful change. This task will now be undertaken so that these assets can be identified in the Neighbourhood Plan.

OTHER COMMENTS MADE

The consultation held during September/October 2016 generated a good level of response and the feedback generally provides overwhelming support for the "direction of travel" determined from the various initial consultation exercises and evidence gathering.

A number of respondents made additional comments and these have been scanned as a separate attachment and this is available at www.bletsoe.net.

**THANK YOU FOR RESPONDING
TO THE CONSULTATION**

The full issues and options consultation report and a more detailed Site Assessment Report which will form part of the Neighbourhood Development Plan Evidence Base is available at www.bletsoe.net.

BLETSON NEIGHBOURHOOD PLAN

Consultation Statement Appendix C List of Statutory Consultee

CONSULTATION BODIES:

[IN ACCORDANCE WITH SCHEDULE 1 OF NEIGHBOURHOOD PLANNING REGULATIONS]

Relevant Section of Regulations:

- (b) The adjoining Parish Council contact details:

Felmersham & Radwell Parish Council - mail to: frparishclerk@outlook.com

Milton Ernest Parish Council - mail to: suex999@btinternet.com

Riseley Parish Council - mail to: riseleyparishclerk@outlook.com

Sharnbrook Parish Council - mail to: sharnbrookpc@gmail.com

Thurleigh Parish Council - mail to: thurleighpc@gmail.com

- (b) Other Councils that adjoin the area of the Local Planning Authority

Central Bedfordshire Council - mail to: richard.fox@centralbedfordshire.gov.uk

Borough Council of Wellingborough - mail to: planning@wellingborough.gov.uk

Milton Keynes Borough Council

East Northamptonshire District Council

Huntingdonshire District Council - mail to: localplan@huntingdonshire.gov.uk

- (c) The Coal Authority - mail to: planningconsultation@coal.gov.uk

- (d) The Homes and Community Agency – now Homes England - mail@homesengland.gov.uk

- (e) Natural England - mail to: consultations@naturalengland.org.uk

- (f) Environment Agency - mail to: planning.brampton@environment-agency.gov.uk

- (g) English Heritage – now Historic England - mail to: eastplanningpolicy@historicengland.org.uk

- (h) Network Rail – mail to: crne@networkrail.co.uk

- (i) Highways Agency – now Highways England – the general email address is:
info@highwaysengland.co.uk

- (j) Marine Management Organisation - mail to: consultations.mmo@marinemanagement.org.uk

- (k) In relation to (k) Bedford Borough Council have provided the following generic details of companies that control communications apparatus in the borough:

BT open reach - mail to: newsitereceptioneastofengland@openreach.co.uk

Vodafone and O2 - mail to: EMF.Enquiries@ctil.co.uk

EE - mail to: public.affairs@ee.co.uk

The Register of persons with powers under the Electronic Communications Code is detailed on the OFCOM website - <https://www.ofcom.org.uk/phones-telecoms-and-internet/information-for-industry/policy/electronic-comm-code>

- (l) (i) Primary Care Trust – Bedfordshire Clinical Commissioning Group - mail to: enquiries@bedfordshireccg.nhs.uk
- (ii) Licence granted under the Electricity Act 1989 – the names were obtained from the OFGEM website - <https://www.ofgem.gov.uk/publications-and-updates/list-all-electricity-licensees-registered-or-service-addresses>
- (iii) Gas Licence Holders – further details are included in the list on the OFGEM website - <https://www.ofgem.gov.uk/publications-and-updates/list-all-gas-licensees-registered-or-service-addresses>
- (iv) and (v) Sewerage and Water undertakers – Anglian Water - mail to: planningliaison@anglianwater.co.uk

Bedfordshire Pilgrims Housing Association (BPHA) have an interest in the local area and were also included in the consultation.

BLETSOE NEIGHBOURHOOD PLAN

Consultation Statement Appendix D Summary of consultation comments made and response



BLETSOE NEIGHBOURHOOD PLAN

Our Parish – Our Plan – Our Future
Shaping Our Future



**PUBLIC CONSULTATION ON THE
DRAFT NEIGHBOURHOOD PLAN:**
15 SEPTEMBER 2018 - 31 OCTOBER 2018

SUMMARY OF RESPONSES

OUR PARISH – OUR PLAN – OUR FUTURE

The Bletsoe Neighbourhood Plan will allow the community to have some influence in the planning decisions of Bedford Borough Council regarding the Parish of Bletsoe. This includes more control over where development takes place and also the type and quality of development. Following feedback, the following draft Vision emerged:

"Bletsoe will remain a peaceful rural village that seeks to meet the housing, economic and infrastructure needs of its residents. Any future development must, therefore, be sensitive and respect the character of the village that makes it so special"

53 (93%) of the respondents to the draft Vision that was identified in the consultation that was undertaken from 10 September 2016 to 14 October 2016 strongly agreed or agreed with the statement. It is concluded, therefore, that there is overwhelming support for the vision statement.

The consultation events held during the neighbourhood planning process have posed a number of questions with the intention of setting objectives for the Neighbourhood Plan and the following key objectives have emerged:

- ***To deliver housing which both sustains the current and meets the future needs of the community;***
- ***To protect and enhance existing and future open spaces;***
- ***To manage both existing and future traffic and transport provision and encourage safe and sustainable movement;***
- ***To ensure the Village benefits from sufficient facilities and services;***
- ***To protect and enhance all listed buildings and the Ancient Monument within the Parish.***

The comments made in the first stages of consultation have helped identify key issues and options to address them, including locations for small scale future growth to meet local need. This feedback enabled policies to be determined and the Bletsoe Neighbourhood Plan to be drafted. This latest consultation sought to ensure that the Plan had been drafted in line with the views and requirements of the community. In addition to formal policies, a number of non-policy actions for the Parish Council to address had been identified and these were also included in the consultation.

This represented a statutory 6 week period of consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Following this consultation, the Bletsoe Neighbourhood Plan will need to be amended and then submitted to Bedford Borough Council, as required, for Regulation 16 consultation and independent examination. The Plan, if successful at examination, will then proceed to a local referendum to ensure that it enjoys local support.

HOUSING PROVISION

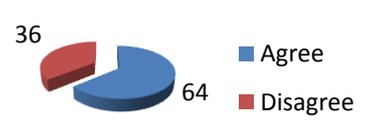
OBJECTIVE: DELIVERING HOUSING WHICH BOTH SUSTAINS THE CURRENT AND MEETS THE FUTURE NEEDS OF THE COMMUNITY

LOCATION OF DEVELOPMENT

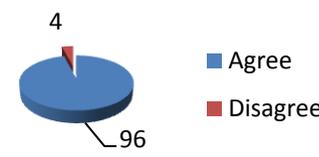
Policy	General Development Principles	Response				
BNP1	<p>Development proposals within the defined Settlement Policy Area as identified by the Proposals Maps in the Bedford Borough Local Plan, will be supported subject to compliance with the National Planning Policy Framework (NPPF) and any other relevant policies in the Neighbourhood Plan.</p> <p>In order to maintain the intrinsic value of the countryside, development proposals located outside of the defined Settlement Policy Area (except for the sites allocated by BNP policies 2, 3 and 4) will be resisted unless the proposal satisfies the appropriate policies within this Plan, or it can be clearly demonstrated the proposal is sustainable development which seeks to enhance the vitality of the village, the historic environment and rural economy.</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td>Agree</td> <td>Disagree</td> </tr> <tr> <td>69 (No.)</td> <td>4 (No.)</td> </tr> </table> <div style="text-align: center;"> <p>Response (%)</p> <p>95 5</p> <p>■ Agree ■ Disagree</p> </div>	Agree	Disagree	69 (No.)	4 (No.)
Agree	Disagree					
69 (No.)	4 (No.)					
Policy	Land Behind Captains Close	Comments				
BNP2	<p>A residential development of up to 8 dwellings on the land behind Captains Close, as identified on the Proposals Map (at Appendix A below), will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> (i) The design and layout respects and enhances the natural, built and historic environment; (ii) It can be demonstrated the mix and tenure proposed meets the identified need; (iii) Parking provision is provided in accordance with BNP Policy 5 unless it can be demonstrated that a reduction would not result in a significant increase in on street parking; (iv) Private amenity space is provided in accordance with BNP Policy 5 unless it can be demonstrated that a reduction would not result in substandard amenity standards for future occupiers; (v) It can be demonstrated that an appropriate standard of access can be achieved for both vehicles and pedestrians. 	<table border="1" style="width: 100%; text-align: center;"> <tr> <td>Agree</td> <td>Disagree</td> </tr> <tr> <td>57</td> <td>16</td> </tr> </table> <div style="text-align: center;"> <p>Response (%)</p> <p>78 22</p> <p>■ Agree ■ Disagree</p> </div>	Agree	Disagree	57	16
Agree	Disagree					
57	16					
Policy	First Field, The Avenue	Comments				
BNP3	<p>A residential development of up to 3 dwellings on the land at First Field, as identified on the Proposals Map (at Appendix A below), will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> (i) The design and layout respects and enhances the natural, built and historic environment; (ii) The design and layout of the development should improve and enhance the village entrance and protect the open space on both sides of The Avenue which should continue to define the edge of the settlement; (iii) It can be demonstrated the mix and tenure proposed meets an identified need; (iv) Parking provision is provided in accordance with BNP Policy 5 unless it can be demonstrated that a reduction would not result in a significant increase in on street parking; (v) Private amenity space should be provided in accordance with BNP Policy 5 unless it can be demonstrated that a reduction would not result in substandard amenity standards for future occupiers; (vi) It can be demonstrated that suitable access and adequate visibility can be achieved for vehicles and pedestrians; (vii) Methods to mitigate noise from the A6 are incorporated into the design to ensure a satisfactory standard of amenity for future occupants. 	<table border="1" style="width: 100%; text-align: center;"> <tr> <td>Agree</td> <td>Disagree</td> </tr> <tr> <td>48</td> <td>23</td> </tr> </table> <div style="text-align: center;"> <p>Response (%)</p> <p>68 32</p> <p>■ Agree ■ Disagree</p> </div>	Agree	Disagree	48	23
Agree	Disagree					
48	23					

