

# **NORTHILL PARISH NEIGHBOURHOOD PLAN**

## **CONSULTATION STATEMENT**

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# Northhill Parish Neighbourhood Plan Consultation Statement

## 1. Consultation Process

- 1.1** This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Northhill Parish Neighbourhood Plan (NPNP).
- 1.2** The legal basis of the Consultation Statement is provided by section 12(2) of part 5 of the 2012 Neighbourhood Planning Regulations (as amended) which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan
  - explain how they were consulted
  - summarise the main issues and concerns raised by the persons consulted
  - describe how these issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Development Plan.
- 1.3** The policies contained in the NPNP have been developed as a result of extensive interaction and consultation with parishioners, landowners, organisations and businesses within and outside the Parish. This process has taken place over four years and has included workshops, surveys, drop-in sessions and public exhibitions, invitations offered through our website and local media and other face-to-face activities. These consultations have also drawn on and built on the findings of previous initiatives to establish the views of our parishioners, namely the THINC Parish Plan, and more recently the Housing Needs Survey conducted by BRCC and the Northhill Parish Green Infrastructure Plan.
- 1.4** Engagement activities were planned, overseen and co-ordinated by the NPNP Steering Group (SG) formed from local volunteers and parish councillors to lead the neighbourhood planning process. Activities were conducted by members of this group, volunteer parishioners and expert consultants in Neighbourhood Planning.
- 1.5** As we live in a small rural parish we aimed to reach a profile of parishioners that reflected the demographic of our community. We were aware that certain groups might prove harder to reach and we set out to find out who these might be and incorporate their views. Dedicated young people's workshops were held, as were separate workshops for the Youth Club and Scouts, to identify things that they would like to see in their community and the issues that affected them. The views of older teenagers were sought through individual contacts and older people were visited in the local groups to which they belonged.
- 1.6** Issues, concerns and suggestions produced through these and other engagements were considered by the SG and formulated into the Vision and Objectives of the NPNP in Section 3. Following further rigorous research by parishioner led Working

Groups to test the feasibility of suggestions made, policies were formulated as set out in Sections 4-11 of the NPNP. Further details of these processes and specific consultation occasions are set out in the sections below.

- 1.7** From initial meetings in the summer and autumn of 2014 to sound out public interest in preparing a Neighbourhood Plan, a decision was made to proceed. The SG was set up and consisted of 10 volunteer parishioners and 6 Parish councillors. Two co-chairs were appointed, one of whom was Chair of the Parish Council, the other a local resident with experience of project planning. Terms of Reference were agreed with Northhill Parish Council (NPC) and a Master Plan drawn up outlining the stages of the project, a timeline and goals to be achieved. Embedded in the Master Plan were strategic consultation points, identification of who should be consulted at each stage and indications of how these consultations could be achieved.
- 1.8.** The NPNP was launched through a series of workshops in which the Neighbourhood Planning process was explained. The participants were invited to identify what was important to them now and in the future development of the Parish. This included, amongst other things, suggestions for potential housing sites, rights of way, community facilities and business opportunities.
- 1.9** To encourage attendance, a wide-ranging publicity campaign was held throughout the Parish. This included the circulation of an information leaflet to every household in the Parish, announcements in the local village magazines and local press, banners in strategic places in the Parish, and setting up a website through which parishioners could keep up to date with what was going on and communicate with the SG. Personal contacts were also made by members of the SG with local people to ensure a wide awareness-raising drive was conducted.
- 1.10** Issues identified from the initial public meetings were fed into the preparation of the series of launch workshops. Protecting the rural nature and character of the parish was seen as paramount. Strong concerns were expressed about the scale and scope of local housing developments, flooding and sewer capacity, the need to protect vulnerable rural environments and protection of community and historical assets.
- 1.11** The co-leaders and members of the SG undertook training from a recommended consultant to learn productive ways of conducting public consultations. The design of workshop activities and how to gather and record data which could expose issues and aspirations and inform the ongoing neighbourhood planning process were discussed. The importance of good facilitation to enable productive discussion was emphasised.
- 1.12** A series of launch workshops and outreach events were then planned and facilitated by members of the SG and community volunteers. From these events a number of themes emerged which were sorted into key issues (headlines). These were further tested out, elaborated on and added to through the means of a Household Survey questionnaire  
<http://northhillneighbourhoodplan.org/files/Northhill%20Survey%20Full%20Report150216.pdf>

**1.13** Themes and issues which emerged from these two exercises were used to inform the Vision Statement and Objectives of the NPNP and the areas under which policies would be formulated. From the themes identified, 8 Working Groups (WGs), led by parishioners and overseen by members of the SG were set up. The WGs were:

- Business
- Community Energy
- Community Facilities
- Environment
- Getting About
- Heritage
- Housing
- Water Management

**1.14** Each WG was tasked with researching the issues and aspirations expressed in the data from workshops and Household Surveys so as to form the draft objectives derived from these engagements. Further consultations with relevant groups and individuals within the community were undertaken by the WGs to gather more evidence and test out emerging conclusions. Each WG made recommendations to the SG which were considered in defining policies and identifying community-led projects. In all, over 40 parishioners were involved in taking part in or assisting the work of the WGs and the reports produced were thorough and informative.

**1.15** At the initial launch workshops, sites for possible housing development were identified by participants. Each of these sites was assessed, together with additional sites put forward by Landowners and CBC's "Call for Sites". Details of this assessment process can be found in Figure 1 of the Site Assessment Report.

**1.16** CBC were consulted and later confirmed that an SEA would not be required.

**1.17** In February 2018 a draft Neighbourhood Plan was produced for public consultation. Parishioners, landowners, appropriate developers, statutory bodies, village organisations, local businesses and any other person who had indicated they would like to be updated/informed of the Plan progress were either contacted by phone or e mailed the link to a website on which they could read and comment on the Plan.

**1.18** At the beginning of March 2018 the SG arranged three consultations across the parish in which participants could view paper copies of the total Plan with Appendices, associated maps and Site Assessment Report. They were given the options to comment on line via the website, complete a paper comment or give no comment at all. Stakeholders received a different comment sheet (Appendix CS5) to parishioners (Appendix CS4). Several respondents included Word documents to expand their comments. Comments received were documented and reviewed by the SG. Any required amendments to the Plan were made (Appendix CS6).

## 2. Consultation Events & Opportunities

### 2.1 Neighbourhood Planning Launch Workshops



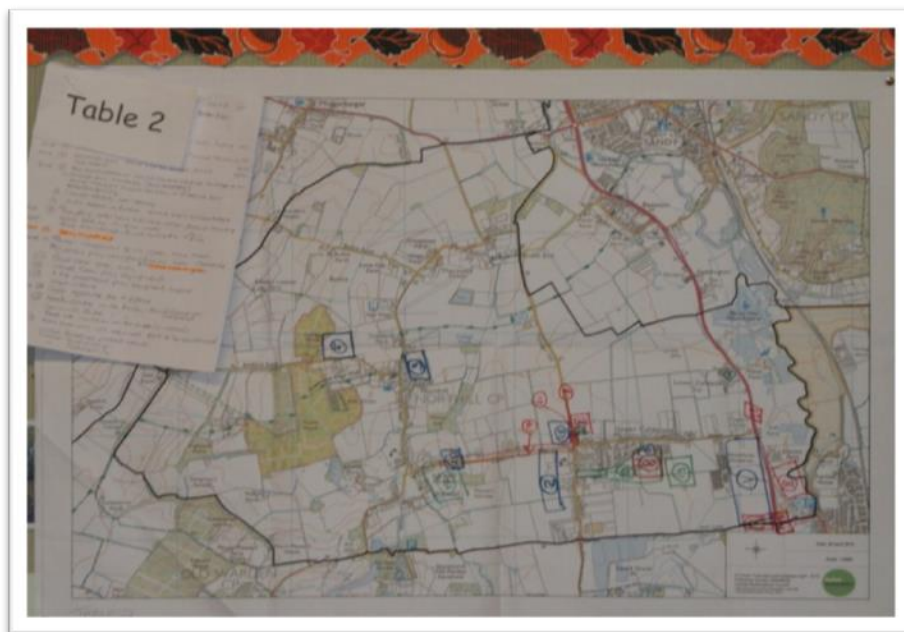
Photo: P Sandell

**2.1.1** After noting “the headline issues” identified through the public meetings in July, August and September 2014, the SG decided to conduct the launch of the Neighbourhood Plan through of a series of open invitation workshops. The locations of the workshops were distributed between the three settlements in the parish and held on both evenings and weekends to encourage attendance. Six half-day workshops were held between April and June 2015 and the same number of outreach events including coffee mornings and visits to local organisations were conducted. The format of workshops for younger people was adapted to encourage their participation. Table discussions were a common approach used throughout all the events.



Photo: P Sandell

- 2.1.2** The workshops were planned to maximise opportunities for raising discussion, identifying issues and thinking through aspirations. A team of facilitators and scribes was trained so that participants could be grouped and take part in discussion. Each group sat around a parish map and considered the issues that were important to them.
- 2.1.3** The facilitators enabled lively and focused discussion to ensue across a range of issues. The scribes ensured that all comments were accurately recorded. Parish and settlement maps were available on each table so that locations could be accurately identified and cross-referenced to the comments made.



*Photo: H Papworth*

Ideas for a vision statement were also gathered at these events and suggestions for where future sites for housing, allotments, footpaths and business development could be located.

- 2.1.4** Information supplied from these events was collated on a database and the maps were scrutinised to ensure locations were accurately identified and recorded. Individual submissions from those unable to participate in workshops were encouraged. A number of these were received and the comments added to the database. 120 parishioners contributed to the launch workshops. Further contributions were recorded at village shows in Ickwell on May Day 2015 and at Caldecote Village Show in September 2015.
- 2.1.5** The evidence from these launch events lead to a draft Vision Statement. The NPNP then undertook the initial drafting of objectives for the NPNP. These were later modified in light of subsequent evidence from the next consultation initiative, the Household Survey Questionnaire.

## 2.2 Public Exhibitions & Drop-in Sessions

- 2.2.1** The possibility of a Neighbourhood Plan was raised in a number of ways including a pre-launch at the Caldecote Village Show in September 2014. A treasure hunt focusing on the Parish Map was organised for children and information leaflets distributed to adults. Volunteers to help with the NP were also recruited.
- 2.2.2** When the initial Vision Statement and NPNP Objectives were drafted a consultation session and progress exhibition was held in September 2015. However attendance was poor because of a conflicting meeting. Little of value was provided in terms of comments. The Vision Statement and Objectives were then published in the village magazines and responses requested via the website. Positive verbal comments were received. The thoroughness and comprehensive nature of the objectives was commended.
- 2.2.3** Comments gathered at stalls at the Ickwell Mayday events and the Caldecote Village Shows in 2015 and 2016 provided useful feedback together with further suggestions for the NPNP.



*Photo: P Sandell*

- 2.2.4** Visitors and parishioners were asked their views on local affordable housing and about the things they valued in the parish. A banner was displayed at the 2016 events showing a roadmap of the whole neighbourhood planning process and a progress indicator. The banner has since been on display opposite the Post Office in Upper Caldecote.



## **2.3 Housing Needs Survey**

**2.3.1** Bedfordshire Rural Communities Charity (BRCC) undertook a Housing Needs Assessment for Northill Parish Council in July 2015. The survey aimed to assess the needs of local people for affordable and market housing within the Parish. The survey was distributed to all dwellings within the parish. Response percentage was 34% (rounded). 331 responses were received from 975 distributed. Responses were analysed by BRCC who produced a final report which was used to inform the development of Housing Policies within the NPNP. A copy of the Housing Needs Survey can be viewed in Appendix 1.

## **2.4 Household Survey Questionnaire**

**2.4.1** From the detailed data gathered at the launch events, a comprehensive Household Survey Questionnaire was developed by the SG, with the assistance of Bedford Borough Council. This was used to test the draft vision statement for the NP and to ascertain local views on the issues identified by the NP. At the end of October 2015 every dwelling in the Parish was sent a hard copy of the questionnaire with the request that at least one person in each household complete and return it. Pre-paid envelopes were provided to encourage returns. Additional copies were made available on request. There was also an opportunity for online completion through a hyperlink on the NPNP website. The response period ran until 11<sup>th</sup> January 2016.

**2.4.2** Bedford Borough Council (BBC) was commissioned to design the questionnaire and provide an online portal for completing it. Their commission included analysing the data and providing an online report of the results. In total 419 respondents replied. Their report can be found at : <http://northillneighbourhoodplan.org/files/Northill%20Survey%20Full%20Report150216.pdf>

**2.4.3** The data from the Household Survey was analysed by the SG. The NP Objectives and Vision Statement were adjusted accordingly. The themed working groups used relevant sections from the survey and the initial workshop data to explore the feasibility of parishioner wishes.

## **2.5 Green Infrastructure Plan**

**2.5.1** In parallel with the start of work on the NPNP, NPC commissioned BRCC to prepare a Green Infrastructure Plan (GIP) for the Parish. The SG promoted GIP workshops and drop-in events which were run by BRCC. These were held between February and September 2015 and involved contributions from 108 parishioners. Findings from the exercise, endorsed by NPC on 18/04/2016, were used to produce a report published in September 2016 and to develop an action plan. The report and action plan were considered by the SG and priorities used to inform the emerging work on Environmental and Community, Health & Well-being policies being undertaken by the relevant working groups. A copy of the GIP can be accessed at: <http://northillneighbourhoodplan.org/files/Northill%20GI%20Plan%20-%2019.9.16.pdfchange>

## 2.6 Site Assessments & Public Consultation

**2.6.1** Following advice from CBC, the SG decided that the NPNP should have a policy on preferred sites for development. Parishioners suggested sites for potential future housing development, obtained in consultation workshops, were noted. Sites that had been forwarded to CBC in their 2015 and 2016 “Call for Sites” exercise were added. The SG also advertised its own “call for sites” in local papers. In excess of 60 sites were identified as eligible for consideration and landowners were contacted. The process for site allocation can be found in Para 1.9, Figure 1 of the Site Assessment Report which accompanies the Northhill Parish Neighbourhood Plan

## 2.7 Consultation Events for Pre submission Regulation 14 Document NPNP

**2.7.1** Three consultation events were held in the Parish to display the Draft Neighbourhood Plan and to promote feedback electronically and in written format on the day. These events were publicised in a parish wide leaflet which included the executive summary to the Draft NPNP.



*Photos: H Papworth*

## 2.8 Outreach to Local Groups

Every effort was made to consult local groups by inviting them to engage in NP events and contribute their views. As well as general invitations some specialist groups were asked to comment on specific issues.

### 2.8.1 Local schools

Permission was obtained from the head teachers of the two Lower Schools enabling us to obtain the views of the pupils. We provided a worksheet (Appendix CS1) for teachers to work with children aged 5-9 who lived in the Parish, exploring their views on what they liked about living here and what sort of houses they would like to live in.

## **2.8.2 Local Community Groups**

Members of the SG attended meetings with a range of local groups including Smarties, Northhill Nursery, Northhill Playgroup, Maypole Heritage, P3 (People, Projects and Partnerships), Scouts and Youth Club , Allotment Association, and both Caldecote and Northhill Women's Institutes. Dedicated workshops were conducted with the Youth Club and Scouts. In addition, consultations with representatives of P3 and Maypole Heritage groups were held when compiling evidence for Heritage and Getting About WG Reports.

## **2.8.3 Other forms of outreach consultation used**

Outreach was made to families with teenage children willing to take part. Parishioners who had expressed an interest and given permission for information to be sent to them by e-mail were contacted. The Vision Statement and Objectives were circulated through village magazines and comments requested. Unfortunately the response to the latter was poor. Only a few comments were received which praised the comprehensive nature and thoroughness of the draft Objectives and Vision Statement.

## **2.9 Outreach to Other Interested Parties**

### **2.9.1 Service Providers & Interest Groups**

Central Bedfordshire Council (CBC), Anglian Water and The Bedfordshire Group of Internal Drainage Boards were consulted about the draft Water Management Policy and minor adjustments made following their recommendations.

### **2.9.2 Local people with specialist knowledge**

The SG commissioned two parishioners, with appropriate professional and academic knowledge and experience to conduct the site assessments using a Site Assessment Questionnaire (Site Assessment Report, Appendix 2) and their views were taken into account when finalising the process.

Two of the WGs were led by parishioners with specialist knowledge and relevant professional experience in environmental issues and water engineering.

The WGs who were tasked with recommending policies to the SG as a result of their research also consulted local people with expertise. A representative of the River Ivel Drainage Board who lived in the community was consulted about the Water Management Policy.

### **2.9.3 Local Authorities**

The local authority serving the Parish of Northhill is CBC. The SG consulted with CBC throughout the planning process. At the outset an officer attended a SG meeting to brief the SG on planning the project and how to get started. The co-leaders met with dedicated officers at CBC to seek advice and guidance on issues including, planning the project, consultation requirements, interpreting Core Strategy Development Management Policies (CSDMP) 2009 and the Draft Local Plan (2035), housing and drainage policies. Ongoing communications between the SG and CBC enabled queries over a wide range of issues to be dealt with. The Planning Department supplied various parish maps to resource workshop activities and the work of the WGs.

Prior to pre-submission regulation 14, an informal consultation with CBC took place and appropriate adjustments were made.

### **2.9.4 Northhill Parish Council**

Throughout the neighbourhood planning process, the SG benefitted from a close working relationship with NPC. Originally six parish councillors sat on the SG, one of whom was Co-Chair. Other commitments reduced this number to two during the life of the Plan. Terms of Reference for the SG were negotiated with NPC at the outset. NPC was kept abreast of the progress of the NP and any issues which arose. They also provided additional funding beyond the external grants available to ensure that all processes could be carried out. Members of the NPC attended events and contributed as parishioners to the consultations. The NPC finally approved the Pre-Consultation Submission of NPNP on 17<sup>th</sup> January 2018.

### 3. Promoting Events & Informing the Public

#### 3.1 Principles of Public Engagement

**3.1.1** Public engagement was seen as a constant and vital process if the NPNP was to gain a diversity of views from across the community. A major principle of the engagement strategy was to maintain regular bulletins through all available media to keep parishioners and other interested parties informed of what was happening, when and where. Through this means the matters on which the SG needed parishioner views and input were emphasised and options for responding were detailed. A timeline of public events is summarised in Appendix CS2.

**3.1.2** Another principle was to try and present information in a visually appealing way, designed to engage interest and curiosity as well as inform. The services of a professional designer were used to create leaflets, document covers and banners. Bedford Borough Council designed an attractive household questionnaire. Bedfordshire Rural Communities Charity (BRCC) designed an online survey for the Regulation 14 Consultation. Substantial help was provided by CBC Planning Technical Services.

**3.1.3** The third principle was to try and saturate the Parish with information using high visibility banners in strategic locations around the parish as well as articles in magazines delivered to the door, direct invitations and notice-board messages.

#### 3.2 Logo & Branding

**3.2.1** The services of a local professional designer were obtained to design a logo for the project which would:

- be sufficiently distinctive so local people would recognise it throughout the project
- communicate a sense of ownership
- be of a pleasing colour combination and design

A number of logos were presented to the SG and the choice made was:



This logo is used on all correspondence, advertising and information material

### 3.3 Leaflets, Posters & Fliers

**3.3.1** Leaflets, posters and fliers bearing the project logo have been used throughout the project to raise public awareness, gain interest and encourage participation. Leaflets have been delivered to households in the parish, made available to pick up in the local shop and distributed at local events. They have also been left at parish meetings and meetings of local organisations where members of the SG have spoken.

### 3.4 Use of Notice Boards

**3.4.1** Parish Council and church notice-boards are distributed throughout the Parish including some of the outlying hamlets. These have been used extensively to advertise events and inform about the NPNP. Posters have also been placed on other notice-boards used by different organisations in the community with their permission.

### 3.5 Banners

**3.5.1** A series of banners designed by our local professional designer have been used at strategic points in the NPNP where parishioner involvement and attendance at events is needed. They have been used at outdoor and indoor events and located at places within the community where there is likelihood of a large number of people passing or stopping.



Photos: P Sandell



**3.5.2** The Caldecote Village Post Office Shop is a prime site and that is where the long banner pictured above, representing the roadmap of the NP and showing the whole process in stages from beginning to end, is placed. Progress is shown by a moveable black arrow indicating what stage has been reached and provides a running record to keep parishioners and other interested parties informed.

### **3.6 Press & Local Media**

**3.6.1** The local correspondents of the Biggleswade Chronicle, a local weekly newspaper, were sent updates of future events. Submitted articles appeared in the local village column section of the newspaper. This is a section where reports from organisations and news of upcoming events are advertised and contact details are provided. Other media used on a regular basis included Caldecote Village News, Northill Parish Magazine and the Parish Council Newsletter.