HOUSING PROVISION

LOCATION OF DEVELOPMENT

Policy	Land North of The Old Rectory	Comments				
BNP4	<p>A residential development of up to 3 dwellings on the land North of The Old rectory, as identified on the Proposals Map (at Appendix A below), will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> (i) The design and layout respects and enhances the natural, built and historic environment, particularly consideration should be given to the setting of the Conservation Area and the setting of the adjacent Heritage Assets; (ii) It can be demonstrated the mix and tenure proposed meets an identified need; (iii) Parking provision is provided in accordance with BNP Policy 5 unless it can be demonstrated that a reduction would not result in a significant increase in on street parking; (iv) Private amenity space should be provided in accordance with BNP Policy 5 unless it can be demonstrated that a reduction would not result in substandard amenity standards for future occupiers; (v) It can be demonstrated that suitable access and adequate visibility can be achieved for vehicles and pedestrians; (vi) The design and layout includes appropriate screening to the northern and western boundaries of the site. 	<table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 50%;">Agree</th> <th style="width: 50%;">Disagree</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">49</td> <td style="text-align: center;">28</td> </tr> </tbody> </table> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;">Response (%)</p>  <p style="text-align: center;"> ■ Agree ■ Disagree </p> </div>	Agree	Disagree	49	28
Agree	Disagree					
49	28					

ACHIEVING QUALITY DESIGN AND LOCAL DISTINCTIVENESS

Policy	Design Criteria	Comments				
BNP5	<p>All proposals for new development, including extensions to existing dwellings will be expected to meet the following criteria to be considered acceptable in design terms:</p> <ul style="list-style-type: none"> • The design and layout is of a high quality that is considered to be in keeping with the scale and character of the immediate surroundings; • Respect the context and setting of all Heritage Assets, particularly those that are designated; • It can be demonstrated that the proposal would provide sufficient parking in accordance with the Village Design Advice (at Appendix B below) and would not result in an unacceptable increase in on street parking; • The proposal provides an adequate level of private amenity space accordance with the Village Design Advice (at Appendix B below); • Provide hard and soft landscaping appropriate to the scale, location and design of the development; • There is no unacceptable loss of amenity to neighbouring developments through loss of privacy, loss of light, visual intrusions, noise and pollution. <p>All planning applications should provide a written statement which demonstrates how the above criteria has been considered and incorporated into the proposal. Proposals should take into account the design criteria as set out in the Village Design Advice (at Appendix B below).</p>	<table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 50%;">Agree</th> <th style="width: 50%;">Disagree</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">72</td> <td style="text-align: center;">3</td> </tr> </tbody> </table> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;">Response (%)</p>  <p style="text-align: center;"> ■ Agree ■ Disagree </p> </div>	Agree	Disagree	72	3
Agree	Disagree					
72	3					



INFRASTRUCTURE NEEDS

OBJECTIVE: MANAGING BOTH EXISTING AND FUTURE TRAFFIC AND TRANSPORT PROVISION AND ENCOURAGING SAFE AND SUSTAINABLE MOVEMENT

PARKING ISSUES

Policy	Vehicle and Cycle Parking	Comments				
BNP6	All new development will be encouraged to provide vehicle and cycle parking in accordance with Policy BNP5 of this Plan, and set out in the Village Design Advice (at Appendix B below) attached to the Plan, unless it can be demonstrated that the proposal would not have a significant adverse impact upon existing parking arrangements and would not result in an unacceptable increase in on street parking.	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Agree</td> <td style="text-align: center;">Disagree</td> </tr> <tr> <td style="text-align: center;">70</td> <td style="text-align: center;">4</td> </tr> </table> <div style="text-align: center;"> <p>Response (%)</p> <p>5 95</p> <p>■ Agree ■ Disagree</p> </div>	Agree	Disagree	70	4
Agree	Disagree					
70	4					
Non-Policy Action	Parking	Comments				
NPA1	<p>The Parish Council recognise the need to alleviate the pressure from limited off street parking provision in Bletsoe.</p> <p>The Parish Council will continue to work with residents to find a solution and will consult further on the relocation of the play area and extension of the Village Hall car park in an appropriate manner.</p>	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Agree</td> <td style="text-align: center;">Disagree</td> </tr> <tr> <td style="text-align: center;">63</td> <td style="text-align: center;">10</td> </tr> </table> <div style="text-align: center;"> <p>Response (%)</p> <p>14 86</p> <p>■ Agree ■ Disagree</p> </div>	Agree	Disagree	63	10
Agree	Disagree					
63	10					

INFRASTRUCTURE

Policy	Transportation	Comments				
BNP7	<p>All proposals that make a contribution towards improvements to existing and/or new public and community transport services in the Bletsoe Neighbourhood Plan Area (BNPA) will be supported subject to there being no conflict with any other relevant policy within this Plan.</p> <p>Proposals for new development should ensure that, where practicable, provisions are made to ensure there is connection to existing footpaths enabling residents to walk to village amenities.</p> <p>Proposals for major developments within and adjoining the BNPA must demonstrate the development proposed would not have an unacceptable impact on the area in terms of additional traffic generation through a robust Transport Statement. Where the development proposed would involve an increase in traffic, the developer will be required to make provision for, and contribute to, appropriate mitigation measures within the BNPA.</p>	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Agree</td> <td style="text-align: center;">Disagree</td> </tr> <tr> <td style="text-align: center;">73</td> <td style="text-align: center;">1</td> </tr> </table> <div style="text-align: center;"> <p>Response (%)</p> <p>1 99</p> <p>■ Agree ■ Disagree</p> </div>	Agree	Disagree	73	1
Agree	Disagree					
73	1					

SPEED AWARENESS

Non-Policy Action	Speed Awareness	Comments				
NPA2	<p>The Parish Council will work with Bedford Borough Council to improve local awareness of traffic problems. This will include the provision of regulation compliant signage to encourage traffic to slow down and a review of speed restrictions.</p> <p>The Parish Council will liaise with the Borough Council to assess the costs and benefits of additional traffic calming measures such as the provision of average speed cameras in Bletsoe (if appropriate) to reduce speed and improve safety.</p>	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Agree</td> <td style="text-align: center;">Disagree</td> </tr> <tr> <td style="text-align: center;">60</td> <td style="text-align: center;">6</td> </tr> </table> <div style="text-align: center;"> <p>Response (%)</p> <p>9 91</p> <p>■ Agree ■ Disagree</p> </div>	Agree	Disagree	60	6
Agree	Disagree					
60	6					

THE ENVIRONMENT

OBJECTIVE: PROTECTING AND ENHANCING OUR EXISTING AND FUTURE OPEN SPACES

OPEN SPACE

Policy	Local Green Space	Comments										
BNP8	<p>The areas of Local Green Space as identified on the Proposals Map (at Appendix A below) will be protected from inappropriate development. Redevelopment or partial redevelopment of the Local Green Space will not be supported unless it can be demonstrated:</p> <ul style="list-style-type: none"> the proposals would result in enhancement of the existing Local Green Space; development of the Local Green Space would result in significant benefits for the community as a whole; and/or there would be no significant adverse impact on the visual quality of the surrounding area and overall character of the village. 	<table border="1"> <thead> <tr> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>67</td> <td>6</td> </tr> </tbody> </table> <p>Response (%)</p> <table border="1"> <thead> <tr> <th>Response (%)</th> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>92</td> <td>92</td> <td>8</td> </tr> </tbody> </table>	Agree	Disagree	67	6	Response (%)	Agree	Disagree	92	92	8
Agree	Disagree											
67	6											
Response (%)	Agree	Disagree										
92	92	8										

VILLAGE ENTRANCE

Non-Policy Action	Protection of the Village Entrance	Comments										
NPA3	<p>The Parish Council will seek to resist proposals for new development on the land at the village entrance to the west identified on the Proposals Maps (at Appendix A below) as NPA2. As part of the BNP this land is not allocated as Local Green Space, however, it is considered to be an important landscape gap between the built form of the village and the A6.</p> <p>The Parish Council will not support proposals that would result in the loss of the openness of these important gaps and will endeavour to work with relevant land owners to ensure these areas remain clear of clutter.</p>	<table border="1"> <thead> <tr> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>59</td> <td>14</td> </tr> </tbody> </table> <p>Response (%)</p> <table border="1"> <thead> <tr> <th>Response (%)</th> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>81</td> <td>81</td> <td>19</td> </tr> </tbody> </table>	Agree	Disagree	59	14	Response (%)	Agree	Disagree	81	81	19
Agree	Disagree											
59	14											
Response (%)	Agree	Disagree										
81	81	19										
Non-Policy Action	Identifying Potential Allotments	Comments										
NPA4	<p>The Parish Council will identify whether there is suitable demand for community allotments. Should an appropriate level of demand exist the Parish Council will seek to establish the Bletsoe Allotment Association in order to identify suitable locations for allotments. This could also include joint discussions with neighbouring parishes.</p>	<table border="1"> <thead> <tr> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>59</td> <td>15</td> </tr> </tbody> </table> <p>Response (%)</p> <table border="1"> <thead> <tr> <th>Response (%)</th> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>80</td> <td>80</td> <td>20</td> </tr> </tbody> </table>	Agree	Disagree	59	15	Response (%)	Agree	Disagree	80	80	20
Agree	Disagree											
59	15											
Response (%)	Agree	Disagree										
80	80	20										

PUBLIC RIGHTS OF WAY

Non-Policy Action	Improvements to local Rights of Way	Comments										
NPA5	<p>In conjunction with Bedford Borough Council, the Parish Council will encourage improved links to the public rights of way connecting to neighbouring parishes in order to support and enhance health and wellbeing beyond Bletsoe Parish. Further work is needed to assess these and to prioritise areas for improvement, such as seating and drop kerbs to assist with accessibility. Where steps are the only option, signage could be improved to advise users that there are steps ahead and to suggest alternative routes where available. The Community Infrastructure Levy (CIL) and other sources of funding will be required to assist with financial support for the promotion and improvement of the Parish Walks.</p>	<table border="1"> <thead> <tr> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>70</td> <td>3</td> </tr> </tbody> </table> <p>Response (%)</p> <table border="1"> <thead> <tr> <th>Response (%)</th> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>96</td> <td>96</td> <td>4</td> </tr> </tbody> </table>	Agree	Disagree	70	3	Response (%)	Agree	Disagree	96	96	4
Agree	Disagree											
70	3											
Response (%)	Agree	Disagree										
96	96	4										

COMMUNITY FACILITIES

OBJECTIVE: ENSURING THE VILLAGE BENEFITS FROM SUFFICIENT FACILITIES AND SERVICES

VILLAGE HALL

Non-Policy Action	Continued Provision of Village Services	Comments				
NPA6	<p>The Parish Council will continue to promote the use of the village hall and will work with and support the Village Hall Committee in taking steps to improve the facility where appropriate.</p> <p>The Parish Council will also support existing community groups and clubs together with encouragement for residents to use local services such as the mobile library and weekly post office visits.</p> <p>Where possible additional sources of funding retained by the Parish Council through the Community Infrastructure Levy (CIL) will be spent on improvements that benefit the community.</p>	<table border="1"> <thead> <tr> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>73</td> <td>0</td> </tr> </tbody> </table> <p>Response (%)</p> <ul style="list-style-type: none"> Agree Disagree 	Agree	Disagree	73	0
Agree	Disagree					
73	0					

BROADBAND

Policy	Next Generation Broadband	Comments				
BNP9	<p>All new residential, commercial and community buildings within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection to premises unless it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be either possible, practical or economically viable.</p> <p>Where this is the case, sufficient and suitable ducting should be provided within the site and to the property to facilitate installation at a future date.</p>	<table border="1"> <thead> <tr> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>71</td> <td>0</td> </tr> </tbody> </table> <p>Response (%)</p> <ul style="list-style-type: none"> Agree Disagree 	Agree	Disagree	71	0
Agree	Disagree					
71	0					

HERITAGE ASSETS

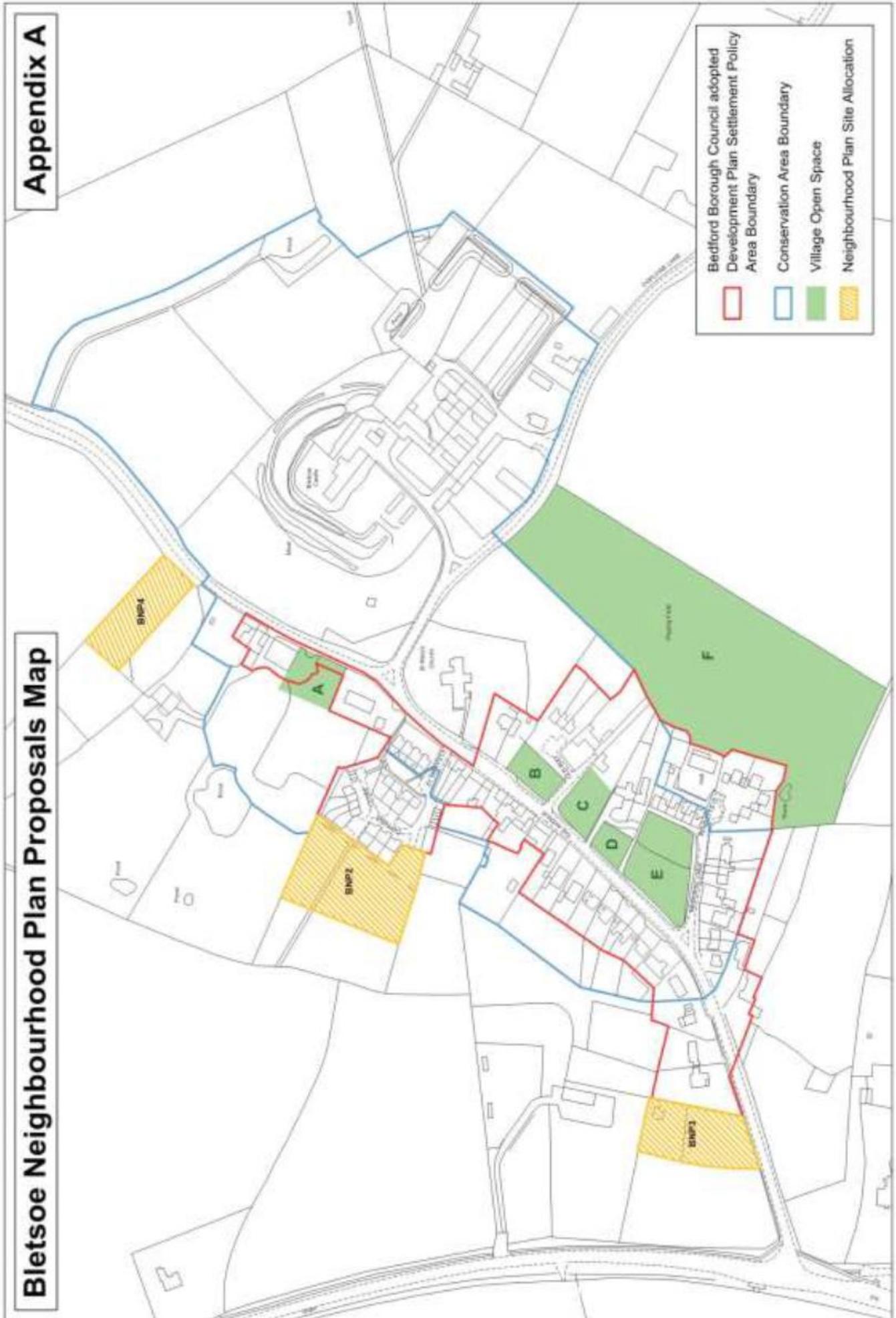
OBJECTIVE: PROTECTING AND ENHANCING OUR LISTED BUILDINGS AND ANCIENT MONUMENT

LOCAL ISSUES

Non-Policy Action	Protection for Buildings of Local Interest	Comments				
NPA7	<p>The community will work with Bedford Borough Council and Historic England to explore the development of a Local List for the Bletsoe Neighbourhood Plan area to include buildings noted as historically important in the Neighbourhood Plan engagement process.</p>	<table border="1"> <thead> <tr> <th>Agree</th> <th>Disagree</th> </tr> </thead> <tbody> <tr> <td>64</td> <td>5</td> </tr> </tbody> </table> <p>Response (%)</p> <ul style="list-style-type: none"> Agree Disagree 	Agree	Disagree	64	5
Agree	Disagree					
64	5					

Appendix A

Bletsoe Neighbourhood Plan Proposals Map



Bletsoe Village Design Advice (VDA)

It should be noted the VDA provides general advice for developers and is not intended to be prescriptive. Each case will be judged on its own merits based on the circumstances of the individual site and proposal.

General guidelines

- New development must not detract from views of St Mary's Church or Bletsoe Castle.
- It is important to consider property frontages. Low brick walls, low hedges and open gardens are appropriate for Bletsoe.
- The scale of new development should be appropriate to its location, this includes existing properties wishing to extend. Houses must not dominate neighbouring buildings in height or massing.
- Existing historic buildings should be conserved and their original features retained. This includes alterations and conversions of historic barns, outbuildings and agricultural buildings; their character is important and should also be conserved where appropriate.
- Existing planting that contributes to the character of Bletsoe should be retained and, where possible, replaced if necessary.
- When altering residential gardens, the effect the changes would have on the character of the village should be considered.
- Unnecessary signage and clutter should be avoided as far as practicable.

Building design principles

- Architectural features must be genuine and be an integral part of the building design. External features similar to the existing surrounding properties are preferred.
- Replacement doors and windows should accord with the form, proportion and style of the originals. External colour should complement the wall colour and original decorative features should be retained within the appearance of the property.
- Grouped buildings (i.e. houses/houses and houses/garages) should form a mix of shapes and layout typical of the immediate area in which they are being built.
- Brick colours traditional to Bletsoe are soft red brick and stone work, together with light coloured render.
- Brick bond and the colour and type of mortar should be considered, particularly for extensions to existing buildings.
- Natural Grey slate or red/brown clay plain tiles are preferred to maintain the original character of the village and roof windows should ideally only be positioned on rear slopes.
- Significant hard standing and hard landscaping can result in a stark appearance changing the feel of a rural setting to that of an urban area. Consideration should be given to the colour and style of paving and solid tarmac surfaces should be avoided where possible. Bricks or setts should be used as demarcation.

Residential parking

- New residential development should provide appropriate levels of on plot parking in accordance with Bedford Borough Council adopted parking standards unless it can

be clearly demonstrated it would be impractical or the development would not result in an unacceptable increase in on street parking:

- 1 bed properties should provide 1 on plot parking space;
 - 2 bed properties should provide 2 on plot parking spaces;
 - 3 bed properties should provide a minimum of 2 on plot parking spaces;
 - 4 bed + properties should provide a minimum of 3 on plot parking spaces, however, 4 spaces are encouraged to provide space for growing families.
- Parking spaces should be generally be provided at a width and length to provide adequate space for larger vehicles to park. This is suggested as being 2.5m x 4m deep per parking space.
 - Garages should ideally be constructed to a width of 3.3m and at least 6m in length so that they provide a usable parking space suitable for modern day vehicles.
 - Cycle parking should be provided at a ratio appropriate to the size of the house and within a space that is covered and lockable.

Residential amenity space

- On new developments, design should take into account the need to provide adequate spacing between new and existing dwellings and the minimum depth for all rear gardens should be at least 10m. This will ensure that suitable levels of privacy are maintained, and that reasonable sized gardens are created. For three and four bedroom homes rear gardens of about 100sqm are encouraged.
- Smaller gardens will be appropriate for one or two bedroomed dwellings, particularly so for bungalows.
- Regard should be had for any up to date recommended internal and external space standards set out by the Government.

Design considered to be unsuitable for Bletsoe

- Building heights that dominate neighbouring properties;
- Large buildings on a small site leaving little garden area where spacious gardens are predominant;
- High density development with no space between buildings, particularly on the edges of the settlement;
- Bright shades of brickwork or roofing materials;
- Flat roof buildings;
- Pastiche decorative features.