### **3.7 Website**

**3.7.1** Transparency has been a guiding principle of the SG from the outset of the project. Early on, a website ([www.npnpy.info](http://www.npnpy.info)) with open access was set up by a member of the SG. It was designed to:

- provide up to date bulletins
- house documents produced by the SG
- provide a repository for notes of meeting of the SG and PWT
- provide a hyperlink to the BBC website for accessing the Household Questionnaire Survey

**3.7.2** To provide easier access, a new website ([www.northillneighbourhoodplan.org](http://www.northillneighbourhoodplan.org)) was designed by a parishioner with expertise in this area and launched in December 2016. The new website was designed to continue the functions of the previous website and

- provide a portal for consulting on the draft Neighbourhood Plan
- provide a more pleasing image and format
- provide better ease of access and enable easier navigation
- be easier to administrate and update

### **3.8 E-mail contact**

**3.8.1** At all events and in the Household Survey, parishioners were asked to leave their e-mail address if they would like to be kept informed and receive further information about the NPNP. These e-mail addresses were used to advise parishioners of events and consultations in which they may be interested in taking part. Over 200 parishioners have been directly mailed through this means.

## 4. The Engagement Process

### 4.1 Effectiveness

- 4.1.1 Overall, the engagement process was deemed to be successful. In the NP launch workshops the profile of attendees was carefully monitored by age, gender, location and length of time lived in the parish. This enabled deliberate targeting through personal invitations to later workshops and the staging of additional workshops to try and achieve a better reflection of the parish demographic. This was largely achieved. A similar process was undertaken in the Household Survey questionnaire and an interim report enabled the SG to extend the return period and target specific sections of the community (e.g. students) that were under-represented.
- 4.1.2 We would have liked to see greater numbers from the 30-50 year and the 11-18 year age groups attending the workshops. Specific efforts were made to obtain their views with the outreach events and by ensuring that the consultation events were at weekends and evenings as well as during the week.
- 4.1.3 The views of local businesses were sought by the Business WG but responses were disappointing. However the responses received did highlight a number of planning issues from a business perspective.
- 4.1.4 Throughout the whole process, members of the SG have been strongly committed to the development of the NPNP and have outreached to people in their own communities to encourage participation. In addition WG members have sought out local expertise and additional members from their own contacts to ensure the evidence they produced was the result of rigorous investigation based on secure local knowledge.

### 4.2 Key Responses from Consultation

- 4.2.1 The Vision Statement and Objectives (NPNP Section 3) were derived from the key messages that emerged from the engagement process and form the basis for the policies in the NPNP.
- 4.2.2 Comments on the Pre-submission Regulation 14 Document, Northhill Parish Neighbourhood Plan (Consultation dates 26.02.18 – 11.04.18) were received both electronically and in paper format and are summarised in Appendix CS6. Every comment was considered by the SG in producing the Regulation 16 document.



## 5. Appendices

- CS1 Example of a worksheet completed by a Lower School pupil
- CS2 Summary Timeline of Key Engagement Activity
- CS3 Regulation 14 Consultation Leaflet
- CS4 Parishioners Reg 14 Consultation Sheet
- CS5 Stakeholders Reg 14 Consultation Sheet
- CS6 Feedback from Parishioners and Statutory & Non-Statutory Consultees

## **APPENDIX 1**

### **EXAMPLE OF A WORKSHEET COMPLETED BY A LOWER SCHOOL PUPIL**

Logo?

Name: [REDACTED]

Your village: Caldecote

What would you like to have in the village?

more shops and parks

Where would you like to work when you grow up? singer

of a babysitter/childminder

Where do you think you will live?

with my mum

Can you draw the house you would like to live in?



## **APPENDIX 2**

### **SUMMARY TIMELINE OF KEY ENGAGEMENT ACTIVITY**

## Summary Timeline of Key Engagement Activity

(Based on the Neighbourhood Planning Roadmap Guide, Locality 2012)

June 2014	'Getting Started' – Preliminary exploratory meeting in the parish Training events at CBC attended
Sept 2014	SG formally set up, including draft Terms of Reference Working groups established Green Infrastructure Plan (GIP) – preliminary meeting with BRCC Promotion at Caldecote Village Show Neighbourhood Area designation applied for
Nov 2014	Preliminary working groups (e.g. research and analysis) reporting back to SG, website options and graphic design investigated Terms of reference approved
Dec 2014	'Community engagement' – GIP workshop planning
Jan 2015	'Community engagement' continued – Project Planning group set up to devise parish wide workshops
Feb 2015	1 <sup>st</sup> GIP parish wide workshop SG – Facilitator training with Angela Koch of Imagine Places Area Designation confirmed (12.02.15)
April 2015	2 <sup>nd</sup> GIP parish wide workshop
May 2015	May Day event at Ickwell Green
June 2015 – July 2015	'Building the evidence base' – multiple workshop events throughout parish Lower schools sent worksheet
July 2015	BRCC publishes Housing Needs Survey for Northhill parish
Sept 2015	Youth Club workshop, also local village groups visited e.g. WI, Northhill Tea Rooms Final prioritisation event for GIP Progress Exhibition of Plan 'Headlines' and site allocation criteria consultation
Oct 2015 – Jan 2016	'Building the evidence base' continued – parish wide questionnaire (based on workshop findings) developed with Bedford Borough Council (BBC) Vision statement developed Working groups producing reports
Dec 2015 – Jan 2016	Questionnaire given to students returning for Christmas
Feb 2016	BBC questionnaire report received Awarded Tesco 'Bags of Help' grant for footpath project identified in GIP
March – April 2016	Landowner Questionnaire developed Vision Statement and Objectives publicised in Parish Council newsletter
May 2016	May Day stall at Ickwell Green CBC publishes 'Call for Sites' information
June 2016	Green/Amber site landowner visits commenced

Sept – Oct 2016	'Writing the Plan' – Project Writing Team established Sites Exhibitions held throughout parish, preferred sites identified Northill Parish GIP is published by BRCC
Nov 2016	Training day with Alison Eardley – Housing aspects
Dec 2016	Final version of Vision Statement and Objectives agreed New website set up
Jan to April 2017	'Writing the Plan' continued – Working group reports reviewed, draft Plan and policies put together
May 2017	May Day stall at Ickwell Green
July – August 2017	Informal feedback on draft Plan from Navigus Planning/Alison Eardley/CBC officers AECOM report commissioned
Sept 2017	Draft Site Assessment Report produced
Dec 2017	AECOM report received, draft Plan being completed
Jan 2018	NPC approves draft Plan Parish wide leaflet drop advertising Reg 14 consultation
Feb – April 2018	'Consultation' – 6-week Reg 14 consultation with parishioners and stakeholders
April – Aug 2018	Reg 14 consultation responses to SG, policies reviewed and minor changes to draft Plan agreed Draft Site Assessment Report, Consultation and Conditions statements reviewed and updated
13 Sept 2018	Final NP, Site Assessment report, Consultation and Conditions Statements sent to NPC for approval
Winter 2018	'Submission' – Formal Reg 16 consultation (CBC)

## **APPENDIX 3**

### **REGULATION 14 CONSULTATION LEAFLET**

### **Caring for our Natural Environment (Section 7)**

Policies have been written to preserve the green spaces in the parish, improve the green environment and support conservation of both the landscape and the wildlife.

### **Community Health and Wellbeing (Section 8)**

This covers a wide range of issues relating to encouraging a healthy lifestyle within the parish. The Plan subdivides these into two categories: community facilities and outdoor routes for walkers, horse riders and cyclists. There are policies relating to improvements in play facilities in the parish and allotments.

### **Valuing Our Local Heritage (Section 9)**

Northill Parish enjoys a rich historical heritage and the protection of these assets, including our 2 Conservation Areas is covered.

### **Generating and Conserving Energy (Section 10)**

The Plan commits to supporting renewable energy generation schemes (*Policy NP24*). Consideration is also given to smaller scale generating capabilities of new houses (*Policy NP25*).

### **Business Opportunities (Section 11)**

The draft Plan encourages the development of small scale new and existing businesses, preferably on brownfield sites with low environmental impact (*Policy NP26*), also proposing new business developments should not be out of scale with their setting and do not lead to an increase in local traffic, especially HGVs (*Policy NP27*). Lastly, the need for improved Broadband is covered in *Policy NP 28*.

**Want more information? Access our website at  
[northillneighbourhoodplan.org.uk](http://northillneighbourhoodplan.org.uk)**

**or come to one of our consultation events (see front page)**

**Email: [contact@northillneighbourhoodplan.org.uk](mailto:contact@northillneighbourhoodplan.org.uk)**



**WE NEED YOUR FEEDBACK!**

Dear Parishioner

This leaflet encloses a short summary of your draft Neighbourhood Plan, which the Steering Group expect to be published on Feb 26th on our website

**[northillneighbourhoodplan.org.uk](http://northillneighbourhoodplan.org.uk)**

The Steering Group is arranging consultation events, where paper copies of each section of the Plan will be available to view, with details about how to comment on the draft, preferably online but also by paper copy.

Friday 2nd March, 2pm - 4.30pm, 6pm - 8.30pm at

Upper Caldecote Methodist Church Hall

Sat 3rd March, 2.30pm - 5.00pm Northill Village Hall

The consultation closes on Wednesday 11th April.



## **Background to the Plan**

The purpose of the Northill Parish Neighbourhood Plan is to establish a framework from which to influence developments within the Parish and to give guidance in the planning process.

This is the result of the Government's policy to devolve decision-making on local developments and as such should reflect the views of the parishioners. It must also, however, be consistent with the National Planning Policy Framework (NPPF) and local planning policy - established by Central Bedfordshire Council.

To ensure that the Plan reflected views of the community, considerable effort was made, through public workshops and household questionnaires, to assess parishioners' opinions.

The sections used to create our Policies are :

### **Housing (Section 4)**

Feedback clearly indicated particular concerns that young people, especially those with local connections, were being priced out of the housing market. There were also concerns over excess new house building and that new housing should be sympathetic to the nature of the Parish. These views have to be considered against the background of government demands to rapidly increase housing stock and a strong demand for new houses from outside the community.

There was a preference to build no more than 40 new houses in the Parish by 2031 (the end date of the Plan). An independent government report from AECOM, which took into account wider issues, suggested a total of 218 new houses should be planned for through the period to 2035. Allowance has to be made for the Plan's shorter time frame and that there is a backlog of 81 houses in the parish with planning permission, many of which have yet to be built. These have therefore been deducted from the total, leading to a maximum target of an additional 89 houses through to 2031.

The Plan sets out clear policy objectives for new housing (*Policy NP1*), the key aspects of which are:

Planning permission will be granted for up to 40 new rural exception affordable homes at four sites around the parish, outside the settlement envelopes;

A further 49 new market housing properties may be supported, providing they meet all the policies within the plan.

Further policies are included on housing mix, infill, back-land development, density and design.

### **Water Management (Section 6)**

The two main concerns regarding water management were mitigating the threat of flooding (parts of the parish lie in relatively high flood risk areas) and ensuring that maintaining effective sewage infrastructure was not compromised by increased housing. The parish drainage and sewage systems are near capacity.

Developers need to be fully aware of the likely impact on flooding, drainage and sewer capacity issues of future development.

*Policy NP12* relates to new housing, requiring developers to ensure appropriate drainage systems, avoid the loss of open water courses, minimise drainage and sewer problems through appropriate design and liaison with Anglian Water and ensure they do not add to the flood risk of the area.

**IT SHOULD BE NOTED THAT ALL POLICIES ARE INTER-RELATED AND SHOULD BE READ IN CONJUNCTION WITH EACH OTHER.**

Please turn overleaf for a brief summary of the policies on the Caring for our Natural Environment, Community Health and Wellbeing, Valuing our Local Heritage, Generating and Conserving Energy and Business Opportunities.

## **APPENDIX 4**

### **PARISHIONERS REG 14 CONSULTATION SHEET**

## **4. Housing Policies**

### **Policy NP1 Housing Requirement**

1. Planning permission will be granted for up to 40 rural exception affordable homes distributed across the sites allocated in policies NP8, NP9, NP10 and NP11 provided the number of dwellings per site does not exceed 10.
2. Support will be given to 20% market housing on the above developments where viability issues, demonstrated and justified through a full financial viability assessment, are submitted to and agreed by CBC (see 4.5.8).
3. In order to respect the individual and distinctive character of the villages in Northhill Parish, any new development of market housing should be proportionate to the settlement, reflecting both its scale and density, whilst addressing any shortfall in facilities.
4. Between 31.12.17 and 31.12.31, up to a further 49 market housing homes may be supported providing the following criteria are met:
  - a. The development is small scale – up to 10 properties;
  - b. The development is not in flood area 3a or 3b according to environment agency maps;
  - c. The development is not back-land development as defined within this plan;
  - d. The development does not lead to coalescence between settlements;
  - e. The development is within the settlement envelope;
  - f. The development includes affordable housing and suitable accommodation for older people;
  - g. The development meets all the policies within the Neighbourhood Plan AND
  - h. The development is able to contribute towards and does not conflict with any aspiration contained within either the Northhill Parish Neighbourhood Plan or it's Green Infrastructure Plan.

No Comment

*(Please place comments relating to this policy here – max 50 words)*

### **Policy NP2 Housing Mix**

1. Both rural exception and affordable homes and market housing will meet the identified requirements from the latest housing needs survey and CBC Housing Register. This will include a range of one, two and three bedroom houses/bungalows.

No Comment

*(Please place comments relating to this policy here – max 50 words)*

### **Policy NP 3 Rural Exception Affordable Homes**

1. Development of three sites (Policies NP8, NP9, NP10) for rural exception affordable homes will take place one site at a time, as determined by evolving need, identified in the most recent housing needs surveys and CBC Housing Register.
2. Subject to further consideration of acceptability, availability, achievability, sustainability, suitability and need as identified in future housing needs assessments, a fourth site will be allocated to either;
  - a. One or more of the sites identified in policy NP11; or

- b. Any other suitable site subsequently offered for rural exception affordable housing during the lifetime of the Plan and which conforms to its policies.
3. Affordable housing within the site will be subject to:
  - a. a unilateral legal agreement to ensure that the housing remains affordable in perpetuity and;
  - b. Central Bedfordshire Council's local lettings policy.
4. Affordable housing must be completed before any market housing is provided on site.
5. Existing trees, hedgerows, and landscaping should be retained where possible and enhanced.
6. Developers should provide means of ensuring safe pedestrian/wheelchair access in the form of footways to and from the nearest bus stop.
7. Site access should be designed with careful consideration of highways safety.
8. The site delivers no more than 10 dwellings in a courtyard style with no future access for housing. Development to the rear of these sites will not be supported.

No Comment

*(Please place comments relating to this policy here – max 50 words)*

### **Policy NP4 Residential Infill**

1. Within the settlement envelope boundaries of the parish, planning permission for residential development proposals on infill sites will be permitted subject to the following criteria:
  - a. Plot width –plots must be of sufficient width to allow a building(s) to be sited with adequate separation between dwellings. The width of the remaining and the new plot should be similar to that prevailing in the immediate area;
  - b. Landscaping – development should be well landscaped;
  - c. Building line - where the prevailing depth of existing dwellings is a feature of the area, new development should respect that building line;
  - d. Visual separation - new dwellings must have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced the new development should normally adjoin the adjacent property(s);
  - e. Building height - new buildings should reflect the height of original, existing buildings. Where existing buildings are of a uniform height, new buildings should respect that height;
  - f. Daylight and sunlight –new buildings should not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows. Blocking direct sunlight from reaching neighbouring properties can cause overshadowing and is not acceptable;
  - g. Development must not unacceptably reduce the level of private amenity space provision for existing residential properties; AND
  - h. Development should not adversely affect the significant heritage assets, including the special interest, character and appearance of the Conservation Area.
2. This policy also applies to applications for two or more properties on a site previously occupied by a single property.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **Policy NP 5 Back-land and Garden Development**

1. Proposals for development of back-land sites within or outside the settlement envelope will not be supported.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **Policy NP6 Residential Design**

1. Proposals for residential development, including redevelopments, will normally be permitted provided that all of the following criteria are met:
  - a. They contribute positively to the existing character of the village, responding where appropriate, to the prevailing size, height, scale and mass, materials, layout, density and access of the surrounding area;
  - b. Innovative proposals will be considered on their own merits;
  - c. They provide adequate off-street parking for residents and visitors;
  - d. They provide high quality boundary treatment;
  - e. They are well connected to the local pedestrian network linking to local amenities and the wider countryside;
  - f. They provide adequate storage for bins and recycling, incorporated into the scheme to minimise visual impact; AND
  - g. They do not result in an unacceptable loss of amenity for neighbouring houses through the loss of privacy, loss of light or visual intrusion.
2. Designs that incorporate the use of sustainable energy will be supported providing these criteria are met.

No Comment

*(Please place comments relating to this policy here – max 50 words)*

## **Policy NP7 Housing Density**

1. The density of any new development should be in keeping with the local context respecting the rural nature of the parish. Proposals that would lead to over development of a site will be resisted.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **5 Site Allocations**

### **Policy NP8 Site Allocation 1. (NP Site Ref 17).**

Planning permission on 0.4 hectares of land opposite G&M Growers, Hitchin Rd, Upper Caldecote will be granted, subject to the following requirements;

- a. The site delivers no more than 10 dwellings;
- b. If viability issues are accepted, the site will deliver 80% affordable housing and a maximum of 20% market housing and
- c. Development must include measures to alleviate surface water flooding.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

### **Policy NP 9 Site Allocation 2. (NP Site Ref 20).**

1. Planning permission on 0.68 hectares of land adjacent to 47 Caldecote Rd, Ickwell will be granted subject to the following requirements:
  - a. The site delivers no more than 10 dwellings in a courtyard style with no future access for housing. Development to the rear of this site will not be supported;
  - b. If viability issues are accepted, the site will deliver 80% affordable housing and a maximum of 20% market housing and
  - c. Provision should be made for a footway to contribute to the aspiration to link Ickwell to Upper Caldecote and for a footpath to link north to Flitton Scar (NP 21) constructing new rights of way.

No Comment

*(Please place comments relating to this policy here - max 50 words).*

### **Policy NP 10 Site allocation 3. (NP Site Ref 28).**

1. Planning permission on 0.7 hectares of land between Orchard Bungalow and No. 12 Hatch, Sandy will be granted subject to the following requirements:
  - a. The site delivers no more than 10 dwellings;
  - b. If viability issues are accepted, the site will deliver 80% affordable housing and a maximum of 20% market housing and
  - c. Development should maintain the building line of existing properties either side of this infill site.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **Policy NP 11 Further Site Allocations**

1. Planning permission on the following sites may be granted subject to the requirements listed below:
  - a. NP Site ref 24a. 0.45 hectares of land adjacent to LLasrham House and fronting Thorncote Rd., Northhill or
  - b. NP Site ref 19. 0.68 hectares of land adjacent to 36 Caldecote Rd, Ickwell.
2. Requirements;
  - a. Each site delivers no more than 10 dwellings in a courtyard style with no future access for housing. Development to the rear of this site will not be supported and
  - b. If viability issues are accepted, the site will deliver 80% affordable housing and a maximum of 20% market housing and
  - c. In the case of Site 24a, a footway is constructed to link to existing infrastructure leading to the centre of Northhill.
3. Following further consideration of acceptability, availability, achievability, sustainability, suitability and need, any other suitable site offered for rural exception development during the lifetime of this Plan will also be considered and may be granted planning permission.

No Comment

*(Please place comments relating to this policy here – max 50 words)*

## **6 Water Management**

### **Policy NP12 Flood Risk and Drainage Management**

1. Development proposals will be expected to:
  - i. be designed and constructed so that the overall level of flood risk within the parish will not increase;
  - ii. provide appropriate and effective surface water drainage demonstrating compliance with established guidelines including use of Sustainable Urban Drainage Systems (SuDS) to ensure no net increase in run off. Surface water discharge to a public surface water sewer is seen as a last resort and if necessary must not exceed the green field rate; and
  - iii. Infiltration devices should allow at least 1m freeboard between the bottom of the device and the seasonal groundwater table. Infiltration proposals need to be supported by ground investigation and infiltration rates.
2. Development will not be permitted in flood attenuation areas where that development would reduce the ability of these areas to alleviate flooding.
3. Proposals will need to show that development has avoided the loss of open water courses through culverting with existing culverted sections opened where viable.
4. Any new development must have adequate receiving surface water drainage, i.e. drains, culverts and definable water courses, agreed in consultation with Environment Agency and Local Authority, Internal Drainage Board, Highways and Water Company.
5. In areas with known drainage problems, shown on the Proposals Map, developers will be required to demonstrate how they have sought to mitigate against drainage problems through design. Opportunities are to be sought for betterment of flood risk to relieve pressure on the existing drainage networks within Northhill parish.