BLETSOE NEIGHBOURHOOD PLAN		BLETSOE NEIGHBOURHOOD PLAN	
SUMMARY OF RESPONSES RECEIVED DURING THE STATUTORY REGULATION 14 CONSULTATION AND PROPOSED ACTION		AMENDMENTS MADE FOLLOWING CONSIDERATION OF THE RESPONSES RECEIVED DURING THE STATUTORY REGULATION 14 CONSULTATION	
NUMBER	ISSUE/OBSERVATION	PROPOSED ACTION	AMENDMENTS MADE (PLANNING CONSULTANT TO COMPLETE)
ERRORS IDENTIFIED IN THE DRAFT NEIGHBOURHOOD PLAN			
1	Policy reference BNPS, at para. 6.27 of the draft Bletsoe Neighbourhood Plan, incorrectly omits the word "in" before "accordance" at bullet point 4.	An appropriate amendment should be made to the draft Neighbourhood Plan to correct the error in drafting.	AMENDMENTS MADE
2	Non-Policy Action reference NPA3, at para. 6.46 of the draft Neighbourhood Plan, states that "The Parish Council will seek to resist proposals for new development on the land at the village entrance to the west identified on the Proposals Maps as NPA2". The reference should be NPA3. The Proposals Map, at Appendix A in the draft Neighbourhood Plan, also omits to identify the area as indicated.	Appropriate amendments should be made to the draft Neighbourhood Plan to correct these errors in drafting.	AMENDMENTS MADE
RESPONSE FROM CONSULTATION BODIES - BEDFORD BOROUGH COUNCIL (LOCAL PLANNING AUTHORITY)			
Bedford Borough Council has made a number of observations in relation to the draft Neighbourhood plan that need to be carefully considered. These cover:			
	(1) Scope to improve the wording of the document, correct typing errors and make necessary updates throughout the Plan, most notably references to the Bedford Local Plan 2035 (now 2030) and the updated National Planning Policy Framework.	Relevant updates should be made and a complete review and Health Check of the draft Neighbourhood Plan should be made prior to submission. To liaise with the Local Planning Authority as necessary during this verification and check stage.	AMENDMENTS MADE
	(2) The need to ensure that supporting documents are available on the Bletsoe web-site and included when the Plan is formally submitted to Bedford Borough Council. This includes (i) a consultation statement, (ii) a basic conditions statement and (iii) a report prepared in accordance with the Environmental Assessment of Plans and Programmes Regulation 2004 or the determination that an environmental assessment is not required.	To ensure that (i) a consultation statement, (ii) a basic conditions statement and (iii) a report prepared in accordance with the Environmental Assessment of Plans and Programmes Regulation 2004 (or the determination that an environmental assessment is not required) is developed and included at formal submission stage.	THE DOCUMENTS WILL BE AVAILABLE WHEN THE NEIGHBOURHOOD PLAN IS SUBMITTED
	The need to consider amendments to the Plan where (i) the Local Planning Authority has identified issues in relation to the operation of specific Plan policies when planning applications are submitted to the Borough Council for determination, other points raised as follows: - Amend references throughout the document from Proposals Map to Policies Map. Include OS licence number and north arrow on all maps within the document Para 2.6 – Bedford Town Centre Area Action Plan 2008 also a Development Plan Document, though it does not affect Bletsoe Amend references from Scheduled Ancient Monuments to Scheduled Monuments Paragraph 6.17 – Footpath in land behind Captains Close is stated as running "southeast-northeast" to A6. Please clarify this – the implication is the path is a crescent shape BNP Policy 2 – General Development Principles – is the Settlement Policy Area boundary going to be amended? If so, this should be shown on the Policies Map BNP Policy 2 Land behind Captains Close – the list of requirements should include a pre-determination archaeological evaluation in order to comply with NPPF policies, Core Strategy policy CP23 and Saved Local Plan policies, BE24 and 25, given the proximity to known Iron Age / Roman sites. It should also be determined that access / right of way can be achieved to the site before allocation. It should be clarified in the first bullet point about respect or enhance. Should this be 'and' instead of 'or'? BNP Policy 3 First Field, The Avenue – the list of requirements should include a pre-determination archaeological evaluation in order to comply with NPPF policies, Core Strategy policy CP23 and Saved Local Plan policies, BE24 and 25, given the proximity to known Iron Age / Roman sites. It should be clarified in the first bullet point about respect or enhance. Should this be 'and' instead of 'or'? Clarify what is meant by 'protect the open space on both sides of The Avenue'. If it is to be protected from development, then there should be a designation for this and justification for the protection. The policy states it could accommodate up to three dwellings, but how will this meet an identified need as mentioned earlier in the document? BNP Policy 4 Land North of the Old Rectory – the list of requirements should include an archaeological evaluation in order to comply with NPPF policies, core strategy policy CP23 and Saved Local Plan policies, BE24 and 25 given the potential for Roman archaeological remains. The wording of 'heritage assets' could be more specific e.g. 'the setting of the adjacent Heritage Assets which include the scheduled monument of...', given the heritage assets principally affected are designated. Suitable access and adequate visibility should be assessed before allocation to ensure the site is deliverable. 'Appropriate screening' to the northern and western boundaries of the site should also be defined. It should be clarified in the first bullet point about respect or enhance. Should this be 'and' instead of 'or'? BNP Policy 5 – Design Criteria – within the standards in the Village Design Advice, the meaning of adequate level of amenity space should be defined. Justification should be provided regarding the areas and dimensions stated BNP Policy 7 – Transportation - The Neighbourhood Plan cannot create policies to govern development beyond its own boundaries so this policy needs to be amended BNP Policy 8 - Local Green Spaces – there needs to be an assessment of Local Green Spaces in accordance with the criteria set out in the National Planning Policy Framework. Local Green Spaces have different criteria to the existing designated Village Open Spaces. The map does not show Local Green Spaces, but only shows Village Open Spaces Non Policy Action 3 – Protection of the Village entrance – this policy needs to be consistent with the allocation of land for development in The Avenue. The area stated as NPA2 also needs to be shown on the Policies Map Paragraph 6.2 – this should also include key views to and from scheduled monuments, listed buildings and the conservation area Para 6.47 mentions community support for allotments. A minor change could be to mention this sooner to provide context to para 6.41 where it states that there is a commitment to identify land for allotments but there is no mention of evidence to support the desire for allotments. Paragraph 6.51 – The Rights of Way Plan 2018-2023 has now been adopted by Bedford Borough Council Paragraph 6.67 – 'archaeological interests' are not separate from heritage assets – 'below ground' or upstanding archaeological remains are also heritage assets (of archaeological interest). 'Both national and local policy make it clear that all development affecting a Heritage Asset and / or its setting must pay special regard to the need to conserve and enhance the building or its setting and any special features of significance'. Replace 'building' with 'asset' - Benbara 'or' with 'and / or' Non policy action 7 – communication about a local list would not be with Historic England – the development of a local list would be dependent on Bedford Borough Council resources Bletsae Village Design Advice (VDA) - General guidelines – suggest altering first bullet to 'New development must preserve the setting and significance of heritage assets'. Building Design Principles – 2nd bullet seems unnecessary. Replacement doors and windows will not normally require planning permission unless in a conservation area (CA) or listed building (LB) and such applications will principally be considered against statutory duties to preserve CA or LB. There will also need to be evidence provided to justify the car parking standards which are different from those already adopted and the dimensions stated for car parking are too small.	To carefully consider all of the points raised by the Local Planning Authority and to make appropriate amendments to the draft Bletsoe Neighbourhood Development Plan. A review of all maps will need to be undertaken to ensure that the final Neighbourhood Plan embraces the most up to date information available. Appropriate updates will, therefore, be made to the draft Neighbourhood Plan to ensure the latest version is included and that, where relevant, the OS licence number is identified. In addition, the Settlement Policy Area boundary should be reviewed and, if amended, the revised boundary should be shown on the Policies Map.	AMEND REFERENCES FROM PROPOSALS MAPS TO POLICIES MAP NORTH POINT ADDED & OS LICENCE NUMBER ADDED TO PLAN DEVELOPMENT PLAN DOCUMENTS UPDATED AMEND REFERENCE TO SCHEDULED MONUMENTS CLARIFICATION MADE TO PARA 6.17 SETTLEMENT POLICY AREA BOUNDARY AMENDED CAPTAINS CLOSE SITE ALLOCATION POLICY AMENDED TO INCLUDE PRE-DETERMINATION ARCHAEOLOGICAL ASSESSMENT. TRANSPORT ASSESSMENT UNDERTAKEN REGARDING SUITABILITY OF ACCESS BNP POLICY 3 FIRST FIELD HAS BEEN DELETED IN RESPONSE TO THE CONSULTATION
	Four specific points relevant to the Strategic Environmental Assessment (SEA), including the need to update Site Assessments to take into account the results/conclusions of the SEA as follows: - Section 10 of the NTS: It is unclear whether statutory consultees, Historic England, has been consulted upon the draft SEA and Plan (beyond the screening and scoping opinion) in accordance with Regulation 14? This is particularly important as they have previously raised concerns regarding the allocation of 'Land North of the Old Rectory' at the screening and scoping stages; - Section 16 & 17 – the underlying assessment of the historic environment impacts of the proposed site allocations could be strengthened to better fulfil the purposes of the SEA and objective 3A (p.21). For proposed site 'Land North of the Old Rectory' in particular, the SEA and Site Assessment should more clearly set-out what is significant about the scheduled monument, nearby listed buildings and conservation area and how the allocation could impact this, and if and how any harm to this significance could be avoided or mitigated, or indeed how the setting of the scheduled monument could be enhanced. We also note the Site Assessment (site 31) has not been updated to take into account the results / conclusions of the SEA – there remains no mention of the scheduled monument and the site remains listed as having 'no major constraint'. The threshold set by national policy is a high one, with substantial public benefits required to offset substantial harm to a designated heritage asset and public benefits to outweigh less than substantial harm to the same. This harm can be through changes to the setting of a heritage asset which contributes to the significance of the asset Section 6.9 – in contrast to what is cited in 6.9 & 6.14, the draft policies do not consider the potential for below ground archaeological remains. Each of the three sites has clear archaeological potential for Iron Age, Roman and in some instances, Medieval remains and will require pre-determination evaluation (i.e. that is undertaken and the results made available to the LPA prior to the determination of a planning application)	To further review the underlying assessment of the historic environment impacts of the proposed site allocations and update site assessments to reflect the outcome of the SEA. To chase Historic England for a response to the draft Neighbourhood Plan and to have regard to any observations made. Bedford Borough Council took legal advice following a recent Court of Justice of the European Union ruling relating to Habitats Regulations Assessments which are part of the Strategic Environmental Assessment (SEA) process. The judgement requires a change to the way that the potential environmental impact of plans and policies should be considered and addressed and, in practice, the Parish Council may need to obtain a Habitats Regulations Assessment Screening for the Neighbourhood Plan before the SEA screening can reach a conclusion. The Borough Council has negotiated [with the ecologist commissioned to provide the Habitats Regulations Assessment for the Local Plan] a fixed fee to carry out the screening stage. The appointed Planning Consultant, Woods Hardwick Planning, has prepared the SEA relevant to the Bletsae Neighbourhood Plan and is of the view that the Plan does not affect any of the habitat sites. They have, however, advised that confirmation of this from a specialist in this field may be required and further that it would not be within Woods Hardwick Planning remit to undertake the Habitats Regulations Screening Assessment. It should be established whether the screening assessment is required. The Habitats Regulations Assessment is made up of three stages: (i) The identification of likely significant effects - known as screening, (ii) appropriate Assessment to understand the effect on sites and (iii) mitigation and alternative solutions - or setting out reasons why impact can be justified. In the event that stages (ii) and (iii) are required (where the outcome of the screening is that there are likely to be significant effects) then the Parish Council will need to commission those separately.	AMENDMENTS MADE BLETSOE PC CHASED HISTORIC ENGLAND BUT NO RESPONSE RECEIVED AMENDMENTS AND FURTHER CLARITY ADDED TO SEA REPORT TO INCLUDE HISTORIC ENVIRONMENT IMPACTS INCLUDING ARCHAEOLOGY SITE ASSESSMENT (SITE 31) UPDATED TO REFLECT CONCLUSIONS OF SEA A HABITATS ASSESSMENT HAS BEEN CARRIED OUT. SEA/ SITE ASSESSMENTS TO BE UPDATED, HABITATS ASSESSMENT HAS BEEN UNDERTAKEN.