6. Developers must ensure that appropriate measures are secured to ensure the adoption and ongoing maintenance of the surface water drainage provisions and flood prevention measures. Maintenance arrangements must avoid excessive burden on home owners.

7. All Foul Sewer drainage proposals must be subject to liaison with Anglian Water and supported by a drainage plan that incorporates a rigorous analysis to show the adequacy of the local foul sewer system and that any new connections will not increase the risk of the existing receiving system backing up or flooding. The discharge of surface water to existing public foul or combined sewers is not permitted.

No Comment

*(Please place comments relating to this policy here – max 50 words)*

## **7 Caring for Our Natural Environment**

### **Policy NP13 The Preservation and Protection of Green Spaces**

1. The areas below are designated as “Local Green Spaces” because of their local significance or community value. They will be protected from new development and incursion of national infrastructure projects unless exceptional circumstances can be robustly demonstrated and evidenced.
  - a. Ickwell Green;
  - b. Caldecote Green;
  - c. Thorncote Green;
  - d. Northill Green and Village Pond;
  - e. Flitton Scar;
  - f. Home Wood and the medieval fishpond area within it;
  - g. College Wood;
  - h. Ickwell Bury parkland, including serpentine lakes, walled garden and dovecote;
  - i. Land east of Ickwell Green and west of Palmer’s Spinney;
  - j. Caldecote Playing Fields and
  - k. The Old Walled Garden and orchard at the Crown Public House.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

### **Policy NP14 Conserving and Improving the Environment**

1. Developments which conserve the rural nature of the parish and improve it, whilst creating further opportunities for parishioners to enjoy it, will be supported.

No Comment

*(Please place comments relating to this policy here – max 50 words)*



## **Policy NP15 Ancient Woodland at Home and College Woods**

1. Developments which damage or result in the loss of ancient trees or trees of good arboricultural and amenity value will not be permitted.
2. Proposals should be designed to retain ancient trees or trees of arboricultural or amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **Policy NP16 Protecting Natural Habitats**

1. This policy protects the distinctive wildlife and habitat features and green infrastructure in the parish from degradation through housing or commercial developments or changes in land use.
2. Development Proposals that would incur the loss or degradation of existing natural habitats and/or part of the green infrastructure will not be permitted unless mitigation measures to ensure that the integrity of the habitat continues after the implementation of the development and appropriate management and aftercare is secured.
3. Development proposals should seek to protect, and where practical and viable, improve and extend the natural environment.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **Policy NP 17 Improving the Green Infrastructure**

1. Proposals that seek to improve wildlife areas and green spaces and/or the connectivity between them will be supported.
2. Proposals that contribute to the delivery of environmental projects set out in the Community-led Actions will be supported.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **8 Community Health and Wellbeing**

### **Policy NP 18 Additional Provision of Outdoor Play and Leisure Facilities**

1. Sustainable proposals to increase provision of additional play and leisure facilities over and above those that already exist, will be supported.
2. In particular the following provision will be actively encouraged:
  - a. The provision of multi-purpose exercise equipment available for all ages at suitable locations where it could enhance existing provision of sporting and leisure facilities;
  - b. New play facilities in either Northill or Ickwell village at a suitable location convenient to where families live and also safe for public access and.
  - c. Enhancement of existing play equipment in Upper Caldecote, to widen the suitability across the age range.
3. All new facilities should be designed in accordance with relevant Sport England and national governing body design guidance.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

### **Policy NP19 Provision of an Additional Catering Outlet**

1. Setting up of a further Class 3 use (restaurant and café) in the parish to supplement existing provision will be supported.
2. Support will be given for the change of use for an existing building to enable delivery of a Class 3 use where:
  - a. Appropriate levels of parking provision can be demonstrated and
  - b. There is no loss of amenity for surrounding users.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

### **Policy NP20 Allotments and Community Growing Spaces**

1. Proposals for the provision of allotments and community growing spaces will be strongly supported. Space should be set aside to meet the expressed local need.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **Policy NP 21 Increasing Opportunities for Walking, Cycling and Horse riding.**

1. Development proposals to improve walking, cycling and horse-riding will be supported. In particular provision of routes that are physically separated from vehicular traffic and from one another will be strongly supported.
2. For walking routes, proposals should ensure that access by disabled users and those with prams, is secured.
3. Priorities for new routes as shown on the Polices Map are;
  - a. A roadside footway between Ickwell and Upper Caldecote;
  - b. New footpath north from Caldecote road to Flitton Scar;
  - c. New footpath from Ickwell Green to Medieval Fishponds;
  - d. Improve and/or upgrade footpath F5 from Upper Caldecote to The Sheep Walk linking to Ickwell village.
4. Support will be given to proposals that improve and extend the existing path and bridleway network, allowing greater access to new housing, the village centres, green spaces and open countryside.
5. The loss of existing footpaths, cycle paths and bridleways will be resisted.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **9 Valuing Our Local Heritage**

### **Policy NP22 Listed Buildings and Buildings, Structures or Sites of Historic Worth**

1. This policy outlines specific local protection in addition to that afforded under the relevant planning laws.
2. Planning permission will not be granted for development that would result in the loss of or damage to, either listed buildings, or the buildings, structures or sites of historic significance appearing on the list identified by parishioners as locally significant (together with justifications for their inclusion) as set out in Appendix 10 of the Plan.
3. Development affecting heritage assets must pay particular regard to the need to conserve and enhance their settings and any architectural or historic features of significance.
4. Proposals that would result in the loss of the remaining heritage structures and/or visible features of the river lvel will not be permitted.
5. The plan supports the following:
  - a. Restoration, renovation and repair which restores former function or appearance at a significant point in its lifetime
  - b. Enhancement of settings in which assets reside in line with historic conventions and
  - c. Presumption against demolition unless it can be proven that the asset cannot be repaired or restored (e.g. in the case of a derelict building deemed beyond repair). In this instance recognition of the significance of the site should be established for public information.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **Policy NP23 Conservation Areas**

1. Within and adjacent to the conservation areas, development proposals will be required to preserve or enhance the character of those areas. Development proposals and extensions and alterations to existing buildings and structures will be expected to:
  - a. conform to CBC Design Guidance on Historic Buildings;
  - b. be suitably designed for the context within which they are set, with no loss or detriment to existing structures and the surrounding environment;
  - c. ensure that the scale and massing of buildings relates sympathetically to the surrounding area and
  - d. use traditional and vernacular building materials to respect the context of the development concerned.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **10 Generating and Conserving Energy**

### **Policy NP24 Community Energy**

1. Proposals for community renewable energy generation which serve the electricity usage needs of the parish will be supported where;
  - a. developers ensure no adverse impact on heritage sites, noise, pollution or visual assets and
  - b. environmental sensitivity is a prime consideration.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

### **Policy NP25 Low Carbon Development**

1. Subject to the development being found to be acceptable when judged against other policies in this Neighbourhood Plan, innovative approaches to the construction of low carbon developments, both commercial and residential which demonstrate sustainable use of resources and high energy efficiency levels and capacity to generate electricity, will be supported. Examples would include, but would not be limited to rammed earth, straw bale, timber frame, modular site- assembled, high insulation construction, constructions to Passivhaus standards, conversion to EnerPHit standards and compliance with BrEAMM “ Excellent” sustainability ratings.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

## **11 Business Opportunities**

### **Policy NP26 Supporting Local Enterprise**

1. Support will be given to small-scale development (i.e. less than 150 sq.m.) of existing and new businesses providing that;
  - a. developments do not impact adversely on the environment or overload the existing infrastructure and potential job opportunities for local workers could be created.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

### **Policy NP27 Access and Scale**

1. Development of existing or new businesses will only be considered if they are proportionate in design and scale to their setting and access to and egress from the site for HGVs are from the major highway (i.e. the A1).

No Comment

*(Please place comments relating to this policy here - max 50 words).*

### **Policy NP 28 High Speed Connectivity in New Development**

1. All new residential, commercial and community premises should be served by a superfast broadband (fibre optic) connection installed on an open access basis. The only exception will be where it can be demonstrated through consultation with Next Generation Access (NGA) providers that this would not be either possible, practicable or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the premises to facilitate ease of installation at a future date on an open access basis.

No Comment

*(Please place comments relating to this policy here - max 50 words)*

**GENERAL COMMENTS** – You are invited to make any general comments on the content of the Plan below.

No Comment

*(Please place general comments relating to the Plan here - max 50 words)*

**SUBMIT**

## **APPENDIX 5**

### **STAKEHOLDERS REG 14 CONSULTATION SHEET**

**STATUTORY CONSULTEE COMMENTS ON THE DRAFT NEIGHBOURHOOD PLAN  
FOR THE PARISH OF NORTHILL**

NAME OF CORPORATE BODY/UTILITY etc

Consultees representing businesses outside the Parish but who have an interests in the content of the Plan are invited to comment in the 'Comment Boxes' below. If you require any help please speak to a Steering Group member

**GENERAL COMMENT**

**Sections 1 - A Neighbourhood Plan for the Parish of Northill**

**Section 2 - Characteristics of the Parish of Northill**

**Section 3 – Vision & Objectives**

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**Section 4 - Housing**

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**Section 5 – Site Allocations**

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**Section 6 – Water Management**

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**Section 7 – Caring for Our Natural Environment**

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**Section 8 – Community Health & Well being**

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**Section 9 - Valuing Our Local Heritage**

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**Section 10 – Generating & Conserving Energy.**

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**Section 11 – Business Opportunities**

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Thank you for participating in this Consultation. All comments received will be considered and may result in some changes to the content of the final plan.



## **APPENDIX 6**

### **FEEDBACK FROM PARISHIONERS AND STATUTORY & NON-STATUTORY CONSULTEES**

## Feedback from Parishioners and Statutory & Non-Statutory Consultees

Policy NP 1 Housing Policies – Housing Requirement						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
24		37	8	10	8	0
28%		43%	9%	11%	9%	0%
Ser No	Source	Comment			Action	
25	OLS	4f - include a minimum 30% of development as per CBC policy			Disagree. Para 4f refers to market housing sites which will have the appropriate amount of general housing register affordable homes according to CSDMP 2009 and CBC 2035.	
26	CBC	The glossary should be an appendix.			Comment: Transferred to General Comments Line 20	
27	Rep 2	1. There is a process underwritten by planning legislation and statutes that requires S106 contributions and CIL payments for any new housing development. This does not include providing for existing shortfalls in facilities as is being required in the policy (number 3). In planning terms, where is the evidence to justify this and essentially over-ride national planning policy?			Comment. CBC currently has no provision for CIL, still using S106. Will be looked into when Local Plan is adopted.	
28	OLS	OBJECT. This policy is overly restrictive. Because there are no in-village sites available, this policy will prevent any development and is contrary to the intent of NPPF and CBC Local Plan. Limited housing should be considered outside villages if the location and development is sustainable.			Comment. Plan /Policy content reflects parishioner reqts. CBC 2035 supports 54 dwellings across 2 sites outside the village settlement envelope under their call for sites process.	
29	OLS	To try and keep the village feel of the parish, the number of houses per development should not exceed 5			Comment. Plan/Policy content reflects 48% of questionnaire responses wanted 5 -10 dwellings, <5 was 36% Dec 2016.	
30	OLS	New 3 Future development of affordable housing for people with a local connection should be in line with but not exceed local demand New 4 All housing development sites to have a sewage capacity check regardless of size of development in liaison with Anglian Water Existing words for 4g and 4 h should be stated separately to include rural exception sites as well as market housing homes			Comment. New 3 and 4 covered by existing policies NP3 & 12.	
31	OLS	2 Increase 20% to 30%			Comment. No alteration needed as in line with 11.5.4 CBC 2035 and para 4 of NPPF. CBC Officer concurs.	
32	OLS	Object - see document "NP Neighbourhood Plan comments.docx", sent separately to 'contact@northillneighbourhoodplan.org'			Comment. See later entry	
33	GHC	In the AECOM housing report (AECOM Northill Parish Housing Needs Assessment December 2017) AECOM stated (clause 17) that they used a methodology in line with PPG national planning guidance "the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the			Comment. Noted	

		overall assessment of need, such as limitations imposed by the supply of land for new development, historic underperformance, viability, infrastructure or environmental constraints.”	
34	GHC	2.1). Section 4.3, Table 4, Total Housing Projection. In calculating the housing need, AECOM used in the following data sources; (a). 216 homes from the emerging local plan for Central Bedfordshire. (b). 241 dwellings as a proportionate share derived from the SHMA Objectively Assessed Need. (c). 357 dwellings from the DCLG Housing projections. (d). 56 homes using a projection based on past completion rates from 2001 to 2016.	Comment. Noted
35	GHC	AECOM explained that they arrived at their housing target of 218 by averaging the above 4 data sources (i.e. 216, 241, 357, 56). However, item d) should be excluded from the average calculation, because it uses past under-delivery to calculate a projection of future housing, and fails to meet national guidelines for assessing the housing need. In addition, AECOM point out (clause 28) that the government’s standard methodology for assessing housing need arrives at a figure of 431 dwellings to be delivered in Northhill parish by the end of the plan period. AECOM go on to explain that the approach used for this projection “is not effective at the time of writing”, but do not explain why. If the projection of housing need based on prior under-delivery is excluded from the AECOM target, the total projected need should be 271 new dwellings (i.e. average of 216, 241, 357). If the government’s projection of housing need is included (the most likely scenario in the parish, based on housing demand, demographic factors and future economic/infrastructure projections), the total projected need should be 311 (i.e. average of 216, 241, 357, 431).	Comment. Reviewed, accept AECOM rationale.
36	GHC	2.3. Section 4.3, Table 4, Adjustment of Housing Projection due to Outstanding Delivery or Approved Applications. Table 4 deducts 81 houses from the total projection due to outstanding approvals or applications awaiting delivery. However, PPG recommends that prior housing delivery performance should not be used to offset future housing need. Each previously approved application relates to a housing need dating to before the period of NPNP, whether or not the new home has been built yet, and therefore should not be deducted from the future need projection. If prior under-delivery of housing were to be included, then the total housing projection should be increased to compensate for previous under-delivery. Note: From 2001 to 2011, Northhill Parish delivered 12 additional dwellings (1.2 per year), and in 2015 and 2016 only 1 new dwelling was constructed per year. Therefore, using this revised calculation methodology, the housing projection should be revised from 49 to 185 (minimum) to 217 (maximum), using the following methodology;-Rationale	Comment. SG Accepts AECOM report findings.
37	GHC	Revised AECOM recommended total removing data source (d) biased by previous under-delivery	Comment. Noted
38	GHC	Reduction due to alignment with NPNP period (2017-2031) Previous approved allocations removed due to under-delivery and not part of future housing need (ref: PPG) NP potential allocation of rural exception affordable dwellings (based on AECOM report) Total additional ‘market’ dwellings required	Comment. Noted
39	BH	Bovis Homes is seeking to positively engage with both Central Bedfordshire Council and the Steering Group (preparing the Neighbourhood Plan on behalf of the Parish Council) to consider	Comment Noted. No mention of rural exception housing. Refer to NP1 for maximum housing number required Bovis Homes plans not

		how the land could come forward for residential development, together with delivery of benefits for the local community, in a form which respects its location and context.	supported by emerging Neighbourhood Plan. Bovis Homes may prefer to discuss with CBC
40	BH	If the Neighbourhood Plan is to be progressed, then Bovis Homes submit that additional residential allocations, or at least reserve sites, are identified to meet the potential increase in the housing requirement. A benchmark for these allocations would be the 392 dwellings which are considered by Bovis Homes to be the OAN for Northill Parish. An example of a reserve site approach is the Kineton Neighbourhood Plan where the strategic policies had not been settled during the preparation and examination of this plan and such sites were a means of providing flexibility in case circumstances changed	Comment Noted. As above in line 39
41	BH	Against the context of additional residential allocations/reserve sites being required and for the reasons explained elsewhere in this representation, the land south of Biggleswade Road, Upper Caldecote should at least be included as a further housing allocation/reserve housing site.	Disagree, 180 dwellings not in accordance with Site Assessment Report
42	BH	In proposing additional land is identified for residential purposes, it is appropriate for extant planning permissions to be taken into account to determine the residual requirement to be found on new sites. However, it is equally appropriate for a lapse rate to be applied because, for whatever reason, not all these extant permissions will translate into the assumed number of dwellings being erected on a site. A minimum 10% lapse rate should be applied to any existing commitments. There would be a modest increase in the 'to find figure' by 9 dwellings (i.e. circa 400 dwellings in total).	Comment. Noted
43	BH	Based upon the current housing requirement, Bovis Homes note that some 49 dwellings are not proposed to be allocated but will be dependent upon other proposals coming forward via planning applications which are capable of meeting all the criteria of Policy NP1 and other policies (e.g. Policies NP4 and NP5 which control backland and infill housing schemes). The ability for these 49 dwellings to come forward for development would be heavily constrained by the application of the Neighbourhood Plan's emerging development management policies.	Comment. Noted, emerging NP does not support large developments
44	BH	In addition to delivering a cross section of around 100-130 market and affordable homes (dependent upon density), the concept master plan includes extensive greenspace (around 3 hectares) with a community growing space which could be formal allotments or other types of plots for growing fruit and vegetables (circa 0.80 hectares). The site was assessed as a potential location for allotments (Neighbourhood Plan Appendix 6) and Bovis Homes' proposal would deliver this significant benefit for the community, especially where there is an acknowledged shortfall in such growing space in Upper Caldecote. Bovis Homes would welcome the opportunity to discuss with the Steering Group the size and nature of this proposed community growing space. The greenspace also includes a formal play area for children which can include natural play equipment biodiversity enhancements and sustainable drainage features.	Comment. Noted, part of site included in Appendix 6 - Allotments.
45	Rep 2	2. This policy, in effect, restricts any new market housing to within the settlement boundary and yet also restricts back-land garden development. So when the Regulation 19 Local Plan is adopted with the allocation of land in Northill outside the settlement boundary, this would mean that in line with Policy NP1 the allocated land could not come forward for development	Comment. Noted CBC Policy SP7 refers

		because it is outside the settlement boundary. This policy therefore conflicts with the policies and allocations in the Regulation 19 Local Plan.	
46	Rep 2	3. The policy identifies a housing need of 89 dwellings in the parish during the plan period. The policy states that planning permission for 40 affordable houses will be granted and that a further 50 dwellings may be supported. Up to four sites are allocated for the affordable housing but land has not been allocated for any market housing. In its most basic form this represents a 45% rate of affordable housing provision, well above the level required in the adopted and the emerging local plan.	Comment. Noted
47	Rep 2	4. It is unrealistic to state that any new development will meet all the policies in the plan (number 3g). Rewording to all the 'relevant' policies in the plan would be more appropriate.	Disagree.
48	OLS	40 dwellings seems sufficient. A further 49 too many.	Comment. Noted
49	OLS	I have concerns that there is inadequate infrastructure to accommodate proposed developments to this extent. Any development must be in keeping with the current environment. I would resist any proposal for street lighting within the village of Northill or the creation of additional pathways on the main thoroughfares.	Comment. Noted
50	OLS	Please see letter sent separately to Parish Council on 11.4.18	Comment. - have been included.
51	OLS	Concern re Open Market Housing aspects - none of sites identified are currently in parish Settlement Envelope (SE). To satisfy AECOM, significant changes to SE will be required	Comment. Noted
52	OLS	I am concerned about the market housing aspects of this policy. All sites offered to the Plan are outside the current settlement (SE) envelope, so some changes to the SE will be required for any market housing (as proposed by AECOM) to be developed	Comment. Noted
53	OLS	New 3. Affordable housing for people with Northill local connection not to exceed local demand. New 4. All housing development sites to have a sewage capacity check regardless of size of development in liaison with Anglian Water. Existing words for 4g and 4h should be included for rural exceptions sites.	Comment. New 3 and 4 covered by existing policies NP3 & 12. Already actioned in 30
54	OLS	Always been small development in hamlets but no settlement envelopes - small 'infill' of 1-2 self-build should also be supported. Envelopes are drawn tightly, but not prevented development - encouraged garden/back land building – this is not character of village, just on-street parking and traffic.	Comment. Noted
55	OLS	AE/CB advise that bullet point 3 may not be necessary as covered by 4a	Disagree.
56	GHC	2.3. Section 4.3, Table 4, Adjustment of Housing Projection due to Outstanding Delivery or Approved Applications. Table 4 deducts 81 houses from the total projection due to outstanding approvals or applications awaiting delivery. However, PPG recommends that prior housing delivery performance should not be used to offset future housing need. Each previously approved application relates to a housing need dating to before the period of NPNP, whether or not the new home has been built yet, and therefore should not be deducted from the future need projection. If prior under-delivery of housing were to be included, then the total housing projection should be increased to compensate for previous under-delivery. Note: From 2001 to 2011, Northill Parish delivered 12 additional dwellings (1.2 per year), and in 2015 and 2016 only 1 new dwelling was constructed per year. Therefore, using this revised calculation methodology, the housing projection should be revised from 49 to 185 (minimum) to 217 (maximum), using the following methodology;-Rationale Revised AECOM recommended total	Comment. Reviewed, accept AECOM rationale and agreement with our methods of deduction.

		removing data source (d) biased by previous under-delivery Reduction due to alignment with NPNP period (2017-2031) Previous approved allocations removed due to under-delivery and not part of future housing need (ref: PPG) NP potential allocation of rural exception affordable dwellings (based on AECOM report) Total additional 'market' dwellings required	
57	GHC	Wording of policy NP1 clause 4...."up to a further 49 market housing homes may be supported provided the following criteria are met" ....Not justified, not positively prepared, and inconsistent with national policy. This overly restrictive clause will only allow housing if all of the criteria are met, which is almost impossible, otherwise such land would already have been developed. It will result in a 'negative' policy preventing any new market housing. Policy NP1 should provide for exceptions and consider sites which do not meet all of the criteria but are sustainable designs or in sustainable locations. This would bring policy NP1 into line with national policy.	Comment. Noted CBC Policy SP7 refers
58	Rep 5	Specific Policies to be amended, without this amendment to policies NP1 para 4e, NP4 para 1 and NP5 para 1, there will be no development whatsoever in the hamlets, as the NP, as currently written specifically excludes new development outside of Settlement Envelopes! There has traditionally been small scale development within all of the parish's hamlets, in both historical and modern times and provided it meets the thrust of other aspects of the NP, surely small scale development could continue to meet local needs. Otherwise the hamlets will be mothballed for 25 years. XREF NP4	Comment. Noted
59	Rep 5	Thorncote Green - It is worth noting that site L5 NLP206 at Thorncote Green, scored very highly in your assessments and there were no objections. Also six of the ten green sites identified in your objective assessment of possible future development sites across the Parish, were located in settlements without Settlement Envelopes, yet they were clearly sustainable on the assessment undertaken, so there should be no fear that some small scale development could not be sustainable. XREF NP4	Comment. Noted
60	Rep 2	The plan indicates that for the period 31 December 2017 to 31 December 2031 the AECOM Report recommends a housing requirement of 218 dwellings or 12 dwellings per year. However, on reading the AECOM Report it is evident that this figure is simply an average of four scenarios and does not take into account any market signals. An initial assessment of market signals is carried out in the report, with the housing need in each scenario increasing as shown by arrows but it is concluded that the evidence is not sufficiently compelling and does not show a wide enough contrast with the district and the wider HMA. As such the figure remains at 218 dwellings. A reduction is then made to take account of the difference in timescales (minus 48 dwellings) and an allowance is then made for outstanding approvals up to April 2016 and planning permissions from April 2016 to December 2017 (minus 81 dwellings). I do not agree that a reduction of 81 dwellings should be made to the housing number. It is clear that there has been a large under provision of housing in the parish (para 2.7.1 states that between 2001 and 2011 the number of new dwellings only increased by 12 over the whole period and the AECOM Report advises that only 2 dwellings were built between 2015 and 2016). As such, there is a large backlog of unmet housing need. The 81 dwellings permitted up to December 2017 therefore meets the housing needs up to 31 December 2017 and cannot simply be rolled forward to reduce the number of houses needed for the period from 31	Comment. Noted

		December 2017 to 31 December 2031. In addition to this, in October 2017 Central Government issued draft guidance on a standardised way of calculating housing need for local authorities across the country. Since this time, proposed changes have been introduced to formalise this through the NPPF. This methodology indicates that for Central Bedfordshire the housing need for the period 2016 to 2026 will increase from 1,600 dwellings to 2,553 dwellings. AECOM have referenced this in their Report and calculated that the resultant increase in housing requirement would lead to a housing need in Northill Parish of 431 dwellings or 22 dwellings per year. If the neighbourhood plan continues through to adoption it will be out of date almost immediately, with inaccurate and lower housing numbers than are actually required using the standardised methodology set by Central Government. I do not agree with the level of housing need of 89 dwellings during the plan period and think it should be higher. CBC?	
61	Rep 2	5. There is no explanation as to how development should 'contribute towards and not conflict with aspirations in the NP and the GIP'. There is no explanation of how development should contribute or what the aspirations are. The policy is not therefore transparent in its requirement. The wording 'contribute towards' should be deleted and the word 'policies' should be inserted instead of 'aspirations'.	Comment. Noted, refer to GIP
62	Rep 2	Numbers 3 and 4 of the policy contradict/duplicate each other. Number 3 states that any new market development should be proportionate to the settlement but Number 4 states that the development should be small scale and limited to up to 10 dwellings	Disagree.
63	BH	At this stage, the Neighbourhood Plan should not be progressed or submitted for examination without the clarity associated with the settling of the strategic policy context associated with the OAN, the spatial strategy and the distribution of housing. If the Inspector finds the emerging Local Plan to be unsound, then there is the clear potential for this Neighbourhood Plan to be found by an Examiner not to be in conformity with the relevant strategic policies of the Local Plan for the period up-to 2031.	Disagree.
64	OLS	The Parish Plan is within reasonable levels. However, the Parish Plan is over-ridden by Central Bedfordshire Council on all counts. Whereas the community are pleased to assist with the above, it is disheartening that it is inevitable the plan will be over-written by CBC	No action comment
65	OLS	Agreed but also concerned about sewage overflow and light pollution. Establish that sewer capacity will cope and lights should be proximity, i.e. activated by presence.	No action comment
66	OLS	As a small business in a rural location, employing 10 full time staff, housing farm workers on site is essential for the well-being of our livestock, especially in breeding seasons.	No action comment
67	OLS	Why is Graces Meadow CBC-NLP479 green rated in the plan when there is currently no road access. To upgrade the track across the green would ruin the current rural nature of the green. To build adjacent the green again detracts the rural nature of the green it now enjoys.	Comment. Refer to site assessment report
68	OLS	I am concerned that the fields in Ickwell owned by (name) will become a housing estate - made up of applications of 10 dwellings at a time to evade your stipulations	Comment. Redact name of parishioner
69a	OLS	I support the provision of 40 rural exception homes. I do not support any market housing.	Agree. Split sentences - add one agree and one disagree and put in relevant section
69b	OLS	I support the provision of 40 rural exception homes. I do not support any market housing.	Disagree Split sentences - add one agree and one disagree and put in relevant section

70	OLS	I do have my doubts about how accurate the environment agency map is as I well remember one of my Dad's fields at the time of the last flood in around 1987 not being under water, also the drainage has improved the waterways have been cleared ditches deepened.	No action comment
71	OLS	Concerned number "required" has increased dramatically from previous Plan cannot understand justification when houses remained empty following the last smaller development in UC and that large developments are readily approved by the PC also over public transport links and lack of facilities in the villages	No action comment
72	BH	The concerns around the application of an uplift for market signals and housing being affordable are highlighted in the Neighbourhood Plan with the average house price being 26% higher than elsewhere in Bedfordshire and 18% higher than Bedford. This affordability problem is also manifested by the requirement for 80% of the new homes on the allocated sites being affordable housing.	No action comment
73	BH	Bovis Homes is also mindful that there is an obligation in Central Bedfordshire to review its Local Plan on at least a 5-yearly basis. With this in mind, in identifying reserve sites (which might not come forward immediately) the Neighbourhood Plan would be 'future proofed' for any change in circumstance arising from a Local Plan review.	No action comment
74	BH	Attached to this representation is a concept master plan which identifies how Bovis Homes' interest in the land south of Biggleswade Road, Upper Caldecote could come forward as a housing allocation or reserved site in the Neighbourhood Plan. This site was considered as part of the Site Assessment Report (Site P6) and categorised as 'Amber' ('Site may be suitable for development but not recommended as a preferred site'). The limitation on being classified as a 'Green' site appears to be associated with impacts on the occupiers of neighbouring properties. A secondary issue identified was the scale of development being above 10 dwellings	No action comment
84	BH	Bovis Homes note that there is an erroneous use of the term 'rural exception'. In the normal course of planning events, rural exception sites are not allocated for development. Instead, there is a policy context for the consideration of housing applications at rural locations where normally such development would not be permitted. Indeed, Policy H5 of the emerging Local Plan provides for the assessment of applications for housing being promoted on rural exception sites. This is a development management policy and is not a context for the allocation of such sites in Neighbourhood Plans.	Comment noted
85	Rep3	Section 4 refers to max target of 89 houses to 2031 .This followed by reference to 40 +50 which = 90 i.e. conflict	Comment - relocate in NP1(was NP27/19). Text amended.



Policy NP 2 Housing Policies – Housing Mix						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
23		13	1	17	0	0
27%		15%	1%	20%	0%	0%
Ser No	Source	Comment			Action	
20	OLS	Properties suitable for older people should be included. Is there demand for sheltered accommodation?			Comment. 15% parishioners responding to questionnaire felt sheltered housing was necessary. A rural parish may not be the most suitable place to put such accommodation. AECOM agrees(P45)	
21	OLS	Agree with the mix, concerned by the total numbers and by the ease by which larger developments have already been approved by the PC (Woodlands 35) which contradicts the neighbourhood plan. assume that Woodlands development would reduce the 41 in UC if it goes ahead			Comment. Noted cross refer para 4.3.9. Text amended.	
24	OLS	Does this restrict building more than 4 bedrooms completely?			Comment. Depends on future housing needs surveys	
25	OLS	Small flat or maisonette developments should be considered too.			Comment. Depends on future housing needs surveys	
27	OLS	The definition of existing or future dwellings solely by number of bedrooms is inaccurate at best. Consider the 3 bedroom house dating from the middle of the 20th century when the third 'bedroom' could often only just accommodate a single bed, whereas 3-bedroom houses (or even 2 bedroom bungalows beloved of developers) now being built can have much larger bedrooms with or without en-suites, and include additional rooms such as an office/study, a utility room, a boot room / cloakroom, a store as well as a loft space suitable for unofficial conversion to living space. Although some 3-bedroom houses can still of course be quite small. Even counting 'rooms' rather than bedrooms is imprecise: what is the definition of 'room' and how big are they? The specification of dwellings for a housing mix really needs to include the additional indication of internal floor space in square meters.			Comment. Section 5.05. of CBC design guide covers the issue of size of rooms versus number of bedrooms.	
28	OLS	Does this mean that 4 plus bedroom developments would no longer be considered?			Comment .Depends on future housing needs surveys	
29	OLS	Changing demographics - policies must reflect whole community, not just people who already live in Parish. Families with connections want to live in Northill, but Affordable Housing not suitable for families of 5. The NP should identify sites for market housing for families also			Comment. Larger family houses will be released when families downsize. HNA will sort this out	
30	OLS	Affordable or rural exception only.			Comment. Our housing mix policy should apply to all types of housing	
31	OLS	The area is already established as one which is weighted towards high-end larger properties; and a significant development of smaller properties would change the character of the area.			Comment Not supported by parish questionnaire and consultations	
32	OLS	Before any development proposals begin I would encourage a full option appraisal to cover needs and affordability. Is there a demand for this volume and type of housing in this parish? I have concerns regarding infrastructure and particularly drainage, which is already a problem.			Comment. Future HNA and NP12 covers this	

33	OLS	It would be good to see some sort of allocation in the local plan for agricultural dwellings where the criteria are met.	Comment Already in CBC 2035 policy SP7 (and CBC 2009)
34	OLS	It is difficult for farm workers to buy a property near to their work. It would be good to see some sort of allocation in the local plan for agricultural dwellings where the criteria are met.	Comment Already in CBC 2035 policy SP7 (and CBC 2009)
35	OLS	I am concerned that <b>(Name)</b> will initially adhere to your requirements then submit modified plans to meet his requirements to build dwellings which result in maximum profit to himself.	Comment Redact parishioners name
36	OLS	I think you definitely need a mix of affordable and market housing but as long as the market housing is three bedroom and below there could be scope to have more market housing in the equation.	No action- comment

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Policy NP 3 Housing Policies – Rural Exception Affordable Homes						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
20		17	0	19	3	0
23%		20%	0%	22%	3%	0%
Ser No	Source	Comment			Action	
21	OLS	Any development with 10 houses should encapsulate provision for at least 2 cars per house			Comment. Refer to NP6 and CBC Design Guide	
22	OLS	Re: Point 6: Provision for visitor parking, including trade vehicles, should be sufficient to ensure that vehicles do not obstruct footpaths or access roads			Comment. Refer to NP6 and CBC Design Guide	
23	OLS	All houses to have front and rear gardens and adequate for 2 cars to stop need to park additional cars on road and cause chaos particular during peak times. Police traffic survey said there was up to 800 cars a day, using Hitchin Road, Upper Caldecote.			Comment. Refer to NP6 and CBC Design Guide	
24	OLS	7. careful consideration is too washy, comply with guidance			Comment. Noted	
25	OLS	This all sounds fine as long as there are not loopholes that greedy developers can squeeze through.			Comment. Noted	
26	OLS	All houses to have front and rear gardens and adequate parking for 2 cars to stop need to park additional cars on road and cause chaos particular during peak times. Police traffic survey said there were up to 8000 cars a day, using Hitchin Road, Upper Caldecote.			Comment. Refer to NP6 and CBC Design Guide	
27	Rep 2	1. There is a process underwritten by planning legislation and statutes that requires S106 contributions and CIL payments for any new housing development. This does not include providing for existing shortfalls in facilities as is being required in the policy (number 3). In planning terms, where is the evidence to justify this and essentially over-ride national planning policy?			Comment. Refer to line 27 of NP1. Already answered.	
28	Rep 3	Page 28 NP3 6 no urban style footpaths to be created in the vicinity of Listed Buildings			Comment. Noted	
29	OLS	Please see letter sent separately to Parish Council on 11.4.18			Comment. Noted	
30	OLS	AE/CB comment that policy is confusing, affordable housing policy already covered by CBC Exception sites can come forward irrespective of policy. AE/CB also state that it is not possible to allocate a site in the future.			Comment - have been included.	
31	OLS	A fourth site is just compounding the negative effects of the development. Three sites are more than sufficient to keep the character of the parish			Comment. Future HNA will determine	
32	Rep 2	I acknowledge that the general principle of improving pedestrian access in the locality would be beneficial. However, it is unreasonable to require any developer/landowner to provide footways to the nearest bus stop when it involves third party land outside the ownership of the highways authority. That cannot be requested as part of any planning application, so it is not clear what powers the neighbourhood plan has such that it can require this.			Comment. CBC response 6.7.18 "Is broadly in line with our policy, might just be something that is determined as suitable or not at the planning application stage".	
33	Rep 2	The proposal to restrict any new housing sites to a courtyard style with no future access for housing (number 8) is unduly prescriptive and restrictive. As a new development emerges through the design process it may be that the most sympathetic and well-designed scheme is not a courtyard development. Policies in the adopted and the emerging local plan adopt a criteria-based design approach and the lack of flexibility in Policy NP3 conflicts with this approach.			Comment. Noted	

34	Rep 2	The Policy may also cause problems for the Parish post 2031 because there will remain a need for housing but land in less sustainable locations away from the village may need to be built on because the potential to use land in more central locations will have been removed through the requirement in this policy for no future access.	Comment. Noted
35	OLS	I support the concept of these affordable housing sites, but as your surveys have identified a need for 40+ units and AECOM for a lot more, releasing the sites on a drip-drip basis will slow the process down. The surveys have shown a need 'now', so we should get on and build them.	Comment. HNA supports staged development
36	Rep 2	This policy requires that development of the three affordable housing sites should take place one site at a time, as determined by evolving need. If this policy is to be retained in the plan it needs to identify the order in which the sites will be developed and the timescales for each. The need already exists for these sites as is evidenced in the work that has been carried out for the neighbourhood plan. As worded, it is not clear which site will come forward or when (number 1).	Comment. SG cannot determine time frame or order. This will be determined by the latest HNA and site availability at the time
37	OLS	I strongly object to your consideration of land owned by (Name) as a potential site as the Parish Council Planning Committee have already twice rejected the site as unsuitable for the reasons they have stated in their objections to Central Beds planning.	Disagree Noted, redact name
38	OLS	I support NP8, NP10 and site allocation 4 NP site ref 24a. I do not support NP9 or NP site ref 19, I do not support development either North or South of Caldecote Rd. Ickwell	Comment. Noted. NP3/38 transferred to NP8, NP9, NP10 and NP11
39	OLS	I would not want any development that takes place in Northill to be aesthetically detrimental such as utilitarian footpaths, lighting on the main thoroughfares.	Disagree. Noted, latter comment transferred to NP5/53
40	OLS	Not against the selection of sites but would question the need for NP8. If the Woodland development goes ahead this would take the number of houses over the UC fair share 2031 target of 41 houses. Would also comment that future developments should be within the village boundary.	Disagree. Noted

Policy NP 4 Housing Policies – Residential Infill						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
19		13	2	21	0	0
22%		15%	2%	24%	0%	0%
Ser No	Source	Comment			Action	
20	OLS	The only aspect I would like to have seen more emphasis on within this policy are some guidelines over acceptable housing design. The tendency to erect brick & tile "square boxes", especially in the case of affordable housing, tends to make new housing look out of place with the mix of existing housing stock.			Comment. Agreed refer to NP6 and CBC Design Guide	
21	OLS	Any development with 10 houses should encapsulate provision for at least 2 cars per house and if possible gardens			Comment. Refer to NP6 and CBC Design Guide	
22	OLS	Agree, I think there needs to be space for off-road parking too.			Comment. Refer to NP6 and CBC Design Guide	
23	OLS	Sufficient off-road parking must be provided to reflect most households have at least 2 cars.			Comment. Refer to NP6 and CBC Design Guide	
24	OLS	I support this policy, would like to see the word should replaced with must for points e, f & h.			No action comment	
25	OLS	Infill should only be permitted in exceptional circumstances.			Comment. Noted, policy criteria stated	
26	Rep 3	Page 30 NP4 add (i)Development should not interfere with local ecology, harm wildlife habitats & Protected Species This should apply also to areas outside the settlement			Comment. Covered by NP16	
27	OLS	Policy should allow for small scale (1 or 2 dwellings) in the hamlets with no village envelope. Many people when discussing village envelopes have no idea that there is a black line on a plan somewhere in Central Beds Council, they talk of the built-up area.			Comment. Contrary to CBC 2035 and CBC 2009. See Policy SP7 (pg 107), settlement envelopes are provided for Major/Minor Service centres, Large Villages, and Small Villages. Anything below this is considered open countryside	
28	OLS	Protection of the wildlife and local environment is key, or you destroy everything that a village has to offer.			Comment. Covered by NP16	
29	OLS	On the Parish NP point 1 (7) has already been over written with back land development authorized by CBC			No action comment Reference unclear	
30	OLS	Concerned with this approach as the developments need to be in keeping with the current aesthetics of the villages and not look shoehorned in!			Comment. Noted	
31	Rep 3	Page 31 (Page 31 4.8.1 re comment build alongside roadside – I objected to the creation of ribbon development outside the settlement area).			Comment. Comment in speech bubble belongs to a parishioner and cannot be changed by SG. It is not part of policy	
32	Rep 3	Page 355.2-Development North of Caldecote Road creates ribbon development to be resisted.			Comment. Noted	
33	OLS	Ensure all infill site development is visually in keeping with the neighbouring properties and the type of development encourages a diverse type community.			Comment. Noted. NP6 applies	
34	OLS	No Comment: Will anyone be checking that Name redacted meets your criteria as he builds his dwelling in his back garden			Comment. Name redacted	
20	OLS	The only aspect I would like to have seen more emphasis on within this policy are some guidelines over acceptable housing design. The tendency to erect brick & tile "square boxes", especially in the case of affordable housing, tends to make new housing look out of place with the mix of existing housing stock.			Comment. Agreed refer to NP6 and CBC Design Guide	