	(5) To ensure that government advice (in the National Planning Practice Guidance) is complied with and, in particular, that the Local Planning Authority is provided with the opportunity to discuss the contents of all supporting documents, including the basic conditions statement, with the qualifying body before the draft neighbourhood plan is formally submitted so that the plan does not fall short of meeting one or more of the basic conditions.	To liaise with the Local Planning Authority in relation to the supporting documents and to provide the Local Planning Authority with the expected timetable for submission to ensure that Bedford Borough Council can gear resources to enable the Bletsoe Neighbourhood Plan to be progressed through its formal stages.	DOCUMENTS TO BE COMPLETED AND ISSUED TO BBC FOR COMMENT
	RESPONSE FROM CONSULTATION BODIES - ANGLIAN WATER		
4	Consideration should be given to including criteria relating to Anglian Water's existing water and water recycling infrastructure in the policies relevant to the three housing sites proposed for allocation in the Neighbourhood Plan that is to be submitted to Bedford Borough Council. Further, as the Development Plan is intended to be read as a whole, any additional text should be considered in the context of the adopted and emerging Bedford Local Plan.	To consider, in liaison with the Local Planning Authority, including criteria relating to Anglian Water's existing water and water recycling infrastructure in the policies relevant to the three housing sites proposed for allocation in the Neighbourhood Plan.	UPDATE POLICIES TO REQUIRE CONSIDERATION OF DRAINAGE
	RESPONSE FROM CONSULTATION BODIES - NATIONAL GRID		
5	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area. The electricity distribution operator in Bedford Borough Council is UK Power Networks. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk.	The response is helpful and acknowledged.	No amendments required.
	RESPONSE FROM CONSULTATION BODIES - NATURAL ENGLAND		
6	Natural England has confirmed that it does not have any specific comments on the Bletsoe Neighbourhood Plan. Natural England provided a separate paper covering the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	To consider the paper provided in respect of the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	No amendments required.
	REPRESENTATION FORMS		
7	The statutory 6 week period of consultation has been undertaken in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. It ran from Saturday 15 September 2018 to Wednesday 31 October 2018 and representation forms were circulated to all households during week commencing 10 September 2018 to invite views on the Vision, Objectives, Proposals Map and Policies in the draft Neighbourhood Plan. Posters and flyers advertised the exhibition and the consultation process and an exhibition, to launch the pre-submission consultation, also took place on Saturday 15 September 2018 from 10.00am to 4.00pm at Bletsoe Village Hall. Supporting reports, including the Strategic Environmental Assessment and Site Assessment Report, were made available at www.bletsoe.net or on request. The draft Neighbourhood Plan was also submitted to the range of consultation bodies, including Local Authorities, Parish Councils and Statutory Undertakings, in accordance with Neighbourhood Planning Regulations.	A summary of the community feedback to the recent "pre-submission consultation" has been prepared and will be made available of the web site at www.bletsoe.net. This incorporates, for each proposed policy and non-policy action, a table with the number of respondents that agreed/disagreed with the proposal and a simple pie-chart to show graphically the feedback (in percentage terms). The summary of responses identifies a very good level of support for the policies and actions identified in the draft Bletsoe Neighbourhood Plan.	No amendments required.
	ADDITIONAL COMMENTS MADE ON RESPONSE FORMS (RELEVANT TO PROPOSED POLICIES AND ACTIONS)		
8	There are a number of comments (identified on individual response forms) relevant to the policies and actions proposed in the Bletsoe Neighbourhood Plan. These have been fully recorded on a separate spreadsheet and generally provide an explanation or reasoning for the respondents acceptance or otherwise of the proposed policies and non-policy actions. This includes, in some cases, the respondents own view of the proposals and identifies possible non-land use matters that could be further considered by the Parish Council as part of a community strategy.	The individual observations are helpful but are unlikely in themselves to override the consensus formed from the majority of responses. It is, however, relevant that in a number of cases the issue(s) outlined may need to be taken into account when the specific policy matter is progressed/implemented. A separate spreadsheet of these various comments has been prepared and each comment will be considered by the Planning Consultant in finalising all policies and non-policy actions. It is also envisaged that a community strategy will be developed by the Parish Council to keep on the agenda relevant non-land use matters and to facilitate village improvements over time.	Noted
	ADDITIONAL COMMENTS MADE BY STAKEHOLDERS (ON SEPARATE COMMENT SECTION OF THE RESPONSE FORM)		
	A number of additional comments have been made by stakeholders on the consultation representation forms and each comment needs to be carefully considered to determine what amendments (if any) need to be made to the draft Bletsoe Neighbourhood Plan and the specific policies contained within it before formal submission. These comments are summarised and recorded in the spreadsheet below with proposed action to be taken:		
9	Of significance, a number identify a potential conflict between Policy BNP3 (First Field, The Avenue) and NPA3 (Protection of the Village Entrance) that needs to be resolved in the final draft Neighbourhood Plan. Responses have emphasised that the fields on each side of The Avenue leading up to the village from the AS are a key element in the landscape setting of the historic settlement on a visible terrace above the river and, moreover, that however the development is designed, this proposed development would be a harmful intrusion into this landscape setting, creating a precedent for development on both sides of The Avenue. There is a strong view expressed that the unresolved conflict can only be satisfactorily resolved by withdrawing one of them, with respondents emphasising the weight of community feeling for protecting the existing village entrances identified as an influencing factor.	The level of local housing need determined by the commissioned housing needs survey (i.e. the provision of up to 10 units) could be achieved without this specific site allocation but, if the site is to be allocated in the Bletsoe Neighbourhood Plan as envisaged, the supporting policy number BNP3 may need to be strengthened to ensure that any potential conflict with NPA3 is mitigated through appropriate and sympathetic design. The appointed Planning Consultant and Parish Council are to further consider drafting and direction of travel in view of this conflict. In relation to BNP Policy 3, First Field, The Avenue, the Local Planning Authority has in any event sought clarification of how the accommodation of up to three dwellings on this site would meet identified housing need and further that the action relating to the protection of the village entrance needs to be consistent with the allocation of land for development in The Avenue.	Amendment: Delete Policy BNP3.