21	OLS	Any development with 10 houses should encapsulate provision for at least 2 cars per house and if possible gardens	Comment. Refer to NP6 and CBC Design Guide
22	OLS	Agree, I think there needs to be space for off-road parking too.	Comment. Refer to NP6 and CBC Design Guide
23	OLS	Sufficient off road parking must be provided to reflect most households have at least 2 cars.	Comment. Refer to NP6 and CBC Design Guide
24	OLS	I support this policy, but would like to see the word should replaced with must for points e, f and h.	No action comment
25	OLS	Infill should only be permitted in exceptional circumstances.	Comment. Noted, policy criteria stated
26	Rep 3	Page 30 NP4 add (i)Development should not interfere with local ecology, harm wildlife habitats & Protected Species This should apply also to areas outside the settlement	Comment. Covered by NP16
27	OLS	Policy should allow for small scale (1 or 2 dwellings) in the hamlets with no village envelope. Many people when discussing village envelopes have no idea that there is a black line on a plan somewhere in Central Beds Council, they talk of the built up area.	Comment. Contrary to CBC 2035 and CBC 2009. See Policy SP7 (pg 107), settlement envelopes are provided for Major/Minor Service centres, Large Villages, and Small Villages. Anything below this is considered open countryside
28	OLS	Protection of the wildlife and local environment is key, or you destroy everything that a village has to offer.	Comment. Covered by NP16
29	OLS	On the Parish NP point 1 (7) has already been over written with back land development authorized by CBC	No action comment Reference unclear
30	OLS	Concerned with this approach as the developments need to be in keeping with the current aesthetics of the villages and not look shoehorned in!	Comment. Noted
31	Rep 3	Page 31(Page 31 4.8.1 re comment build alongside roadside – I objected to the creation of ribbon development outside the settlement area).	Comment. Comment in speech bubble belongs to a parishioner and cannot be changed by SG. It is not part of policy
32	Rep 3	Page 355.2-Development North of Caldecote Road creates ribbon development to be resisted.	Comment. Noted
33	OLS	Ensure all infill site development is visually in keeping with the neighbouring properties and the type of development encourages a diverse type community.	Comment. Noted. NP6 applies
34	OLS	No Comment: Will anyone be checking that (Name) redacted meets your criteria as he builds his dwelling in his back garden	Comment. Name redacted

Policy NP 5 Housing Policies – Back-land Garden Development						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
24		11	2	16	0	0
45%		21%	4%	30%	0%	0%
Ser No	Source	Comment			Action	
24	OLS	Please see letter sent separately to Parish Council on 11.4.18			Comment - have been included	
25	OLS	I am not generally in support of garden development and I would suggest that these criteria be tightened up to only allow this in very exceptional circumstances			Comment. Policies NP4 and NP5 deemed to be sufficient	
26	OLS	Object - see document "NP Neighbourhood Plan comments.docx", sent separately to 'contact@northillneighbourhoodplan.org'			Comment. Noted.	
27	OLS	I do not support garden development and I suggest that these criteria are tightened up so that it can only take place in very exceptional circumstances.			Comment. Policies NP4 and NP5 deemed to be sufficient	
28	OLS	OBJECT. The wording of this policy is overly restrictive and will lead to an indiscriminate ban on backland development in any circumstance. It is contrary to NPPF and the draft CBC local plan. It is not positively prepared, not justified, will not be effective and is therefore not sound.			Comment. CBC 2035 HQ8 refers	
29	OLS	I think this should be dependent on the size of the land available. There are some properties with very large gardens. I would prefer garden development as it does not encroach on agricultural land and it is already within the village boundaries.			Comment. Noted	
30	BH	Bovis Homes is seeking to positively engage with both Central Bedfordshire Council and the Steering Group (preparing the Neighbourhood Plan on behalf of the Parish Council) to consider how the land could come forward for residential development, together with delivery of benefits for the local community, in a form which respects its location and context.			Comment. Noted, Bovis Homes plans not supported by emerging Neighbourhood Plan. Bovis Homes may prefer to discuss with CBC	
31	Rep 2	Policy NP5 states that development of back land sites will not be supported. The justification for this is that such development is considered to be 'against the existing settlement pattern of the area and that it will have a detrimental effect on the landscape, historic environment, character of the area and the existing pattern of development'. This policy and approach, which is also reflected in other sections of the plan, is inflexible and unreasonable and is not supported in the NPPF or the adopted or emerging local plan. It is for individual applications to demonstrate how a proposed development will not affect the existing pattern of development, historic buildings, landscape and the character of the area in accordance with local plan policies. Such policies will also assess any amenity issues experienced by existing residents and the approach to density to prevent 'cramming'. A blanket ban on any back land and garden development conflicts with national and local planning policies and as such the policy should be deleted. The NPPF seeks sustainable development and in many instances when assessing the planning balance, land behind existing houses is often the most sustainable option for future homes.			Comment. Noted. Policy reflects participating parishioners wishes stated at workshops and consultations.	
32	OLS	I'm OK with back-land sites as long as there's no room for further back-land development behind it.			Comment. Noted	
33	GHC	Wording of policy NP5 ...."proposals for development of back land sites within or outside the settlement envelope will not be supported". Not positively prepared, and inconsistent with national and local policy. A policy of not supporting any form of backland development,			Comment. Noted, Policy reflects participating parishioners wishes stated at workshops and consultations	

		irrespective of mitigating factors (such as improving the local amenity, net biodiversity or green infrastructure gains, significant improvement in sustainability etc.), is overly negative and restrictive, not the intention of national policy, and inconsistent with local CBC policy (ref Pre-submission CBC Local Plan policy HQ8).Policy NP5 should be re-worded to define the restrictions that should be placed on backland development for it to be considered or supported by the parish. In addition Objective 4 of NPNP applies the same restrictive and negative intention, and is also inconsistent with national policy	
34	OLS	Unfortunately this is a bit like shutting the gate after the horse has bolted. Will CBC support the Parish Council on this?	No action- comment
35	OLS	The NP should have identified some sites (perhaps on the edge of settlements) as suitable for new 'market' housing. These sites, were identified by villagers as the 'green' preferred development sites in all the NP surveys	No action- comment
36	OLS	(Name) has already been granted approval from Central Beds to build a dwelling in his back garden so it seems that your support is not required?	Comment. Redact parishioners name



Policy NP 6 Housing Policies – Residential Design					
Agree	Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
22	8	1	22	0	0
42%	15%	2%	42%	0%	0%
Ser No	Source	Comment			Action
23	OLS	I would go further than para 2 and say that designs that do not reasonably incorporate the use of sustainable energy should not be supported.			Comment Noted see also NP24 and 25
24	OLS	Adequate storage for bins etc. essential			Comment Noted
25	OLS	Thought needs to be given to developments with regards to parking facilities to ensure that there is sufficient and suitable parking for residents and visitors. I would resist proposals for large parking areas where there is no clear area of responsibility as these areas will become neglected and unsightly.			Comment. Noted, text change
26	GHC	Custom Build and Self Build Pre-Submission NPNP fails to allocate serviced custom build or self-build plots. It is a future government requirement for plans to consider and allocate serviced plots for self-build housing (for reasons widely reported and document in NPPF and Pre-submission CBC Local Plan). The AECOM report recommended that 7 sites be allocated in Northill Parish for self-build Housing. None have been allocated, and therefore the plan is not effective and therefore not sound			Comment Refer to 4.6.3. Future community led project
27	OLS	Re Point 1c: ... and trades vehicles in order to ensure that footpaths and roads are not obstructed			Comment Noted
28	OLS	Realistically you will get much better 'fit' and meeting more of these policy requirements with new development outside of the existing village envelopes where there is the room to fulfil these requirements Infill development just keeps exacerbating the existing problems			Comment Noted
29	OLS	Ready access to broadband should be incorporated			Comment see NP28
30	OLS	See above under NP4			No action- comment
31	OLS	We should not be against modern designs for buildings in the villages as long as they are considered carefully on and their own merits. Sometimes the mix of historic buildings alongside or combined with modern architecture works well.			Comment NP6 items a and b apply

Policy NP 7 Housing Policies - Housing Density						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
24		6	0	21	0	0
28%		7%	0%	24%	0%	0%
Ser No	Source	Comment			Action	
25	OLS	Developers will simply state that they meet this criteria by easily comparing the existing mix. Insert immediate before local.			Comment noted. Text change	
26	OLS	Make sure that each property has an appropriate outside recreational space/garden suitable for the size of each development. If in a courtyard development, a communal central area to be available for residents to use.			CBC Design guide states minimum requirements for garden size. To be supported, communal central area management needs to be established at an early stage in the planning application process.	
27	OLS	See comments under NP5			Comment. Actioned	
28	BH	The uncertainty is the drafting of Policy NP7 is what 'over development of a site' means. Developments of 25 dwellings per hectare or less would not represent an efficient use of land. However, there is a need for an efficient overall use of any land which might be developed for housing. The number of dwellings and the density of housing schemes should be determined by the master planning of a site. Such master planning enables a range of factors to be taken into account rather than just simplistically applying a crude density target. It may well be appropriate for lower density development to be adopted where there is an interface with, for example, the countryside (i.e. at the edge of a development) and a higher density along a frontage or in the middle of the site. It is the quality of the development arising from the master plan which should be the determining issue rather than exceeding a specified density which then triggers concerns about a site being over developed			Comment. Noted	
29	OLS	'Over development' is too vague. You really need to give a clear guide on what you define as 'over development', in terms of density of housing or number of bedrooms per hectare based on a common measurable standard for each settlement			Comment. Noted	
30	OLS	No comment -I have concerns that <b>(Name)</b> will ignore these requirements as he builds his new dwelling - then if questioned he will call it 'a genuine builder's mistake'			Comment. Redact residents name	

Policy NP 8 Site Allocations – Site Allocation 1						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
26		9	1	17	0	0
49%		17%	2%	32%	0%	0%
Ser No	Source	Comment			Action	
26	OLS	(c) Agree with this - has this site ever been flooded - if so, why is it not designated on a floodplain.			Comment. Yes, surface water flooding. Not designated within Flood Area 3 of Environment Agency Maps. Bullet point 3 of NP8 applies.	
27	OLS	Please see letter sent separately to Parish Council on 11.4.18			Comments have been included	
28	OLS	80% affordable housing seems to be a high percentage and may mean that the 20% market housing is undesirable to prospective purchasers.			Comment. - in line with 11.5.4 CBC 2035 and para 4 of NPPF.	
29	CBC	<p>Site allocation 1 (NP Site ref 17) - Land opposite G&amp;M Growers, Hitchin road, Upper Caldecote: The site lies entirely within Flood Zone 1. Sites with an area smaller than 1ha that fall entirely within Flood Zone 1 will not require a detailed 'Flood Risk Assessment' (FRA) as set out in para 103 of the NPPF, however Central Bedfordshire Council's 'Flood Risk and Drainage Pro-forma' should be completed and submitted in support of an application. The development will require surface water drainage arrangements (prioritising the use of SUDS) to prevent flooding of the new development or increases in flood risk to other developments, and a 'Surface Water Drainage Strategy' should therefore be submitted (this is a validation requirement for all major developments in Central Bedfordshire). An indicative assessment of ground levels at the site suggests that the average site slope is approximately 0.5%, for the purposes of selecting SUDS, the site is considered a flat site which means that all types of SUDS are likely to be suitable for the site. The British Geological Society's Infiltration SUDS map indicates there may be limited opportunity for infiltration on the site. A ground investigation conducted in compliance with BRE Digest 365 methodology or similar should be undertaken to determine the feasibility of infiltration. If infiltration is found not to be feasible, an alternative option for surface water disposal should be proposed in accordance with the drainage hierarchy set out in Part H of the Approved Building Regulations. The site is greenfield and peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event (+40% climate change) must not exceed the peak greenfield runoff rate for the same event. Provision of surface water run-off attenuation storage must accommodate the difference between the allowable discharge rate and all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm and will comply with DEFRA's national standards (i.e. S7 &amp; S8). In this case, sufficient space will need to be allocated within the site for above ground SUDS and the applicant should demonstrate that the appropriate storage capacity can be provided. All attenuation features should be designed to half-drain within 24 hours and fully drain within 48 hours, to ensure that there is sufficient capacity retained within the drainage system for subsequent rainfall events. SUDS proposals should contain an adequate number of treatments stages to ensure any pollutants are dealt with on site and do not have a detrimental impact on receiving waterbodies.</p>			Comment. Text changed	

30	OLS	I assume this would not be granted if the if the Woodland development goes ahead this would take the number of houses over the UC fair share 2031 target of 41 houses. Would also comment that future developments should be within the village boundary	Comment. Noted
31	OLS	Development should maintain the existing building line of adjacent properties. Adequate parking to ensure no parking on Hitchin Road. Police traffic survey says up to 8000 vehicles per day use Hitchin Road.	Comment. Noted
32	OLS	The site is shown as Grade 1 agricultural land, but Caldecote has good array of services	No action comment
33	OLS	Frontage footway should be incorporated	Comment. Covered by NP3
34	OLS	Item C is very important	Comment. Noted
35	OLS	Point c) How do we make Anglian Water improve the Sewage	Comment. Noted
26	OLS	(c) Agree with this - has this site ever been flooded - if so, why is it not designated on a floodplain.	Comment. Yes, surface water flooding. Not designated within Flood Area 3 of Environment Agency Maps. Bullet point 3 of NP8 applies.
53	OLS	<b>I support NP8, NP10 and site allocation 4 NP site ref 24a. I do not support NP9 or NP site ref 19, I do not support development either North or South of Caldecote Rd. Ickwell</b>	Agree (Was NP3 ,transferred to NP8,NP9, NP10, NP11)

Policy NP 9 Site Allocations – Site Allocation 2						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
18		14	0	20	1	0
34%		26%	0%	38%	2%	0%
Ser No	Source	Comment			Action	
19	OLS	Very good to insist that new rights of way are introduced as part of the development. Particularly important for the proposed development on the other side of the road where the developer should have to create a new right of way to connect with the Sheepwalk.			Comment. Split into two sentences. First relates to this policy and the second to NP11 (NP11/58). Put it there with any comment.	
20	OLS	This should only go ahead if the drainage and sewerage systems are substantially improved.			Comment. Agree- xref NP12	
21	OLS	Please see letter sent separately to Parish Council on 11.4.18			Comment. Noted	
22	OLS	80% affordable housing seems to be a high percentage and may mean that the 20% market housing is undesirable to prospective purchasers.			Comment. See NP8/28	
23	CBC	<p>Site Allocation 2 (NP Site ref 20) - Land north side of Caldecote Rd, Ickwell, adjacent to no.47 Caldecote road: It is not clear from the redline boundary provided whether parts of this site fall slightly within Flood Zone 2 and 3, if this is the case then an FRA will be required. The FRA should be proportionate to the degree of flood risk as well as the scale, nature and location of the development OS Mapping suggests a number of un-modelled field drains within the surrounding area of the site, the flood risk from these watercourses has not been modelled as part of the Environment Agency's Flood Map for Planning, and therefore, the applicant should confirm this flood risk via a detailed assessment. In line with point 3 of NP12 of the Plan, watercourses should remain open and be integrated into the spatial layout of the development. A sequential approach to site layout must be applied, directing the most vulnerable uses to the areas at lowest risk from all sources of flooding, including from the un-named watercourses adjacent to the site. The development will require surface water drainage arrangements (prioritising the use of SUDS) to prevent flooding of the new development or increases in flood risk to other developments, and a 'Surface Water Drainage Strategy' should therefore be submitted (this is a validation requirement for all major developments in Central Bedfordshire). The site falls within the Bedfordshire and River Ivel Internal Drainage Board (IDB) district and their byelaws will apply, the IDB should be consulted early on in the planning process regarding their requirements. An indicative assessment of ground levels at the site suggests that the average site slope is approximately 0.8% and, for the purposes of selecting SUDS, the site is considered a flat site which means that all types of SUDS are likely to be suitable for the site. The British Geological Society's Infiltration SUDS map indicates there may be limited opportunity for infiltration, including a shallow depth to groundwater of less than 3m below the ground surface for at least part of the year. A ground investigation conducted in compliance BRE Digest 365 methodology or similar should be undertaken to determine the feasibility of infiltration. If infiltration is found not to be feasible, an alternative option for surface water disposal should be proposed in accordance with the drainage hierarchy set out in Part H of the Approved Building Regulations. The site is greenfield and peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event (+40% climate change) must not exceed the peak greenfield runoff rate for the same event. Provision of surface water run-off attenuation</p>			Comment Text amended	

		storage must accommodate the difference between the allowable discharge rate and all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm and will comply with DEFRA's national standards (i.e. S7 & S8). In this case, sufficient space will need to be allocated within the site for above ground SUDS and the applicant should demonstrate that the appropriate storage capacity can be provided. All attenuation features should be designed to half-drain within 24 hours and fully drain within 48 hours, to ensure that there is sufficient capacity retained within the drainage system for subsequent rainfall events. SUDS proposals should contain an adequate number of treatment stages to ensure any pollutants are dealt with on site and do not have a detrimental impact on receiving waterbodies.	
24	OLS	I am in agreement only if all the housing will be affordable. However I disagree considering that the development is not supposed to expand the village boundaries and this seems like it will. Finally I am in favour of a footpath between Ickwell and Caldecote along that road.	Comment. Noted
25	OLS	If this site is supported, site 19 (policy NP11) should not. Disproportionate development in a small village (currently 125 dwellings) Footpath link to Flitton Scar is useful.	Comment. Noted
26	OLS	If this site were to be developed, site 19 should not also be developed- adding even 10 houses increases the size of Ickwell significantly. Will join a row of social housing in Caldecote Rd, is this really a good idea? Not very sustainable	Comment. Noted
27	OLS	I do not support this proposed development	Comment. Noted
28	Rep 3	NP 9 site allocation 2 NP site ref 20 -OBJECT to this as a site for development North of Caldecote Rd. Page 36 NP9 Path linkage to Caldecote should avoid an overtly urban look & be in keeping with the countryside	Comment. Noted
29	OLS	Grade 1 agricultural land, but Caldecote has good array of services	Comment. Noted
30	OLS	This site seems to be outside the Ickwell settlement area, earlier it was stated that development would not take place in these areas.	Comment. Noted, site proposed for rural exception affordable housing.
31	OLS	Cost of footway should assist argument re viability	Comment. Noted
32	OLS	I'd rather they didn't build houses here, but if they really have to then the requirements above seem sensible.	Comment. Noted
53	OLS	I support NP8, NP10 and site allocation 4 NP site ref 24a. I <b>do not support NP9</b> or NP site ref 19, I do not support development either North or South of Caldecote Rd. Ickwell	Disagree (Was NP3/38, transferred to NP8, NP9, NP10, NP11)

Policy NP 10 Site Allocations – Site Allocation 3						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
22		7	0	23	0	0
42%		13%	0%	44%	0%	0%
Ser No	Source	Comment			Action	
22	OLS	This should only go ahead if the drainage and sewerage systems are substantially improved.			Comment Agree x ref NP12/26 & 31	
23	OLS	Please see letter sent separately to Parish Council on 11.4.18			Comment noted	
24	CBC	<p>Site allocation 3 (NP ref 28) - Land between Orchard Bungalow and No 12 Hatch, Sandy: While the Plan points out in 5.3.3 that: 'Although there has been flooding in Hatch in the last 30 years, this was further to the east and the site is not within flood risk zone 3 based on EA maps', OS mapping shows that there are field drains adjacent to the northern and southern border of the site. The flood risk from these watercourses has not been modelled as part of the Environment Agency's Flood Map for Planning, and flood risk should therefore be confirmed via a detailed assessment by the applicant. This assessment should inform the spatial layout of development, locating dwellings and access/egress routes in areas at least risk of flooding. In line with point 3 of NP12 of the Plan, watercourses should remain open and be integrated into the spatial layout of the development. The Environment Agency's Updated Flood Map for Surface Water shows the site lies within an area at 'low risk of flooding' (occurring as a result of rainfall of between 1 in 1,000 (0.1%) and 1 in 100 (1%) chance in any given year). Although the risk at the site is considered low, there is a significant overland flow path shown flowing along Northcote Road, adjacent to the site, in a west to east direction. The proposed development must be constructed in a manner that minimises flood risk to the proposed development and elsewhere, the site must therefore have no detrimental effect on adjacent flow paths or impede or alter these in a way that would increase flood risk to 3rd parties. The development proposal will need to consider this risk from the adjacent overland flows, including velocities, pathways and flood depths, ponding areas etc., the impact that the proposal might have on natural drainage routes and patterns, and any mitigation that may be required. Please be aware that sites with an area smaller than 1ha that fall entirely within flood zone will not require a detailed 'Flood Risk Assessment' (as set out in para 103 of the NPPF), however Central Bedfordshire Council's 'Flood Risk and Drainage Pro-forma' should be completed and submitted in support of the application. If parts of the site are within flood zone 2 or 3 then an FRA will be required. The development will require surface water drainage arrangements (prioritising the use of SUDS) to prevent flooding of the new development or increases in flood risk to other developments, and a 'Surface Water Drainage Strategy' should therefore be submitted (this is a validation requirement for all major developments in Central Bedfordshire).The site falls within the Bedfordshire and River Ivel Internal Drainage Board (IDB) district and their byelaws will apply, this includes provision of a 9m easement strip on the development side of any watercourse to allow for future access for maintenance and to provide a natural buffer zone to control the quality of water by trapping sediments and breaking down pollutants before they reach the watercourse. This should be accounted for in the spatial layout of the proposed development with regards to the ordinary watercourses</p>			Comment. Text amended.	