10		As a consequence of the conflict identified above, a clear view is required based on Borough-wide standards as to the eligibility of the fields on each side of The Avenue for designation as Local Green Space. Whether or not it is eligible, a view should be formed as to whether there is a need for this development and proposed Policy BNP3.	See above. The Local Planning Authority is clearly of the view that, if space on both sides of The Avenue is to be protected from development, there should be a designation for this and justification for the restriction.	Amendment: Delete Policy BNP3.
11		A Neighbourhood Development Plan is not needed for a settlement as small as Bletsoe, already tightly constrained in planning policy terms. The positive motives of the Parish Council in wanting to demonstrate its pride in the village by having one of these new-fangled devices is respected, although what it seeks to achieve could just as easily be gained without it.	There is a good level of support for the development of a Neighbourhood Plan to influence development in the small village, including the allocation of locations for future growth. Whilst respecting the opinion of the author, it is appropriate to continue with the Neighbourhood Plan and the proposed policies within it.	No amendments required.
12		The changing framework for the emerging Borough Local Plan has not helped in dealing with the limited proposals for development in the Bletsoe Neighbourhood Plan, especially in trying to ensure wider community understanding of increasingly complex planning processes. In 2016 there was a likely requirement for new housing quotas but by 2018 this had disappeared. That does not remove the scope for some new development as highlighted by the helpful Housing Needs Survey of 2015. However, that scope is limited by planning policy generally and by the desirability of preserving the distinctive defined character of a former estate village in a historically significant landscape setting; the latter should not be confused with straightforward 'nimby-sim'.	It is accepted that these observations and opinions of the respondent are generally helpful and acknowledge individual observations of this nature are, however, unlikely in themselves to override the consensus formed from the majority of responses.	No amendments required.
13		Broadband is essential; bus service is also essential.	Policy BNP9 in the draft Bletsoe Neighbourhood Plan seeks to deal with the provision of broadband by requiring all new residential, commercial and community buildings within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection to premises unless it can be demonstrated, through consultation with Next Generation Access (NGA) network providers, that this would not be either possible, practical or economically viable. It is recognised that bus services are important to residents but, as a non-land use issue, this is best promoted through the envisaged community strategy.	No amendments required.
14		The new Bedford Borough Council 2030 Local Plan has not allocated new house building in Bletsoe and, as such, there is no need to proceed with all three sites. One site could be proposed if there is a legitimate reason to do, and with the least amount of dwellings. The proposal for 500 new builds in Sharnbrook will have an impact on Bletsoe and greater communication and involvement between the two Parishes is encouraged to truly understand the likely implications and proper discourse.	The Borough wide Local Plan development strategy does not rely on allocations in smaller villages (like Bletsoe) to deliver homes to meet the borough-wide requirement. However, communities in these locations are able to bring forward development through their own Neighbourhood Plans and the community has expressed positive support to do so. Local housing need has been established by commissioning a housing needs survey and detailed site assessments have been undertaken to help in determining the preferred locations for growth, having regard to planning policy issues of site availability, suitability and deliverability and, in neighbourhood planning terms, community acceptability of the sites offered for development.	No amendments required.
15		In relation to NPA3, a resident is concerned that the entrance to the village was spoilt when the new house (No. 8 The Avenue) was allowed to be built. Although a modern property, it is not in keeping with the village, visitors to the village comment on this. Three new properties would 'screen' this building.	The Local Planning Authority has, in any event, sought clarification of how the accommodation of up to three dwellings on The First Field would meet identified need and further that the action relating to the protection of the village entrance needs to be consistent with the allocation of land for development in The Avenue. If the open space on both sides of The Avenue is to be protected from development, there should be a designation for this and justification for the protection.	POLICY DELETED
16		In relation to BNP2, Land Behind Captains Close, the respondent identifies concern at the already congested access to the site from The Avenue and the further impact of the extent of further growth proposed in this location. Concern is also expressed at whether the mix and tenure would meet identified need, particularly as there are no amenities in the village and a limited bus service.	The Local Planning Authority has indicated that it is necessary to determine whether access/egress to the site can be achieved before allocation. A transport assessment should, therefore, be commissioned to confirm unconstrained vehicle movements, adequate visibility and safe access.	TRANSPORT ASSESSMENT COMMISSIONED
17		In relation to NPA1, Parking, residents are reluctant to park their vehicles where they cannot see them. There have been several instances when vehicles have been tampered with; most not reported.	The individual observation is helpful and acknowledged.	No amendments required.
18		The proposals are a good balance between meeting local needs and preserving the quality of village life.	The individual observation is helpful and acknowledged.	No amendments required.
19		It is considered that there is a need for affordable housing in the village for local working people, rather than anymore social housing.	The individual observation is helpful and the matter is deemed to be covered by the proposed policies in the draft Neighbourhood Plan.	No amendments required.
20		Resident view that there is a need for more play equipment for older children in the park.	The individual observation is helpful and, as a non-land use issue, it is envisaged that a community strategy would be developed by the Parish Council to keep on the agenda relevant non-land use matters and to facilitate village improvements over time.	No amendments required.
21		Resident view that a good pathway from Bletsoe to Sharnbrook is required, including traffic lights across the A6 as this would give older children more freedom and independence.	The individual observation is helpful and, as a non-land use issue, it is envisaged that a community strategy would be developed by the Parish Council to keep on the agenda relevant non-land use matters and to facilitate village improvements over time.	No amendments required.
22		Resident view that speed humps are not considered appropriate as they are noisy and ruin your car.	The individual observation is helpful and, as a non-land use issue, it is envisaged that a community strategy would be developed by the Parish Council to keep on the agenda relevant non-land use matters and to facilitate village improvements over time.	No amendments required.
23		Resident view that anything that can reduce road noise from the A6 would be welcomed.	The individual observation is helpful and, as a non-land use issue, it is envisaged that a community strategy would be developed by the Parish Council to keep on the agenda relevant non-land use matters and to facilitate village improvements over time.	No amendments required.
24		Resident view that a nice entrance sign to the village in village stone would be welcomed - like Sharnbrook has near the School.	The individual observation is helpful and, as a non-land use issue, it is envisaged that a community strategy would be developed by the Parish Council to keep on the agenda relevant non-land use matters and to facilitate village improvements over time.	No amendments required.
25		Resident concerns that the Neighbourhood Development Plan could have made positive progress for the village, resolving the parking and speeding problems, providing allotments, children and adult activity and sports areas, broadband, Streetlighting, public transport, mobile post office, library, support for organisations (such as the Lady Smokers, Barking, Village Hall and St. Mary's Church) and making the village a safer, inclusive, friendly environment and much more for the good of the people of the village. However, it is considered that it has been the opposite, colloquially known as a Neighbourhood Division Plan. What a shame that a well conceived idea could finish in this way.	The Bletsoe Neighbourhood Plan focuses on land-use matters and includes a number of relevant policies. The process has also identified a number of non-land use issues and concerns raised by the resident and it is envisaged that the Parish Council will develop a community strategy so that it can programme actions as part of its endeavour to secure local improvements on the range of issues and concerns identified during the consultation and evidence gathering processes.	No amendments required.
26		Residents concerns that, as the landowner of a prospective site, there was no consultation about this land being included. Statements saying "work with relevant land owners" have been made but there has been no consultation with more than one of the landowners. My husband and I felt that we should not influence the process in this way and it has, therefore, been difficult to express our views.	The neighbourhood planning process has included a number of consultation events at which a range of stakeholders have been invited and views have been expressed and taken into account. Policies have been developed from the evidence gathering processes (including a detailed assessment of each site submitted for development) and community engagement processes. Engagement with landowners should be continued as necessary to ensure that the evidence base supporting a proposed allocation is robust.	No amendments required.
27		Resident concern that the process has not been transparent. Neighbourhood Plan meetings were held behind closed doors when they should have been public.	Minutes of Steering Group meetings have been prepared and these are published on the Bletsoe web-site. Bletsoe Parish Council has a standing agenda item at each meeting covering the Bletsoe Neighbourhood Plan and, as such, updates are provided and recorded. The agenda is published and a public question time is available at each meeting enables the public to ask questions and seek clarification of Parish Council business.	No amendments required.

28		There have been mistakes throughout in spite the huge sums of money that have been spent on consultants.	It is acknowledged that, following Parish Council approval and subsequent distribution, some errors were identified in the issues/options consultation document that had been circulated to all households in June 2016 but the document was withdrawn and, following review and correction, a revised document was prepared, approved and distributed. The issues and options consultation took place over an extended period from 10 September 2016 to 14 October 2016 (5 weeks) to give everybody a realistic chance of responding. The consultation attracted 84 responses, equivalent to 76% of households and 32% of local residents. Whilst the Parish is relatively small, and there are only a few issues that require local solutions, there has been a real commitment to develop a Neighbourhood Plan that will influence and exploit the future growth potential of the village to meet community aspirations. This includes responsibility for allocating sites in its area for small scale growth and for including village design advice in the Neighbourhood Plan. Community feedback also provided a positive endorsement for protecting existing green space and for traffic management improvements, a good level of support for environmental improvements and much support for the protection and improvement of local facilities and services, including the promotion of the Village Hall. The feedback from this process helped shape the Neighbourhood Plan and a draft version was considered and approved by the Parish Council at its meeting on 6 March 2017.	No amendments required.
29		Resident concern that land was incorrectly measured in this latest draft of the Neighbourhood Plan and, in these days of Google Earth when this can be looked up without going to the Land Registry, this is not acceptable. There was no annotation or keys on the maps and considering the money spent this should have been included.	A review of all maps will need to be undertaken to ensure that the final Neighbourhood Plan embraces the most up to date information available. Appropriate updates will, therefore, be made to the draft Neighbourhood Plan to ensure the latest version is included.	
30		Resident view that this has been a waste of public money which could have been spent for the benefit of people, particularly children and old people.	There is a good level of support for the development of a Neighbourhood Plan to influence development in the small village, including the allocation of locations for future growth. Whilst respecting the opinion of the author, it is appropriate to continue with the Neighbourhood Plan and the proposed policies within it.	No amendments required.
31		As the Neighbourhood Plan process has essentially been about planning and building, resident believes that there is a perfectly fit for purpose planning authority where landowners would have paid themselves for the service rather than using public money to decide on where building should take place.	There is a good level of support for the development of a Neighbourhood Plan to influence development in the small village, including the allocation of locations for future growth. Whilst respecting the opinion of the author, it is appropriate to continue with the Neighbourhood Plan and the proposed policies within it.	No amendments required.
32		Resident concern that the process has been protracted, difficult and, in some places, unfair.	The individual observation is acknowledged.	No amendments required.
33		Statement that, in the final referendum, there is no doubt that the resident will be voting against the Plan.	There is a good level of support for the development of a Neighbourhood Plan to influence development in the small village, including the allocation of locations for future growth. Whilst respecting the opinion of the author, it is appropriate to continue with the Neighbourhood Plan and the proposed policies within it.	No amendments required.
34		Resident view that a map amendment is required as Local Green Space is shown to include Top Row front gardens.	A review of all maps will need to be undertaken to ensure that the final Neighbourhood Plan embraces the most up to date information available. Appropriate updates will, therefore, be made to the draft Neighbourhood Plan to ensure the latest version is included.	MAPS REVIEWED. ALL MAPS ARE BASED ON CURRENT OS MAPS WHICH ARE SUBJECT TO COPYRIGHT AND CANNOT BE AMENDED WHERE ANOMALIES ARE EVIDENT.
35		Resident concern that maps are poor quality and are not correctly annotated, with incorrect information regarding sizes of land.	A review of all maps will need to be undertaken to ensure that the final Neighbourhood Plan embraces the most up to date information available. Appropriate updates will, therefore, be made to the draft Neighbourhood Plan to ensure the latest version is included.	MAPS REVIEWED. ALL MAPS ARE BASED ON CURRENT OS MAPS WHICH ARE SUBJECT TO COPYRIGHT AND CANNOT BE AMENDED WHERE ANOMALIES ARE EVIDENT.
36		Resident view that Bletsoe does not need a Neighbourhood Plan and that it has been a waste of taxpayers money.	There is a good level of support for the development of a Neighbourhood Plan to influence development in the small village, including the allocation of locations for future growth. Whilst respecting the opinion of the author, it is appropriate to continue with the Neighbourhood Plan and the proposed policies within it.	No amendments required.
37		Resident concern that the process of developing the Neighbourhood Development Plan has not been transparent due to the public not being able to attend meetings of the Steering Group.	Minutes of Steering Group meetings have been prepared and these are published on the Bletsoe web-site. Bletsoe Parish Council has a standing agenda item at each meeting covering the Bletsoe Neighbourhood Plan and, as such, updates are provided and recorded. The agenda is published and a public question time is available at each meeting enables the public to ask questions and seek clarification of Parish Council business.	No amendments required.
38		Resident enquiry about the policy regarding solar panels.	In the absence of any specific reference in the Bletsoe Neighbourhood Plan, it is envisaged that the provision of solar panels would be dealt with through existing Borough wide planning policies.	No amendments required.
39		Resident concern at the process with a stated perception of a shambolic travesty manipulated towards predetermined ends, lacking in transparency and accountability. Resident expresses view that, as a consequence, it has long since lost all credibility and has divided an otherwise close knit village.	Minutes of Steering Group meetings have been prepared and these are published on the Bletsoe web-site. Bletsoe Parish Council has a standing agenda item at each meeting covering the Bletsoe Neighbourhood Plan and, as such, updates are provided and recorded. The agenda is published and a public question time is available at each meeting enables the public to ask questions and seek clarification of Parish Council business.	No amendments required.
40		Resident view that, quite simply, there are no suitable (development) sites in the village if the intrinsic value of the countryside is to be retained.	A detailed assessment of all sites has been undertaken by an experienced Planning Consultant and this has provided evidence, along with community engagement exercises, to support the identification and allocation of the preferred sites for new housing to meet local need (identified by a commissioned housing needs survey).	No amendments required.
41		Resident view that the site (Land behind Captains Close) cannot be enhanced by any development because of the damage that it would do to the community by providing access, with the consequent increase in traffic, noise and pollution. The site is regarded by the resident as "altogether unfeasible".	The Local Planning Authority has indicated that it is necessary to determine whether access/right of way to the site can be achieved before allocation. A transport assessment should, therefore, be commissioned to confirm unconstrained vehicle movements, adequate visibility and safe access. The Local Planning Authority has also insisted that the list of requirements relevant to this site should include an archaeological evaluation in order to comply with NPPF policies, core strategy policy CP23 and Saved Local Plan policies, BE24 and 25 given the proximity to known Iron Age/Roman sites. The Policy should, therefore, be amended accordingly.	TRANSPORT ASSESSMENT COMMISSIONED FOR CAPTAINS CLOSE SITE AND THE OLD RECTORY SITE. BOTH CONCLUDED APPROPRIATE ACCESS CAN BE ACHIEVED

42	Resident view that the site (First Field, The Avenue) seems to be the most logical for housing development; it would not necessarily "spoil" the entrance to the village as trees or hedges could screen it and thus the rural aspect would be retained.	In relation to BNP Policy 3, First Field, The Avenue, the Local Planning Authority has sought clarification of how the accommodation of up to three dwellings on this site would meet identified need and further that the action relating to the protection of the village entrance needs to be consistent with the allocation of land for development in The Avenue. If the open space on both sides of The Avenue is to be protected from development, there should be a designation for this and justification for the protection. The Local Planning Authority has also insisted that, if this land is allocated, the list of requirements relevant to this site should include a pre-determination archaeological evaluation in order to comply with NPPF policies, Core Strategy policy CP23 and Saved Local Plan policies, BE24 and 25, given the proximity to known Iron Age/Roman sites.	POLICY DELETED
43	Resident view that it is not possible to fulfil criteria 1 and 5 of BNP2 and the General Principles. Resident disagrees with whoever thinks that the access (to Captains Close) would be safe. With the wide splay needed for the new road, it would be exceedingly dangerous for cyclists, pedestrians and horses, never mind the drivers of any type of vehicle using the land (of which there are many).	The Local Planning Authority has indicated that it is necessary to determine whether access/right of way to the site can be achieved before allocation. A transport assessment should, therefore, be commissioned to confirm unconstrained vehicle movements, adequate visibility and safe access. The Local Planning Authority has also insisted that the list of requirements relevant to this site should include an archaeological evaluation in order to comply with NPPF policies, core strategy policy CP23 and Saved Local Plan policies, BE24 and 25 given the proximity to known Iron Age/Roman sites. The Policy should, therefore, be amended accordingly.	POLICY AMENDED TO INCLUDE HERITAGE ASSESSMENT WITH REGARD TO ARCHAEOLOGY. TRANSPORT ASSESSMENT COMMISSIONED
44	Resident uncertainty as to whether Neighbourhood Plan is now required given that the Borough Council have released their 2030 Local Plan. Resident view that, if required, one site with the least number of dwellings would be required; in this regard, The First Field of three dwellings by A6 would be best. There are already houses that face A6 and so this would have least impact.	The Borough wide Local Plan development strategy does not rely on allocations in smaller villages (like Bletsoe) to deliver homes to meet the borough-wide requirement. However, communities in these locations are able to bring forward development through their own Neighbourhood Plans and the community has expressed positive support to do so. Local housing need has been established by commissioning a housing needs survey and detailed site assessments have been undertaken to help in determining the preferred locations for growth, having regard to planning policy issues of site availability, suitability and deliverability and, in neighbourhood planning terms, community acceptability of the sites offered for development.	No amendments required.
45	Resident expression of thanks to all those giving up their time to act on the Parish Council.	The individual observation is appreciated and acknowledged.	No amendments required.
46	Non-Policy Action reference NPA3, at para. 6.46 of the draft Neighbourhood Plan, states that "The Parish Council will seek to resist proposals for new development on the land at the village entrance to the west identified on the Proposals Maps as NPA2". There is, however, no land identified as NPA2 on Appendix A.	Appropriate amendments should be made to the draft Neighbourhood Plan to correct these errors in drafting.	
47	Resident view that, in respect of Design Criteria (Policy BNP5) and the supporting Bletsoe Village Design Advice at Appendix B, where barns or outbuildings are in disrepair, any conversions/alterations should not necessarily require the retention of original features, if these make the proposed conversion to the dwelling impractical etc. It is considered that the drafting should not be so prescriptive as stating that "original features" must be "retained", and surely sensitive conversion to say "home office" would be OK so that redundant or disused buildings can be reused?	The criteria in respect of the retention of original features is, as drafted in the Bletsoe Village Design Advice, a strict requirement; further consideration of the drafting should be undertaken to ensure that it achieves good design without unnecessary prescription. The Local Planning Authority has also made recommendations in respect of the draft Bletsoe Village Design Advice and these should be carefully considered with appropriate amendments made to the design advice.	AMENDED IN ACCORDANCE WITH COMMENTS
48	Resident understanding that the draft (Borough Wide) Local Plan does not make a specific allocation to Bletsoe, as a Group 3 settlement and it is potentially misleading to Bletsoe residents if the impression being given is that Bletsoe must have a Neighbourhood Development Plan to avoid unwelcome development being imposed upon it as part of the allocation process, or residents should be given a clear explanation as to why Bletsoe should not be able to rely on the draft policies in the Local Plan (2030) to govern any future development in the village.	The Borough wide Local Plan development strategy does not rely on allocations in smaller villages (like Bletsoe) to deliver homes to meet the borough-wide requirement. However, communities in these locations are able to bring forward development through their own Neighbourhood Plans and the community has expressed positive support to do so. Feedback from the neighbourhood planning process has identified a good level of support for small scale development in the village to meet local housing need. Local housing need has been established by commissioning a housing needs survey and detailed site assessments have been undertaken to help in determining the preferred locations for growth, having regard to planning policy issues of site availability, suitability and deliverability and, in neighbourhood planning terms, community acceptability of the sites offered for development.	No amendments required.
49	Resident view that Policy BNP2 (Land behind Captains Close) is the preferred option, with less visual impact on the village overall. However, in so far as it affects existing residents, it is essential that any development does not have a significant adverse impact on their enjoyment of their homes and gardens.	The Local Planning Authority has indicated that it is necessary to determine whether access/right of way to the site can be achieved before allocation. A transport assessment should, therefore, be commissioned to confirm unconstrained vehicle movements, adequate visibility and safe access. The Local Planning Authority has also insisted that the list of requirements relevant to this site should include an archaeological evaluation in order to comply with NPPF policies, core strategy policy CP23 and Saved Local Plan policies, BE24 and 25 given the proximity to known Iron Age/Roman sites. The Policy should, therefore, be amended accordingly.	
50	Resident view that, in respect of Policy BNP3 (First Field, The Avenue), building on either side of The Avenue would not enhance the entrance to the village from the A6. In addition, there is no mention of screening or protecting the existing planting here.	If Policy BNP3 is retained, to consider the addition of an additional clause relating to appropriate screening and the protection of existing planting (for which a similar clause exists in Policy BNP4). This will, in any event, be an appropriate consideration as part of the determination of any subsequent planning application by the Local Planning Authority.	POLICY AMENDED IN ACCORDANCE WITH COMMENTS
51	Resident view that the site proposed by Policy BNP4, Land North of The Old Rectory, is a possibility if clause (vi) of the policy as drafted is upheld (i.e. The design and layout includes appropriate screening to the northern and western boundaries of the site). This could provide a pleasant environment for future residents.	In relation to BNP Policy 4, Land North of The Old Rectory, the Local Planning Authority has considered the proposed allocation and has insisted that the list of requirements relevant to this site should include an archaeological evaluation in order to comply with NPPF policies, core strategy policy CP23 and Saved Local Plan policies, BE24 and 25 given the potential for Roman archaeological remains. It is also necessary to ensure (i) that there is suitable access and adequate visibility before allocation to ensure the site is deliverable and (ii) that appropriate screening to the northern and western boundaries of the site is defined. The Policy should, therefore, be amended and a transport assessment should be commissioned to confirm unconstrained vehicle movements, adequate visibility and safe access.	POLICY AMENDED TO INCLUDE HERITAGE ASSESSMENT WITH REGARD TO ARCHAEOLOGY. TRANSPORT ASSESSMENT COMMISSIONED
52	Resident support for Non-Policy Action 4, identifying possible locations for allotments, however, the opinions of residents affected by any future locations must be taken into consideration.	The individual observation is appreciated and acknowledged.	No amendments required.