		adjacent to the northern and southern border. The IDB should be consulted early on in the planning process with regards to their requirements. An indicative assessment of ground levels at the site suggests that the average site slope is approximately 1%, for the purposes of selecting SUDS, the site is considered to be a flat site which means that all types of SUDS are likely to be suitable for the site. The British Geological Society's Infiltration SUDS map indicates there may be limited opportunity for infiltration, including a shallow depth to groundwater of less than 3m below the ground surface for at least part of the year. A ground investigation conducted in compliance BRE Digest 365 methodology or similar should be undertaken to determine the feasibility of infiltration. If infiltration is found not to be feasible, an alternative option for surface water disposal should be proposed in accordance with the drainage hierarchy set out in Part H of the Approved Building Regulations. The site is greenfield and peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event (+40% climate change) must not exceed the peak greenfield runoff rate for the same event.	
25	OLS	Surely this is too small for 10 dwellings?	Comment Noted. The requirement is for up to 10 dwellings
26	OLS	Consideration should be given to lack of public transport at this site ie not suitable for people without cars. Improve footpath network from Hatch to Ickwell for school access.	Comment Noted
27	OLS	80% affordable housing seems to be a high percentage and may mean that the 20% market housing is undesirable to prospective purchasers. I question whether transport links are adequate in this area and would not support street lighting as it would add to light pollution issues.	Comment See previous section above (26)
51	CBC	Site allocation 3 (NP ref 28) - Land between Orchard Bungalow and No 12 Hatch, Sandy: The site lies entirely within Flood Zone 1. Sites with an area smaller than 1ha that fall entirely within Flood Zone 1 will not require a detailed 'Flood Risk Assessment' (FRA) as set out in para 103 of the NPPF, however Central Bedfordshire Council's 'Flood Risk and Drainage Pro-forma' should be completed and submitted in support of an application. The development will require surface water drainage arrangements (prioritising the use of SUDS) to prevent flooding of the new development or increases in flood risk to other developments, and a 'Surface Water Drainage Strategy' should therefore be submitted (this is a validation requirement for all major developments in Central Bedfordshire). The Environment Agency's Updated Flood Map for Surface Water shows the site lies within an area at 'low risk of flooding' (occurring as a result of rainfall of between 1 in 1,000 (0.1%) and 1 in 100 (1%) chance in any given year). Although the risk at the site is considered low, there is a significant overland flow path shown flowing adjacent to the site's southern border, flowing west to east. The proposed development must be constructed in a manner that minimises flood risk to the proposed development and elsewhere, the site must therefore have no detrimental effect on adjacent flow paths or impede or alter these in a way that would increase flood risk to 3rd parties. The development proposal will need to consider this risk from the adjacent overland flows, including velocities, pathways and flood depths, ponding areas etc., the impact that the proposal might have on natural drainage routes and patterns, and any mitigation that may be required. An indicative	Comment - Imported was NP11/16 Multi-site comment re-labelled with correct site number



		assessment of ground levels at the site suggests that the average site slope is approximately 0.9%, for the purposes of selecting SUDS, the site is considered to be a flat site which means that all types of SUDS are likely to be suitable for the site.	
52	CBC	I support NP8, <b>NP10</b> and site allocation 4 NP site ref 24a. I do not support NP9 or NP site ref 19, I do not support development either North or South of Caldecote Rd. Ickwell	Agree Was NP3/38 ,transferred to NP8,NP9, NP10, NP11)

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Policy NP 11 Site Allocations – Site Allocation 4						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
9		17	5	19	8	0
16%		29%	9%	33%	14%	0%
Ser No	Source	Comment			Action	
7	OLS	Agree NP11 - Allocation of affordable homes should give priority to those living in the Northhill Parish neighbourhood			Comment. Noted	
8	OLS	Agree, providing the proposal is fully implemented as per the plan and no future development is allowed. Also that important wildlife is fully protected, including the Owl population			Comment. Noted	
9	OLS	I support this policy - in particular the restriction of development to the rear of any new properties.			Comment. Noted	
10	OLS	This should only go ahead if the drainage and sewerage systems are brought up to a suitable standard.			Comment. Noted NP12 refers	
11	OLS	Items 1 and 2 agreed. Item 3 - against development of Site NLP479. This policy does not cover all preferred sites as shown on plan in Appendix on Site Allocations			Comment. Noted	
12	OLS	Page 40 5.5 site ref 19 CBC NLP308 I strongly object to development South of Caldecote Road. My letter to CBC of March 2018 is annexed showing reasons, which this draft plan is also concerned with including preservation of species, wildlife, flood attenuation. Concerned that such a very small part of the community took part in the consultation re development sites & of them only an even smaller number thought this site suitable, yet it is in this draft document, despite adverse views expressed by at least one senior Councillor & public views expressed in the recent meeting relating to a planning application on that southern site, then refused. Review its inclusion in this draft plan.			Comment. Noted	
13	Rep 3	I agree with 1 and 2 but disagree with further development at NLP 479 and P11			Comment. Noted	
14	OLS	AE/CB state that sites cannot be allocated in the future			Comment. Noted	
15	OLS	Please see letter sent separately to Parish Council on 11.4.18			Comments have been included	
16	OLS	<p><b>Site allocation 4 (NP ref 19 ) Land south side of Caldecote Rd, Ickwell, bordering No.36 Caldecote Rd; (NP ref 24A) land East side of Thorncote Rd, Northill.</b> These sites lie entirely within Flood Zone 1. Sites with an area smaller than 1ha that fall entirely within Flood Zone 1 will not require a detailed 'Flood Risk Assessment' (FRA) as set out in para 103 of the NPPF, however Central Bedfordshire Council's 'Flood Risk and Drainage Pro-forma' should be completed and submitted in support of an application. The development will require surface water drainage arrangements (prioritising the use of SUDS) to prevent flooding of the new development or increases in flood risk to other developments, and a 'Surface Water Drainage Strategy' should therefore be submitted (this is a validation requirement for all major developments in Central Bedfordshire). The Environment Agency's Updated Flood Map for Surface Water shows the site lies within an area at 'low risk of flooding' (occurring as a result of rainfall of between 1 in 1,000 (0.1%) and 1 in 100 (1%) chance in any given year). Although the risk at the site is considered low, there is a significant overland flow path shown flowing adjacent to the site's southern border, flowing west to east. The proposed development must</p>			Comment. Delete line 56. Text amended	

		be constructed in a manner that minimises flood risk to the proposed development and elsewhere, the site must therefore have no detrimental effect on adjacent flow paths or impede or alter these in a way that would increase flood risk to 3rd parties. The development proposal will need to consider this risk from the adjacent overland flows, including velocities, pathways and flood depths, ponding areas etc., the impact that the proposal might have on natural drainage routes and patterns, and any mitigation that may be required. An indicative assessment of ground levels at the site suggests that the average site slope is approximately 0.9%, for the purposes of selecting SUDS, the site is considered to be a flat site which means that all types of SUDS are likely to be suitable for the site.	
17	CBC	Like 24a as an option but really additional exception housing should be in Caldecote as the largest village. Northhill has had too much development for a small village	Comment. Noted
18	OLS	Site 24a- good site, far enough away from Sand Lane affordable housing. Site 19 - not good. Later policy proposes this site as Open Green Space- cannot be both!	Comment. Text amended. This reply needs splitting into the two parts it refers to and replacing. When replaced to site 19 add the following - SG suggest that land to the rear of the site is retained as green open space.
19	OLS	I support development at site 24a in the future. It is far enough away from the other exception housing developments in Sand Lane Site 19 should not be being put forward for development, when it is also being out forward for designation as a Green Open Space in the parish	Comment. Duplicated comment - see 18 above
20	OLS	Llahsram House - OK, especially if the current hedge is retained. Caldecote Rd Ickwell - No	Comment. Noted
21	OLS	Neither should development beyond this site to the south & east be allowed.	Comment. Noted
22	Rep 3	Not happy about footway. Existing residents have no problem with the existing arrangements	Comment. Text change
23	OLS	Combined Parish Council and CBC proposals for land adjacent to Llarstam House and the proposed site on the opposite side of the road will probably cause further urbanization of a rural area. This is not wanted!	Disagree. Noted
24	OLS	Do not agree to either.	Disagree
25	OLS	I'd rather they didn't build houses in these two places, but if they really have to then the requirements above seem sensible. Aren't they building on NP 19 anyway? Will it follow the above?	Disagree
26	OLS	There is an obvious danger of developing Site 19, since it could mean 20 new houses along Caldecote Road (if Site 20 is also developed). For a hamlet the size of Ickwell, this seems excessive.	Disagree
27	OLS	1. Do not support Site 11, loss of view to Moggerhanger across arable fields, start of uncontrolled development. It is important that the villages in the parish maintain their character. 2. Definitely do not support Site NLP 479 development - poor access & completely out of character and adjacent to a village amenity.	Comment. Neither site is proposed for development by NP. Text and table change to SAR to clarify
28	OLS	I am in opposition to the expansion of housing down Caldecote Road. I consider it to be building outside the village boundaries and will spread the village further from the central hub.	Disagree
29	OLS	I strongly disagree with land adjacent to 36 Caldecote Road as a potential site for the reasons identified by Northhill Parish Council Planning Committee in their objections to Central Beds Planning and as they have now objected twice I fail to understand how the neighbourhood plan can identify it as a potential site	Disagree. See Site Assessment Report. Site owner willing to accept rural exception affordable housing

30	OLS	I strongly object to development of Site ref 19. 0.68 hectares of land adjacent to 36 Caldecote Road, Ickwell.	Disagree
31	OLS	Fails to allocate market housing Pre-Submission NPNP fails to consider or allocate sites for new market housing. Although a debatable housing projection has been defined for the period of the 2017/18 NPNP, there has been no attempt made to allocate market housing in the NPNP (unlike affordable 'exception' housing, where sites have been allocated). Therefore the plan as it stands is not effective and therefore not sound. Sites of less than 15 homes were controversially excluded from the pre-submission CBC Local Plan, and therefore have not been allocated. However, for the period of their plan, CBC have included a defined allocation for 'windfall' sites, most of which would consist of locally allocated sites for <15 houses, which according to the CBC Local Plan, should be allocated at a 'parish' level by the neighbourhood plan. It is recommended that the parish plan uses its granted powers of localism, and allocates market housing sites, which should also be included in the NPNP.	Comment. Rural exception affordable housing could include 20% market housing.
32	GHC	80% affordable housing seems to be a high percentage and may mean that the 20% market housing is undesirable to prospective purchasers. I would not support street lighting or a pathway as in my view it would be detrimental to the look and feel of the village.	No action- comment
33	OLS	In the case of site ref 19 the developer should be required to provide a new right of way footpath to link across the field to the sheepwalk. This will reinstate the amenity the village had by voluntary arrangement previously.	No action- comment
34	OLS	The preference for Northhill village affordable rent and shared ownership for the 35 respondents in the BRCC Housing Needs Survey Report Appendix 1 has been largely ignored. Para 6.6 says Northhill 26, Upper Caldecote 19 and Ickwell 18.	No action- comment
35	OLS	No comment -The site along caldecote seems to be outside the Ickwell settlement area, earlier it was stated that development would not take place in these areas.	No action- comment
36	OLS	The preference for Northhill village affordable rent and shared ownership for the 35 respondents in the BRCC Housing Needs Survey Report Appendix 1 has largely been ignored. Site for Northhill should be a priority. Para 6.6 says Northhill 26, Upper Caldecote 19 and Ickwell 18.	No action- comment
57	OLS	I support NP8, NP10 and site allocation 4 NP site ref 24a. <b>I do not support NP9 or NP site ref 19</b> , I do not support development either North or South of Caldecote Rd. Ickwell	Disagree
58	OLS	Very good to insist that new rights of way are introduced as part of the development. Particularly important for the proposed development on the other side of the road where the developer should have to create a new right of way to connect with the Sheepwalk.	Agree
59	OLS	<b>I support</b> NP8, NP10 and site allocation 4 <b>NP site ref 24a</b> . I do not support NP9 or NP site ref 19, I do not support development either North or South of Caldecote Rd. Ickwell	Agree

Policy NP 12 Water Management – Flood Risk and drainage Management						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
25		23	6	22	0	0
33%		30%	8%	29%	0%	0%
Ser No	Source	Comment			Action	
26	CBC	3. We recommend a slight changing to the wording on page 7, para 4 of Section 6, as follows, to ensure this wording matches the wording of point 4 of Policy NP12:			Comment. Text amended	
27	CBC	We support the statement in 6.2.5 that discharge of surface water to the public foul or combined sewer is not acceptable given the existing pressure on the capacity of this system within Northhill and the surrounding area.			Comment. Text amended	
28	AW	6.2.3 Sewerage network: Anglian Water is responsible for managing the risk of foul or combined sewer systems within the Parish. Public sewers are designed to protect properties from the risk of flooding in normal wet weather conditions and we take action to ensure that they are used correctly in order to increase their resilience and effectiveness. We would encourage our customers to report any incidents relating to our sewerage network so that these can be investigated further. Where blockages within the network Anglian Water would clear these to ensure the sewer is operating correctly. We would be also actively working with our customers to avoid sewer blockages wherever possible by ensuring unflushable items do not enter the sewer network.			Comment. Text amended	
29	AW	Northhill Parish Foul sewer layout: reference is made to a special pump system - there is a vacuum pumped system managed by Anglian Water centred on Thorncote Green. Similarly foul sewers in the parish drain to Biggleswade Water Recycling Centre (formerly sewage treatment works) referred to as a water treatment plant. It is suggested that the diagram is amended to reflect this terminology			Comment. Delete diagram page 46 "Northhill Parish Foul Sewer Layout" and add new diagram.	
30	AW	Policy NP12: Flood Risk and Drainage Management: Anglian Water is generally supportive of this policy but could be strengthened by making it clear that SuDS is the preferred method of surface water disposal (point 1 b). In relation to point 7 it suggested that the wording is amended to require applicants to demonstrate that capacity within the foul sewerage network is available or could be made available in time to serve the development.			Comment Add SuDS is AW method of surface water disposal. CBC advise that SuDS is SUDS in all instances in text. Text amended.	
31	CBC	'As a result, the Plan has adopted several policies (Policy NP12) Policy NP12 relating to new housing, which requires developers to ensure appropriate drainage systems prioritising the use of SUDS, avoid the loss of open water courses and floodplain, ensure adequate capacity of receiving downstream networks, minimise prevent an increase in flood risk and where possible improve existing drainage and sewer problems through appropriate design and liaison with the relevant drainage authorities (Anglian Water, the Lead Local Flood Authority, Internal Drainage Board, Environment Agency, Highway Authority). Anglia Water and ensure they do not add to the flood risk of the area.			Comment. Amendment to Exec Summary - see 26 above actioned	
32	CBC	3.2 There is a typo on page 7, para 4 of Section 6 – this should be 'Anglian Water'.			Comment. Amend text	
33	CBC	We recommend before the Plan is published that the properties referenced in sections 6.2.2, 6.2.3 and 6.2.5, or elsewhere in the Plan where flooding is referenced at the property level, are consulted to ensure they do not object to their properties being referenced.			Comment Permission requested and obtained	

34	CBC	3.5 There does not need to be brackets around the word 'SUDS' in the first para of 6.2.6.	Comment. amend text
35	CBC	3.6 In 6.2.6 of the Plan the Council's Local Flood Risk Management Strategy and SUDS SPD are referenced as 'paper versions', both of these documents can be linked to electronic versions on the Council's website (available at: <a href="http://www.centralbedfordshire.gov.uk/flood">http://www.centralbedfordshire.gov.uk/flood</a>	Comment. Add insert hyper link ref delete ref to paper docs
36	CBC	3.8 In some parts of the Plan SUDS is referred to as 'Sustainable Urban Drainage Systems' (Glossary page 5, 1 (b) of Policy NP12) which is an old term for SUDS, we recommend the word 'urban' be removed from references to SUDS throughout the Plan.	Comment. Amend Glossary - SUDS! Text amended
37	CBC	3.11 It is unclear if 'local authority' in point 4 of NP12 refers to the Local Planning Authority or Lead Local Flood Authority and we recommend this be clarified	Comment. Amend NP12 to read LLFA + GLOSSARY covered by 26
38	CBC	3.13 We recommend the following be added to the Compliance refs on page 48 of the Plan: the 'Non-statutory Technical Standards for Sustainable Drainage Systems (DEFRA, 2015)'; the 'Written Statement - HCWS161 (DCLG, 2014)'; and the 'Approved Document H of the Building Regulations- 'Drainage and Waste Disposal' (2015 edition)'.	Comment. Add refs to NP 12 in small text, text amended
39	CBC	Anglian Water is not a statutory consultee to the planning process and, while they do provide comments on most development proposals, this objective may require monitoring by the Parish Council to ensure all new development complies.	Comment. CBC developing new Policy 'Water Cycle Strategy' to go into CBC Local Plan. Add extra text to para 6.2.5
40	CBC	It may therefore be useful to draw reference in this section of the Plan to Anglian Water's adopted Surface Water Drainage Policy on this matter (available online at: <a href="http://www.anglianwater.co.uk/developers/surface-water-policy.aspx">http://www.anglianwater.co.uk/developers/surface-water-policy.aspx</a> ), this states that: 'A surface water connection to the combined or foul sewer can only be permitted under exceptional circumstances if evidence shows that the previous site was connected to the same sewer and there are no other new feasible discharge options. Anglian Water will seek to separate any surface water from ANY new developments to relieve the existing pressures and treatment requirements...Where a Brownfield site is redeveloped, no historic right of connection will exist, and any sewer connections will be treated as new. The site will be treated as if it was Greenfield and therefore discharge rate limited to the equivalent 1 in 1 year Greenfield rate.'	Comment. See above see 27
41	CBC	3.7 To add strength to the document, and for the avoidance of doubt, reference could be made in 6.2.6 to the 'SUDS Manual C753' (CIRIA, 2016) which is the leading best practise document for SUDS design and implementation, and, the 'DEFRA's Non-Statutory Technical Standards for Sustainable Drainage Systems' (DEFRA, 2015) which the design, construction and operation of SUDS on new development is required to meet.	Comment. Add refs as compliance ref small text. Text amended
42	CBC	3.9 Site Allocation 3 (NP site ref 28) is adjacent to two unnamed watercourses which have not been modelled by the Environment Agency's Flood Map for Planning, the mapping therefore shows this area to be Flood Zone 1. The applicant must be required to appraise the risk from these watercourses to demonstrate that the development will be safe from flooding and steered away from parts of the site that are at higher risk of flooding.	Comment. Because of proximity to Flood Zones any development will need to take account - it is advisable to add sentence to NP10 as an additional section. Text amended
43	CBC	3.10 We note that Site Allocation 2 (NP site ref 20) and 3 (NP ref site ref 28) are in close proximity to a watercourse and therefore point 3 of NP12 should be applied.	Comment. Amend NP9 and 10 accordingly. Text amended
44	CBC	3.10 Please note that works on or adjacent to a watercourse will likely require land drainage consent, which is a separate permission to planning permission, the Bedford Group of IDBs is	Comment. Amend Policy 9 & 10- add before development consent should be obtained from the Bedford Group IDB -add to Glossary

		the responsible body for land drainage consents within Central Bedfordshire and should be contacted early on in the planning process.	
45	OLS	New 7. All housing development sites to have a Sewage Capacity Check (Foul Sewer Drainage proposal) approved by Anglian Water, regardless of size of development. Builders can bypass this by not going for planning approval for all of eventual site houses, at the same time.	Comment. See item 30
46	OLS	4 add fully agreed 6 change must avoid no burden and include parish council	Comment. Noted
47	OLS	New 7. All housing development sites to have a Sewage Capacity Check (Foul Sewer Drainage proposal) approved by Anglian Water, regardless of size of development. Builders can bypass this by not going for planning approval for all of eventual site houses, at the same time.	Comment. See item 30
48	OLS	Important, particularly for housing. Item 7 Insert after All "Development and"... . This strengthens the policy.	Comment. See item 30
49	OLS	What designates a floodplain and how often does the Environment Agency map out these areas. With work on the drainage carried out over the last decade this surely must have alleviated some of the problems. I agree though that it is important to take this into consideration.	No action- comment
50	OLS	1) There will always be an increase in run-off due to building areas. The drainage system struggles to cope now. 5) Developers are only interested in profit margins, not total compliance with authorities and utilities. 7) Good luck with Anglian water. They have not done anything so far despite additional buildings.	No action- comment
51	OLS	Needs to be managed properly. Most of the time the authorities just seem to agree and then try and manage the fallout and issues later. I have little faith that any new developments will have no negative impact on drainage, flooding and sewers.	No action- comment
52	OLS	Beware of some people over exaggerating a little bit of standing water in wet weather and trying to claim that this is 'flooding'. Some sites are shown as flood free but they do get 'wet' in heavy rainfall	No action- comment
53	OLS	Developers to take advantage of SuDS and not to claim that they are too expensive, because they aren't.	No action- comment
54	OLS	We are experiencing increasingly frequent spells of substantial rainfall, which (so we are assured by the experts) will only get worse due to climate change. The existing drainage systems are not fit for purpose.	No action- comment

Policy NP 13 Caring for Our Natural Environment - The Preservation & Protection of Green Spaces						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
16		14	3	18	0	0
31%		27%	6%	35%	0%	0%
Ser No	Source	Comment			Action	
17	OLS	Northhill School playing fields should be on the list. They are included in the Green Infrastructure Plan (see item 17b in the map on page 7). They fulfil the requirements in section 7.3.1. RE section 8.5/8.5.4 which has no NP, the Northhill School Playing Fields should also be on the list of the community assets mentioned in this section: “Local listing offers some protection and is one of the proposed projects in the Community Led Projects document and should be regarded as a priority community action. The community assets identified by our parishioners should be forwarded to NPC to request their inclusion in the local list designated by CBC”. Northhill School playing fields should be added to Appendix 10 “Parishioner List of Sites/Buildings Deemed in Need of Protection”			Comment. Noted, text change to Policy NP13 and Appendix 3 of NP	
18	OLS	Land east of Ickwell Green and west of Palmers Spinney should be disregarded in view of the wildlife, owls etc.			Comment Noted covered by Policy	
19	OLS	Northhill school playing field			Comment See above line 18	
20	OLS	I support this policy. Location 'i' is at risk being the subject of current planning applications for market housing. The wildlife value of this area must not be underestimated, in particular the fact that the second known Bedfordshire roost of rare Serotine bats is adjacent to the western boundary of the site.			Comment Noted covered by Policy	
21	OLS	I strongly agree and would also suggest that the land belonging to Holme Stud Farm be protected from development to ensure that the medieval fishpond and surrounding area is preserved as an area of natural beauty.			Comment Noted	
22	OLS	Too many proposed sites dilutes value of the Policy- stick to the Greens, Medieval Fishponds, Ickwell Bury. The woods are protected by policy NP15.			Comment Noted	
23	OLS	Too many sites- dilutes the value. Suggest just the village greens, Medieval Fishponds, Ickwell Bury and the woods put forward			Comment Noted	
24	OLS	It appears that the proposed development on Caldecote Road will be encroaching on the land east of Ickwell green.			Comment Noted	
25	OLS	AE/CB advise that map of current local green spaces must be provided in either main body of report or as an appendix, so that interested parties can be clear what the extent of designation is.			Comment Refer to GIP	
26	OLS	Agreed, but could we have better access to some of these, such as College Wood, Ickwell Bury parkland and the walled garden and orchard at The Crown			Comment Noted but privately owned	
27	OLS	What about Hatch Common?			Comment. Text amended. Add to NP13 and Appendix 4 Marking on local green space map plus legend Appendix 4	
28	OLS	Any 'exceptional circumstances' must be truly exceptional.			Comment Noted	
29	OLS	Realistically this policy is not necessary, none of these sites are particularly threatened			Comment Noted	



30	OLS	They should be rigorously protected as this is what defines a village environment	No action- comment
31	OLS	There should be no valid reasons developments to impact on any of the above proposed "designated Local Green Spaces"	No action- comment
32	OLS	Would be great to be able to walk to all of these...but the lack of safe footpaths and roadside pavements makes this difficult.	No action- comment
33	Rep 3	4.5.3 reference to "no formal right of way". There may well be evidence to support a prescriptive right, say "used for many years" if that is indeed the case.	Comment Noted

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Policy NP 14 Caring for Our Natural Environment – Conserving and Improving the Environment						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
18		8	2	20	0	0
38%		17%	4%	42%	0%	0%
Ser No	Source	Comment			Action	
19	OLS	What developments are suggested to conserve the rural nature and create opportunities to enjoy it?			Comment - Refer to GIP	
20	OLS	AE/CB advise that this policy duplicates national policy			Comment. Noted, text change. Retained due to importance to local parishioners	
21	OLS	Include hedgerows - very important for movement of wildlife between sites such as Holmewood etc - NP17			Comment Noted, covered by existing policy	
22	OLS	This would have helped developers secure the Bedford Rd development ie greensand ridge carpark even though it would be a white elephant.			Comment Noted	
23	OLS	I believe that the environment should be preserved as a priority. The statement above lacks clarity which leaves the statement open to abuse.			Comment Noted	
24	OLS	Surely this is covered in the NPPF and CBC's Local Plans?			Comment Retained due to local importance	
25	OLS	Rather vague!! The NPPF/CBC Local Plans may also cover this - duplication of policy?			Comment Retained due to local importance	
26	OLS	This is a bit vague and difficult to decide whether something would improve the rural nature			Comment Noted	
27	OLS	Any development will impact on the wildlife we have at present. It is difficult to do both - increasing housing and preserving wildlife habitat.			No action- comment	
28	OLS	More bridlepaths and public footpaths.			No action- comment	

Policy NP 15 Caring for Our Natural Environment – Ancient Woodlands						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
20		6	0	22	0	0
42%		13%	0%	46%	0%	0%
Ser No	Source	Comment			Action	
21	OLS	Most forestry operations don't require planning permission and so this policy would be unlikely to be relevant			Comment noted. Text change Policy NP15	
22	OLS	AE/CB advise that this policy duplicates national policy			Comment Noted	
23	OLS	?May be covered by higher tier authority policies			Comment Policy retained to protect specific local assets	
24	OLS	There are some wonderful wild flowers in College Wood, such as orchids, ragged robin			Comment Noted	
25	OLS	Both woods to be properly managed to ensure longevity for the future.			Comment Noted	
26	OLS	Home and College Woods are in private ownership - difficult to enforce this policy?			Comment Noted	

Policy NP16 Caring for Our Natural Environment - Protecting Natural Habitats						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
21		4	2	22	0	0
43%		8%	4%	45%	0%	0%
Ser No	Source	Comment			Action	
22	OLS	Please see letter sent separately to Parish Council on 11.4.18			Comments have been included	
23	Rep 2	This policy states that any development that would incur the loss of degradation of existing natural habitats will not be permitted. However, the policy does not define natural habitats and the associated text only makes reference to protected green spaces			Comment Noted	
24	OLS	Surely covered by NPPF /CBC Local Plans?			Comment Noted	
25	OLS	Mitigation measures should include compensatory measures so that there is no overall loss of natural habitats within the parish.			Comment Noted	
26	Rep 3	NP16 support wildlife, include mention of Protected Species			No action – comment#	
27	Rep 3	Page 51- 7.6.1 Wildflower areas need a substantial input & active management . The “wildflower” area beside the pond does not enhance that area. (Include the Old Withy beds at the end of The Sheepwalk if not already in appendix as an area to be enhanced)			No action- comment#	

Policy NP 17 Caring for Our Natural Environment – Improving Green Infrastructure						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
19		8	1	19	0	0
40%		17%	2%	40%	0%	0%
Ser No	Source	Comment			Action	
20	OLS	Provided they are actually needed ie Green Sand Ridge carpark on development at Bedford Rd Northhill, developers would have used this policy to support approval.			Comment Noted	
21	OLS	What improvements are being suggested?			Comment - See GIP	
22	OLS	What proposals are there currently?			Comment - See GIP	
23	OLS	NP17 and section 7.7 Improving the Green infrastructure: The Green Infrastructure plan is widely quoted in the document, could it be an Appendix? At the very least its plan on its page 7?			Comment - See GIP	
24	OLS	This would have helped developers secure the Bedford Rd development ie greensand ridge carpark even though it would be a white elephant.			Comment Noted	
25	OLS	I agree in principle but think that any changes need to be in keeping with and support the rural environment. No concrete pathways or lighting to be installed.			Comment Noted	
26	OLS	Too many Community Led Actions have been proposed- there just aren't enough willing volunteers to carry them out! Northhill Parish Council have indicated concern.			Comment Noted	
27	OLS	There are too many Community Led Actions - who is going to carry them out??			Comment Noted	
28	OLS	I would enjoy the area more if it were safe to walk between the villages. Most of the interconnecting roads do not have a safe roadside pathway. Even walking between Northhill and Ickwell is hazardous on the south side of the bridge, where the footpath is breaking up and awash with mud.			No action- comment#	

**Policy NP 18 Community Health & Wellbeing - Additional Provision of Outdoor Play and Leisure Facilities**

Policy NP 18 Community Health & Wellbeing - Additional Provision of Outdoor Play and Leisure Facilities						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
21		7	1	19	1	0
43%		14%	2%	39%	2%	0%
Ser No	Source	Comment			Action	
22	OLS	Provided not a potential noise nuisance or light pollution to nearby properties			Comment. Noted text change to NP18	
23	OLS	AE/CB More certainty of delivery of specific facilities (play areas, also cafe and allotments) if were required as part of the site allocations. Policy NP18, NP19 (Catering) and NP20(Allotments) would then be linked to site allocations			Comment Noted, not possible when parishioners support small scale developments of sites of approx 10 properties. CBC 2035 has allocated two larger sites - landowners could be approached.	
24	OLS	Not sure that support will be enough - finance to obtain new equipment may be obtainable but maintenance cost may prove prohibitive			Comment. Noted	
25	OLS	I do not believe there is a safe location in Ickwell and I strongly object to any such play area being sited on Ickwell Green			Comment. Noted	
26	OLS	I definitely think that we should have a children’s play area in Northhill/Ickwell.			Comment. Noted	
27	OLS	Agree, but your limit of max 10 (and affordable only) development is hardly likely to fund a MUGA or children's play area, they cost a fortune - who would pay? Other policies actively prevent or restrict the sort of scale of development that might fund these things			Comment. Noted	
28	Rep3	8.5.4 commend the idea of a site like Dunton Community Garden to include the orchard rather than a separate & potentially unmanaged site			Comment. Noted	
29	Rep3	Page 57 play - youths kicking balls against the Smithy have “expressed” a need for a wall to kick against, bear in mind when considering equipment/area.)			No action- comment#	
49	OLS	Do not know anything about this... hence do not agree with NP18			Disagree* was 19/19	

**Policy NP 19 Community Health & Wellbeing – Provision of an Additional Catering Outlet**

Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
12		2	4	20	7	1
26%		4%	9%	43%	15%	2%
Ser No	Source	Comment			Action	
12	OLS	Do not agree with this proposal. Biggleswade is 3 miles away and has been totally over developed on the catering front. This would bring no benefit to the village.			Disagree*	
13	OLS	I strongly object to any such catering facility being sited in Ickwell			Disagree*	
14	OLS	I cannot see the need for another restaurant/cafe			Disagree*	
15	OLS	I am not sure that I see any need for an additional catering outlet, so I would need to see the detail of any proposal before I could comment further.			Disagree*	
16	OLS	Not necessary			Comment noted	
17	OLS	This cannot be considered for Northill or Ickwell Infrastructure is inadequate.			Disagree*	
18	OLS	Not sure where this fits in the parish - could have a detrimental impact on the Crown and cricket club, might work in Caldecote.			Disagree*	
19	OLS	Do not know anything about this ... hence do not agree with NP18			Comment. Relocated to NP18/49	
20	OLS	A full option appraisal would be needed to justify such a provision. The report is silent as to where suitable locations might be to site facilities. I would resist the construction of additional parking facilities that could be detrimental to the look and feel of the villages. Further particulars are required			Disagree. Comment noted, dependant on site proposals via a planning application	
22	OLS	Cafe at Farm Shop, Thorncote not being used successfully- suggest this policy is not very likely to be taken up.			No action- comment #	
23	OLS	The cafe at Thorncote farm shop does not appear to be being used much- don't think that this is really needed			No action- comment #	
24	OLS	Ok provided it doesn't adversely impact existing fundraising activities			No action- comment #	
25	OLS	I'm not sure this is really needed, but I think we should support local business if this is something someone wants to run, and the local community would probably benefit from having this.			No action- comment #	

Policy NP 20 Community Health & Wellbeing – Allotments and Community Growing Spaces						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
20		2	1	0	24	0
23%		2%	1%	0%	28%	0%
Ser No	Source	Comment			Action	
21	OLS	Should be a compulsory provision to a domestic development site			Comment Noted	
22	OLS	NP20 Section 8.6 Allotments and Community Growing spaces and Objective 12: I think that allotments and a community orchard should not be "lumped together" but considered separately since an orchard is of necessity a long term project, perhaps longer term that allotments need to be. Perhaps objectives 12.1 and 12.2? It may be possible to achieve one and not the other, or achieve them on different sites.			Comment noted, text amended	
23	OLS	When!			Comment. No action	

Policy NP 21 Community Health & Wellbeing – Increasing Opportunities for Walking, Cycling & Horse Riding						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
16		18	0	16	0	2
31%		35%	0%	31%	0%	4%
Ser No	Source	Comment			Action	
12	Rep 3	Pages 61/62 8.7.5 & comments-NP21 3(a) Any design for a footway along Caldecote Rd should have regard to the rural character of the environment. No modern urban footpath & kerbing should be permitted. In particular special regard should be had for the character of the Conservation Area it may enter & the Listed Tompions Cottage in that vicinity. No urban footpath & kerbs to be permitted there or opposite.			Comment: A. Policy NP21. Item 4. Insert at end after countryside - "Due regard should be given to the rural character of the surrounding environment when constructing any new Rights of Way"	
13	OLS	P3 supports the provisions of Policy NP21 described in paragraphs 8.7 Rights of Way – Support at National and Local Levels, 8.8 Local Opinion and 8.9 Increased Opportunities for Creating and Using Rights of Way, since all those points have been discussed and agreed at P3 meetings over the years			Comment: Noted	
14	OLS	The existing Greensand Ridge walk between Northhill and Beeston could be opened up as a bridleway, as there are very few bridleways in the area.			Comment: Noted. Not mentioned in GIP. No similar requests	
18	OLS	Northhill and Ickwell have few footpaths which is in keeping with the look of the area. New footpaths in a lot of these areas will spoil the look. Agree with 3a.b.c.d			Comment: Noted	
19	OLS	I would support a much more ambitious plan to increase the number of available routes to create a green wheel.			Comment: Noted	
20	OLS	These are mostly all aspirations in the Northhill Green Infrastructure Plan, all of which I support except the Picnic area in Bedford Rd!			Comment: Noted	
21	OLS	I support the aspirations of the Northhill Green Infrastructure Plan that this policy reflects- apart from the picnic area at Bedford Rd!			Comment: Noted	
22	OLS	The existing Greensand ridge walkway between Northhill and Beeston should be opened up as a bridleway, as there is a real shortage of safe areas to ride horses in Northhill Parish			Comment: Noted	

23	OLS	Rather than merely oppose the 'loss of footpaths' etc it might be better to encourage rerouting and improvements. Some routes are pretty pointless, others duplicate similar paths and some are worthy of extension or improvement.	Comment noted. Text Change to Policy NP25 (5)
24	Rep 3	Page 76 not in the vicinity of Tompions Cottage	Comment noted Text change to Policy NP21(4)
25	Rep3	NP21" loss" repeated	Comment: Noted
27	OLS	I think we should also look at improving access to Biggleswade via foot / cycle. I know there is future work (hopefully!) to look at the A1, but ideally we want to make it easier for people to cross by foot / cycle.	Comment noted, Text change to Policy NP21 (4)
28	OLS	There is a dire need NOW for a pedestrian and cycle bridge over the A1 similar to the one at Beeston/Sandy. Such a bridge would encourage more people to walk/cycle safely to and from Biggleswade and may even reduce traffic congestion at the A1/Hill Lane roundabout.	Comment: See 27 above
30	OLS	AE/CB same theme as comments for NP18- make reference to routes being shown on Policies Map	Comment: Insert Policy Map at end of Plan
31	OLS	Maintaining current paths would be good, some are mud baths at present. Many people walk with their dogs, this should be recognised and so sensitive environmental areas should not be located next to public footpaths	Comment: Refer to project list
32	OLS	More bins should be put on these routes to give dog owners no excuse for not cleaning up their dogs mess.	Comment: Noted. Access by transport to empty bins required.
33	OLS	Existing footpath to be preserved. I would not support footpath linking Ickwell Green to the Medieval fishponds as it could adversely affect the biodiversity of the pond area. There are many nesting owls and wildlife here and to raise it's profile could increase litter/ damage to the ecosystem in the vicinity.	Comment: Add to item 4. "proposals that involve green---- should TAKE DUE CONSIDERATION OF THE IMPACT ON LOCAL ECOSYSTEMS. Add "Biggleswade" after village centres. See also item 27
34	OLS	I support this policy. I would also propose a bridleway/footpath linking Ickwell and Old Warden as the current bridleway from Old Warden ends on the road at the farm track leading to Wood Farm, meaning a dangerous walk along the road to get to Ickwell.	Outside scope
35	OLS	I strongly support this policy. In particular 3a,3b,3c. I also would like to see a roadside footway linking Ickwell Green to Old Warden	Outside scope
36	OLS	Cycle routes should be planned to avoid certain parts of the parish's road network. The road leading from Ickwell Green round to Shuttleworth is particularly dangerous due to poor visibility, especially groups of cyclists who do not stay on their side of the road.	Comment noted



Policy NP 22 Valuing our Local Heritage – Listed Buildings and Building, Structures or Sites of Historic Worth above or below ground.						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
21		21	0	21	0	0
33%		34%	0%	33%	0%	0%
Ser No	Source	Comment			Action	
22	OLS	AE/CB advise that this policy duplicates national policy			Comment: Noted retain	
23	HSE	We note that Site 24a, the development of which we have previously highlighted as potentially affecting the setting of designated heritage assets, is not yet definitively proposed for inclusion as a Site Allocation in the plan. We would refer you to our previous comment, provided in our consultation response to the SEA Screening for Northill, regarding our recommendations for the content of its site specific policy if is taken forward.			Comment noted. Text amended in Policy 16, Policy 11 2e and 5.4.2/5.4.3	
24	CBC	Archaeology. It is hugely disappointing that there archaeology is not mentioned in this section at all and there is no policy allowance for below ground heritage assets with archaeological interest. 9.4.3 It is Historic England who are responsible for deciding whether a building is suitable for inclusion on the National Heritage List for England (NHLE) - not English Heritage			Comment. Noted text change to Policy NP22, 9.4.3, 9.2.1.	
25	OLS	Repeats national policy?			Comment: Noted	
26	OLS	Much of this is surely covered by higher tier legislation			Comment: Noted	
27	BRCC	All very worthy, but realistically it is only through development that restoration and enhancement occurs. A lot of the housing policies are so restrictive that they wont encourage this			Comment: Noted but contrary to wishes of those taking part in workshops. completing questionnaire and the number of parishioners agreeing with the plan at consultation	
28	HSE	As you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following guidance document, which may be of use: HE Advice Note 3 - site allocations in local plans: < <a href="https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans">https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans</a> >			Comment: Document reviewed	
29	HSE	The government's National Planning Practice Guidance < <a href="https://www.gov.uk/guidance/neighbourhood-planning--2">https://www.gov.uk/guidance/neighbourhood-planning--2</a> > on neighbourhood planning is also clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance include a list of locally important neighbourhood heritage assets, and we refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: < <a href="https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7">https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</a> >			Comment: Local listings are in Appendix 10	
30	HSE	In addition to considering designated heritage assets, a Neighbourhood Plan is an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. This			Comment: Noted	

		includes identifying any non-statutorily designated historic buildings, sites, views or places of importance to the local community, and setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement.	
31	HSE	The conservation officer at Central Bedfordshire will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below.	Comment: Noted
32	HSE	The Northill neighbourhood area includes the Old Warden Registered Park and Garden (grade II*). We would recommend that you contact the Gardens Trust < <a href="http://thegardenstrust.org/">http://thegardenstrust.org/</a> > who, as the statutory consultee for parks and gardens, will be able to offer advice and information on the significance of this historic landscape. You can then incorporate in the evidence base and policy regarding the historic environment within your plan	Comment: This is not in our neighbourhood area
33	HSE	If you have not already done so, we would recommend that you speak to the staff at Central Bedfordshire Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway ( <a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a> < <a href="http://www.heritagegateway.org.uk">http://www.heritagegateway.org.uk</a> >). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.	Comment: CBC officer consulted
34	HSE	Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: < <a href="http://mycommunity.org.uk/funding-options/neighbourhood-planning/">http://mycommunity.org.uk/funding-options/neighbourhood-planning/</a> >.	Comment: Already done
35	HSE	Your Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does	Comment: Refer to Appendix 8. Local character study included 9.3 and 9.4

		not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: HE Advice Note 1 - conservation area designation, appraisal and management < <a href="https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/">https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/</a> >, and here: < <a href="https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/">https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/</a> >. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.	
36	HSE	Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: < <a href="https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.">https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.</a> >	Comment: Policy NP13. Green spaces have been designated
37	HSE	You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: < <a href="http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/">http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/</a> > .	Comment noted. Community Assets have been identified within the Community Led Projects Document.
38	HSE	We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.	Comment. Text amended. Change English Heritage to Historic England throughout document.
39	HSE	Finally, we should like to stress that this advice is based on the information provided by Northill Parish Neighbourhood Steering Group in your correspondence of 26 February 2018. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.	Comment: Noted
40	HSE	Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and	Comment: CBC are unable to use CIL funds until draft local plan adopted

		sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: < <a href="https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/">https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/</a> >	
41	HSE	Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful in helping to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. The guidance document available to download also provides useful links to exemplar neighbourhood plans that may provide you with inspiration for your own. This can be found here: < <a href="http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a> >	Comment: Noted
42	HSE	The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan: HE Advice Note 2 - making changes to heritage assets: < <a href="https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/">https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</a> >	Comment: Noted