53	Resident comments that, in respect of the proposed Bletsoe Design Advice, there is agreement with the points outlined in the "General Guidelines" and, in particular, clause 5 about existing planting although there is a fear that future developers may not comply. Further considered that, in relation to Residential Parking, on plot parking should be essential; any increase in the level of on-street parking would be unacceptable.	The individual observation is appreciated and acknowledged.	No amendments required.
54	Resident has no objection to a Policy that requires more housing, however, it is considered that the place most favoured has no proper access for more cars and traffic. The Avenue is choc-a-bloc every day and the residents there it seems are never able to park outside or near their own homes (with much worse conditions on Church days). Reference made to the current parking problem in Bletsoe and so having a mini-housing estate seems ridiculous with all the traffic it would bring. The road in to St. Mary's and Captains Close is hardly wide enough for the many cars and vans that use it now. The resident expressed the view that the "Gypsies Field" or land at the bottom or top of the village makes more sense.	The Local Planning Authority has indicated that it is necessary to determine whether access/right of way to the site can be achieved before allocation. The Local Planning Authority has also insisted that the list of requirements relevant to this site should include an archaeological evaluation in order to comply with NPPF policies, core strategy policy CP23 and Saved Local Plan policies, BE24 and 25 given the proximity to known Iron Age/Roman sites. The Policy should, therefore, be amended and a transport assessment should be commissioned to confirm unconstrained vehicle movements, adequate visibility and safe access.	POLICY AMENDED TO INCLUDE ARCHAEOLOGICAL INVESTIGATION, TRANSPORT ASSESSMENT COMMISSIONED AND CONCLUDED AN APPROPRIATE ACCESS CAN BE ACHIEVED. RIGHT OF ACCESS CAN BE ACHIEVED AS CONFIRMED IN LETTER FROM BPHA.
55	Resident expression of thanks to all who contributed to this document.	The individual observation is appreciated and acknowledged.	No amendments required.
56	Resident concerned to ensure that the character and feel of a small village, like Bletsoe, will not change too much.	The individual observation is appreciated and acknowledged.	No amendments required.
57	Resident comment that the Proposals Map, at Appendix A of the draft Neighbourhood Development Plan, does not identify the property at 8 The Avenue. It is, therefore, an old view of the village and does not, therefore, fairly represent the current footprint.	A review of all maps will need to be undertaken to ensure that the final Neighbourhood Plan embraces the most up to date information available. Appropriate updates will, therefore, be made to the draft Neighbourhood Plan to ensure the latest version is included.	No amendments required.
58	Resident view that, in respect of NPA1 (Parking), the proposed relocation of the play area is considered to be a bad option - it is considered that the play area is well sited and well developed.	It is intended that the Parish Council will continue to work with residents to find a solution and, importantly, that it will consult further on any proposal that involves the relocation of the play area.	No amendments required.
59	Resident concern that, in respect of the site proposed by Policy BNP4, Land North of The Old Rectory, (i) the entrance and exit is on a very dangerous part of Risley/Bletsoe Road, (ii) the views from Bletsoe Castle would be impeded, (iii) drainage and sewage needs to be considered and (i) that ribbon development in unnecessary to the North of the Village with too much traffic on the small road already.	In relation to BNP Policy 4, Land North of the Old Rectory, the Local Planning Authority has considered the proposed allocation and has insisted that the list of requirements relevant to this site should include an archaeological evaluation in order to comply with NPPF policies, core strategy policy CP23 and Saved Local Plan policies, BE24 and 25 given the potential for Roman archaeological remains. It is also necessary to ensure (i) that there is suitable access and adequate visibility before allocation to ensure the site is deliverable and (ii) that appropriate screening to the northern and western boundaries of the site is defined. The Policy should, therefore, be amended and a transport assessment should be commissioned to confirm unconstrained vehicle movements, adequate visibility and safe access.	POLICY AMENDED IN ACCORDANCE WITH COMMENTS
60	Resident outlines that a map amendment is required to the Green Space behind Top Row cottages on the Proposals Map (see also "34" above).	A review of all maps will need to be undertaken to ensure that the final Neighbourhood Plan embraces the most up to date information available. Appropriate updates will, therefore, be made to the draft Neighbourhood Plan to ensure the latest version is included.	ALL MAPS BASED ON CURRENT UP TO DATE OS MAPS OR BEDFORD BOROUGH COUNCIL MAPS
61	Resident expression of thanks for the work being done to develop a Neighbourhood Plan.	The individual observation is appreciated and acknowledged.	No amendments required.
62	Resident request that the document should stress the difference to residents between Social Housing and Affordable Housing. It is stated that "Affordable Homes" are 20% below market value, therefore, 80% of full cost - with the Government making up the 20% extra to the developer. This is considered by the resident to be something too many people do not know and often people confuse Social and Affordable Housing.	A review of the draft Neighbourhood Plan should be made to ensure that all terminology is correctly stated and that appropriate clarification of terms is provided as appropriate. To consider the possible inclusion of a Glossary of Terms in the final draft version.	Noted
63	Resident view that, in respect of Policy BNP3 (First Field, The Avenue), the development on this site is going to have the least impact on the village; it can only give a positive impression to the village "entrance".	In relation to BNP Policy 3, First Field, The Avenue, the Local Planning Authority has sought clarification of how the accommodation of up to three dwellings on this site would meet identified need and further that the action relating to the protection of the village entrance needs to be consistent with the allocation of land for development in The Avenue. If the open space on both sides of The Avenue is to be protected from development, there should be a designation for this and justification for the protection. The Local Planning Authority has also insisted that, if this land is allocated, the list of requirements relevant to this site should include a pre-determination archaeological evaluation in order to comply with NPPF policies, Core Strategy policy CP23 and Saved Local Plan policies, BE24 and 25, given the proximity to known Iron Age/Roman sites.	Policy Deleted
64	Resident view that, in respect of Policy BNP2 (Land behind Captains Close), it is somewhat puzzling that up to 8 dwellings are considered suitable on this site when it is a smaller area than covered by Policy BNP3. It is considered that the visibility is egregious and also that traffic from this site will impact adversely on the village far more than from the site relevant to Policy BNP3.	The Local Planning Authority has indicated that it is necessary to determine whether access/right of way to the site can be achieved before allocation. A transport assessment should, therefore, be commissioned to confirm unconstrained vehicle movements, adequate visibility and safe access. The Local Planning Authority has also insisted that the list of requirements relevant to this site should include an archaeological evaluation in order to comply with NPPF policies, core strategy policy CP23 and Saved Local Plan policies, BE24 and 25 given the proximity to known Iron Age/Roman sites. The Policy should, therefore, be amended accordingly.	
65	Resident view that, in respect of Policy BNP3 (First Field, The Avenue), good visibility is easily achievable and that development on this site can only enhance the entrance to the village. Further, there are a number of houses at the entrance that are unattractive and crammed together.	In relation to BNP Policy 3, First Field, The Avenue, the Local Planning Authority has sought clarification of how the accommodation of up to three dwellings on this site would meet identified need and further that the action relating to the protection of the village entrance needs to be consistent with the allocation of land for development in The Avenue. If the open space on both sides of The Avenue is to be protected from development, there should be a designation for this and justification for the protection. The Local Planning Authority has also insisted that, if this land is allocated, the list of requirements relevant to this site should include a pre-determination archaeological evaluation in order to comply with NPPF policies, Core Strategy policy CP23 and Saved Local Plan policies, BE24 and 25, given the proximity to known Iron Age/Roman sites.	Policy deleted

LATE SUBMISSION OF POTENTIAL DEVELOPMENT SITES

66		Two further "call for sites" submissions were made to Bedford Borough Council for potential housing allocation in the Bletsoe Neighbourhood Area; one at Crossways Farm, Sharnbrook (for up to 500 new dwellings, of which about 100 houses would potentially fall within the Bletsoe Parish), and one from 9 The Avenue, Bletsoe for 5 houses.	The Local Planning Authority has advised that it would be up to the Parish Council to determine if they are to consider the new sites put forward during the Local Plan 2030. The Parish Council has already carried out the site assessments and the pre-submission consultation on the Neighbourhood Plan, so it could be stated that these sites were submitted too late in the process and to go back would cause unnecessary repetition of the plan preparation stages. Whatever decision the Parish Council makes this would, however, need to be made clear in the plan – what has and has not been taken into account. This is regarded as a sensible approach, otherwise the Neighbourhood Plan becomes a constantly moving target in terms of keeping up with the changes.	No amendments required.
			The Crossways Farm, Sharnbrook proposal represents a strategic allocation that Bedford Borough Council could potentially consider in the absence of a Sharnbrook Neighbourhood Plan. It is understood that Sharnbrook Parish Council are now progressing a Sharnbrook Neighbourhood Plan and this site could feature as an allocation to the extent that it falls within the Sharnbrook Neighbourhood Plan Area. It will, therefore, be subject to consideration by them for potential allocation to meet the allocation requirement of 500 new homes. Bletsoe Parish Council should communicate to Sharnbrook Parish Council that no further allocation is required in the Bletsoe Neighbourhood Area as the identified local need has been met.	Noted