Policy NP 23 Valuing our Local Heritage – Conservation Areas						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
18		2	2	21	0	1
41%		5%	5%	48%	0%	2%
Ser No	Source	Comment	Action			
19	OLS	May be repeating national policy, but the importance of the Conservation Areas in Northill, and Ickwell need stressing to planners. Look at the way the heritage hedge in Bedford Rd was disregarded by planners.	Comment: See NP23 Item 20 covers			
20	OLS	AE/CB advise that repetition of National Policy. Unless something specific in Conservation Area that worried about eg. heritage buildings not listed, but which community feels are in need of protection	Comment: Review existing buildings in conservation area not listed - proposed as Community Projects 28 and 29. Retain policy in case national documents change.			
21	OLS	Don't trust CBC to comply with Design Guidance.	No action- comment			
22	OLS	As you are only allowing affordable housing schemes which by their nature don't generate any profit it is highly unlikely that these developments will be able to fund improvement to the conservation area, let alone be able to use traditional materials. Who is going to build a thatched affordable bungalow?	No action- comment			
23	OLS	This would have supported the Bedford Road development and been used by developers to support their arguments.	Outside scope			

Policy NP 24 Generating & Conserving Energy – Community Energy						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
15		3	5	22	0	0
33%		7%	11%	49%	0%	0%
Ser No	Source	Comment			Action	
16	OLS	Ambivalent			No action- comment	
17	OLS	AE/CB advise that points a) and b) are repeating current policy.			Comment: Policy retained to indicate importance to community.	
18	OLS	More information is needed on what type of renewable energy . Windmills in the parish would not be acceptable. Solar farms would.			Comment: Further investigation	
19	OLS	Wind turbines are unsightly. Solar panels are not attractive but possibly a better option.			No action comment#	
20	OLS	Avoid tall wind generators that ruin the skyline			No action- comment#	
21	OLS	Renewable energy to be used on farm buildings and commercial units. Solar panels on residential roofs are detrimental to the community and not be used facing frontage.			Comment: Noted	
22	OLS	Would be against solar farms, unsightly. Better on roofs particularly commercial buildings.			No action- comment#	
23	OLS	The erection of wind turbines would destroy the appearance of the area.			No action- comment#	

Policy NP 25 Generating & Conserving Energy – Low Carbon Development						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
18		2	0	26	0	1
38%		4%	0%	55%	0%	2%
Ser No	Source	Comment			Action	
19	Rep 3	NP25 reference to commercial – fracking should be specifically precluded.			Oil and Gas Authority maps do not show Bedfordshire as a shale prospective area.	
20	Rep 3	Page 76 conclusion “reduction of perceived constraints tackled”- What do some individuals, perhaps having a personal interest, have in mind here? Suggest unnecessary. Delete this wording.			Comment; Policy NP28 Conclusion- P 76. Delete last sentence.	
21	OLS	OK - what about gas supply to whole of parish?			Outside scope	

Policy NP26 Business Opportunities - Supporting Local Enterprise						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
18		5	0	23	0	0
39%		11%	0%	50%	0%	0%
Ser No	Source	Comment			Action	
19	OLS	Why only small scale. Don't be so unimaginative. Whose idea was it to restrict business premises to 150 sq metres. If we had more employment in the patch then people wouldn't have to commute and this would be better for infrastructure			Comment: 150m stays 'Agrees' outweigh these 3 comments	
20	OLS	Development of new businesses restricted to 150sq.m. unrealistic.			Comment: 150m stays 'Agrees' outweigh these 3 comments	
21	OLS	AE/CB advise adding that "sufficient off street parking is provided", as "developments not impacting adversely on the environment" is not required, covered elsewhere.			Comment: Agreed, text change Policy NP26	
22	OLS	More protection for neighbours in the event of a change of use eg. from running a business from a previous residential property			Comment: Policy NP26 Text amended.	
23	OLS	I would like to see this policy strengthened to include more protection for the amenity of local residents and neighbours in the event of change of use to business e.g. running a business from previously residential premises			Comment: text amended.	

Policy NP 27 Business Opportunities - Access and Scale						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
16		4	1	24	0	0
36%		9%	2%	53%	0%	0%
Ser No	Source	Comment			Action	
17	OLS	Totally agree but Highways England may not			Comment: Review NP Text	
18	OLS	This means only Lower Caldecote. Every other village and hamlet does not front onto the A1. Again this is not very imaginative. Most houses get hgv deliveries of heating oil, would you stop that too?			Comment	
19	Rep3	Section 4 refers to max target of 89 houses to 2031 .This followed by reference to 40 +50 which = 90 i.e. conflict			Comment – See GC/99	
20	OLS	AE/CB recommend inserting a map showing where areas of traffic "hot spots" are in the parish.			Comment: Policies map created, insert at end of plan	
21	OLS	Traffic Issues through the villages need to be thoroughly investigated by planners before any approval is given.			No action- comment#	

**Policy NP 28 Business Opportunities - High Speed Connectivity in New Development**

Policy NP 28 Business Opportunities - High Speed Connectivity in New Development						
Agree		Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
10		1	5	23	0	5
23%		2%	11%	52%	0%	11%
Ser No	Source	Comment			Action	
4	OLS	The implementation of Superfast Broadband is paramount whether these developments occur or not. To be 45 miles North of our capital city and have current pitiful connection is beyond believe.			No action – comment #	
12	OLS	Agree with NP28 - Mobile signal must be improved for the whole of the parish			Outside scope	
13	OLS	Yes, can we get high speed for all residents of the parish please?			Outside scope	
14	OLS	Thought needs to be given to connectivity to existing homes within the parish. Broadband currently is inadequate. It affects me as a business owner but from a personal perspective it is inadequate as a resident of the parish and needs to be addressed without detriment to the environment.			Outside scope	
15	OLS	Why only new developments? Why not for existing properties?			Outside scope	
16	BH	There will shortly be other ways to deliver super-fast internet connections through the rolling out of 5G. Accordingly, this policy should not be confined to only fixed infrastructure as a means to delivery higher internet speeds. The policy should be redrafted to include at the outset to refer to 'Where available, all new.....' and the second sentence should be deleted.			Comment: Amend text Policy NP28.	
17	OLS	Also good to see, as we are at the end of the line for all utilities and broadband speed is dire			No action – comment	
18	OLS	Fully support providing Service Providers deliver superfast broadband to existing residents			No action – comment	
19	OLS	Mobile phone reception and broadbands are sub-standard in this area. You have to go outside to get email signals and broadband is so slow in spite of all complaints			No action – comment	
20	OLS	We don't have broadband access in some parts of the parish, besides your policies are so restrictive and limited to small scale that there would be no funding to pump prime this sort of thing			No action – comment	
21	OLS	Include mobile phone connectivity			Outside scope	

General Comments					
Agree	Comment – see below	No Action Comment #	No Comment	Disagree *	Outside Scope
23	70	0	4	1	1
23%	71%	0%	4%	1%	1%
Ser No	Source	Comment			Action
15	OLS	A highly creditable and much needed framework to preserve and plan the future of the parish.			Comment. Noted, text changed
16	OLS	I think it is an excellent plan, especially the proposals for green spaces and an improved footpath network. My main concern is the scale of housing development being imposed on the parish against the wishes of the vast majority of residents			Agree- Comment
20	CBC	The glossary should be an appendix.			Disagree - Remain in main Plan
22	CBC	Core Strategy (2009) needs to be referred to consistently.			Comment. Noted. Text change
23	CBC	The paragraph numbering and subheadings are inconsistent...this needs to be sorted out.			Comment. Noted review. Corrections to section 5 made elsewhere
24	CBC	1.3 Second to last sentence 'sought' not 'sort'			Comment. Typo - amend!
25	CBC	1.8 replace 'legal standing' with 'reduced weight'			Comment. Agree text change 1.8
26	CBC	2.6 Also refer to the Conservation Areas			Comment. Agree text change at 2.6.
27	CBC	Page 15 is the Vision the statement and also the bullet points? The second bullet point should be reworded to say 'new housing representing a proportionate increase will be supported across the Parish on identified appropriate sites.'			Comment. Noted text amended.
28	CBC	Objective 8 should also refer to new GI opportunities			Comment. Text amend objective 8
29	CBC	Policy NP6 2) does this refer to the criteria in 1)? Confusing			Comment. Agree text change to NP6(2)
30	CBC	4.10.1 remove the brackets			Comment. Agree text change 4.10.1.
31	CBC	7.6 This section is very confusing, are there designations or not? Suggest delete NP16 1)			Comment. Noted
32	CBC	<p>Specific comments on site allocations and flood risk management in section 5 of the Plan: Central Bedfordshire Council's Strategic Flood Risk Assessment (SFRA) has not appraised the sites allocated in Section 5 of the Plan. We do not object to the allocation of the sites listed in Section 5 of the Plan, however, would like to make the following comments for future consideration as these sites come forward for development. Please be aware that the information in this response is intended to be used at a preliminary planning stage and is not a replacement for detailed site investigation. It aims to provide direction to relevant design guidance for the successful implementation of SUDS and the basis against which planning consultations from Local Planning Authorities will be assessed. Please note that the advice provided is informal and does not bind the Council to any course of action, neither does it prejudice any future decision made by the Council. We note that the proposed developable area of the sites is smaller than the total size of the sites. If there is to be phased development on these sites, then it is important that any submission consider how each phase will be delivered in relation to the surface water drainage strategy as a whole for the wider site. Reference could be made to SUDS in Section 7 of the Plan 'Improving the Green Infrastructure'. Above ground vegetated SUDS features such as wetlands, ponds, and swales help deliver green infrastructure by creating attractive green open spaces that encourage biodiversity and habitats.</p>			Comment. Noted



33	Rep 3	Page 18 3.4 Objective 4 & Housing policies-merging of settlements should be strongly resisted. Delete “unless... and” & likewise reflect this in policies	Comment. Noted NP1.4d & NP5 adequately cover this point.
34	Rep 3	Page 24 eg 4.4.3 Statistics are shown comparing us with the rest of the country inc. urban areas. Postscript (“Statistical figures cannot show the positive merits of preserving the unique character of rural communities to complement urban settings.”	Comment. Noted
35	Rep 3	2.6 refers to 5 village greens, previously reference to 4-conflict	Comment. Agree, amend 2.6 & page 7
36	Rep 3	3.1 so” that” penultimate paragraph	Comment. Typo agree - amend 3.1 bullet 6
37	Rep 3	P8 last line should be “dwellings	Comment. Agree amend text page 8
38	Rep 3	1.3 penultimate paragraph should be “sought “advice	Comment. Agree see above amendment
39	Rep 3	3.3 insert “in which” rather than end “... in,”	Comment. Amend text P17 1st sentence to improve english!
40	Rep 3	3.3 can you value needs of future residents?	Comment. Noted
41	Rep 3	4.8“build along roadside”-remove repetition in comment	Comment. Agree, in speech box, delete last entry (duplicate)
42	Rep 3	Objective 7 “That”	Comment. Noted
43	Rep 3	7.37“Old Warden Pear”. Is this statement really justified? Has the Crown garden been part of the recent scientific investigation/research centred in Old Warden?	Comment. Amend 7.3.7
44	Rep 3	8.54 “outside” the scope not “out with” and 8.95 omit “in” before “undertaken”	Comment. Agree amend 8.54 and 8.9.5
45	OLS	Please see letter sent separately to Parish Council on 11.4.18	Comment. Noted see individual comments
46	OLS	Object - see document "NP Neighbourhood Plan comments.docx", sent separately to 'contact@northillneighbourhoodplan.org'	Comment. Noted see individual comments
47	OLS	The Biodiversity Map In Appendix 5 is misleading because it shows permanent grassland. Permanent grassland does not mean that there is enhanced biodiversity but the Map is implying this in showing these areas. The areas of permanent grassland should be removed from the Map.	Comment. App 5 disagree, map belongs to BRCC GIP
48	OLS	No comment -No reference is made to Point 5.5 of the Central Bedfordshire Local Plan – Stage 1A Transport Modelling document which refers to A1 roundabout changes at Biggleswade.	Outside scope
49	CBC	The summary at the beginning is confusing, because the context is not there. It might be more helpful to produce a separate summary document	Comment. No change
50	CBC	The parish map needs relocating to after 1.2 and refer to the Neighbourhood Planning area designation	Comment. Noted, text change page 34
51	CBC	Appendix references are missing later in the document	Comment. Agreed text change to 9.2.1, 9.5.1 and 10.5.3
52	CBC	My main concern is that the NP does not address the allocations in the Local Plan properly. I know this is a timing issue, but it needs more explanation.	Comment. Line 28 NP1 addresses these concerns with additional text to 4.3.8
53	Rep 2	I acknowledge that the general principle of improving pedestrian access in the locality would be beneficial. However it is unreasonable to require any developer/landowner to provide footways to the nearest bus stop when it involves third party land outside the ownership of the highways authority. That cannot be requested as part of any planning application, so it is not clear what powers the neighbourhood plan has such that it can require this. The proposal to restrict any new housing sites to a courtyard style with no future access for housing (number 8)	Comment. Noted,

		is unduly prescriptive and restrictive. As a new development emerges through the design process it may be that the most sympathetic and well-designed scheme is not a courtyard development. Policies in the adopted and the emerging local plan adopt a criteria based design approach and the lack of flexibility in Policy NP3 conflicts with this approach. The Policy may also cause problems for the Parish post 2031 because there will remain a need for housing but land in less sustainable locations away from the village may need to be built on because the potential to use land in more central locations will have been removed through the requirement in this policy for no future access.	
54	Rep 3	4.5.9 fully independent viability study & no joining of settlements	Comment. Wording re viability given by CBC so no change. Refer to NP1 4d re coalescence
55	OLS	1. NP21 and section 8.9 deal with opportunities for walking, cycling and horse riding. Perhaps that is not the right section to include it but nowhere in the Neighbourhood Plan is the matter addressed of access to Lower Caldecote by car only being possible via the A1, and then only from the northbound side. This must severely affect the quality of life of these parishioners, older people may not feel confident about joining the fast-flowing traffic. 2. Farming: Although much is said about how local farmers can support conservation matters, nowhere is there mention of how we need to support them and their continued existence by buying their local produce which will also reduce food miles.	Comment. 1. Road provision outside scope. 2 Support to farmers noted
56	OLS	CBC Planning confirms Para 5.1.2 of draft plan is UNTRUE. Applications submitted 1974 and 25/1/79 for petrol Station were both refused. Applications for eight houses submitted 3/1/80 and for 7 houses in 1981 were both refused. CBC Local Plan officials say unless Northhill NP specifically says the housing numbers include the 54 houses in CBC Local Plan the 54 houses will be in addition. At NP Consultation meeting number of SG members said they assumed it included the 54. Executive Summary mistake. Page 6 Last bullet point page 6 should read 49 not 50.	Comment. Text amended. Page 6 (see alteration NP 27 line 19), para 5.1.1and NP1 4e.
57	OLS	Since the plan was started there are a lot of dwellings already with planning permission. Many of them do not confirm to this policy. CBC has enough land for the next 5 years, so does the Parish really need any more houses?	Comment. Noted
58	OLS	CBC Planning confirms Para 5.1.2 of draft plan is UNTRUE. Applications submitted 1974 and 25/1/1979 for petrol station were both refused. Applications for 8 houses 3/1/1980 and 7 houses 1981 were both refused. CBC Local Plan officials say their 54 houses are additional unless NP specifically says included.	Comment. Refer to above
59	OLS	50 words per comment too limiting –want to say SO much more Plan lacks imagination. <1 hour London, equidistant Cambridge and MK - fastest growing part W Europe; massive and exciting opportunities over life of plan. But NP seeks 40 houses- about 2 per year and business development of 150sqM, weak!	Comment. Noted
60	OLS	I support the overall objectives of the Plan its presentation and content. I hope it achieves the desired result in influencing developments within the parish to meet need. Need for bungalows for older folk to downsize to needs emphasising.	Comment. Noted

61	OLS	AE/CB Objective 14 vague in planning related terms- advise "provide support for community energy schemes". Check axis label to graphs on p24 The Plan needs a Policies Map ie a pictorial/mapped illustration of the policies	Comment. Noted text change to objective 14, 4.4.3 figure 3, 4.4.4 figure 4.
62	OLS	I support the Plan. Suggest a plan of Preferred sites be included in Plan not Appendix.	Comment. Agreed.
63	CBC	1.4. This section is currently inadequate. There needs to be much more detail on the consultations, publicity, newsletters etc. Currently it appears that only 1 set of workshops were carried out. Also can refer to the GI workshops here.	Comment. Noted text change 1.4
65	GC	Can you let me know if the 54 houses or whatever number is finally agreed by Central Bedfordshire for Northill allocation of housing in the Local Plan is included in the Northill NP plan housing numbers or not please	Comment. See 4.3.8
66	Rep 4	If the intent is to include the local plan figures it would be safer to state this in the NP so there is not ambiguity.	Comment. See 4.3.8
67	Rep 5	Settlement Envelopes for Hamlets As you are only supporting development within the Settlement Envelope and acknowledge that all the sites (that is all sixty sites) that came forward for development were outside of the Settlement Envelope, I am requesting that you consider Settlement Envelopes for the hamlets as well as the 'main villages'. I attach a plan for Thorncote Green showing a reasonably tightly drawn Settlement Envelope, but including 'Site L5 NLP206', which you will recall was one of the 10 Green sustainable sites identified in the preliminary round of the Neighbourhood Plan process, by Parishioners. I have not drawn maps for other hamlets, as it might be more appropriate to discuss and consider such a proposal with those residents – which I have done here at Thorncote Green.	Comment. Neither, CSDMP (2009) or CBC (2035) permits this.
68	Rep 5	Alternative Proposal – Built up area considered the same as SE (in hamlets only) As an alternative to drawing Settlement Envelopes in the hamlets, NP Policy wording could be amended to allow consideration of small sites for 1-2 dwellings (but in the hamlets only), where they might be considered as appropriate, if they are between existing dwellings, or adjoin the 'built up' part of the hamlet (and meet other wider policy aspects of the NP). Sites for 1-2 dwellings, we consider could meet all the requirements of the NP policies as drafted, but would currently only fail exclusively on Settlement Envelope status alone. I appreciate that such a policy proposal needs wise consideration, but it would not be a developers charter, if it were carefully worded and had received public support. I do feel that as currently drafted the NP policies will force development into private gardens and onto back land as this is the only space available in settlement envelopes and there is pressure for development, despite the desire to restrict garden and backland development. There is genuine demand for housing in the parish from local people with local connections and such a policy amendment could meet with popular support without damage to the character of hamlets.	Comment. Noted Settlement suggestions not supported generally by parishioners.
69	Rep 2	I wish to object to the draft Northill Neighbourhood Plan because the plan does not meet the basic conditions as set out in para 8 (1) (a) (2) of Schedule 4B to the Town and County Planning Act 1990 (inserted by the Localism Act 2011). These basic conditions are: (A). having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make neighbourhood plan, (B) the making of the neighbourhood plan contributes to the achievement of sustainable development. (C) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the	Comment. Noted

		development plan for the area of the authority (or any part of that area). (D) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations. (E) In particular the plan fails the basic conditions (1) having regard to national policies and advice and (2) contributing to sustainable development.	
70	Rep 2	The plan is looking to manage development in the Parish for the next 15 years and yet makes no reference at all to major land use changes that will be happen in the area within this time frame. There is no mention of the East-West (Oxford-Cambridge) railway line or the realignment of the A1 around Biggleswade and the implications that this could have for the Parish. These are referenced in Central Government documents and also in the draft Regulation 19 Central Bedfordshire Local Plan and so information is available about both at the national and local level.	Comment. Noted. Text change3.
71	Rep 2	Objective 3 indicates that new infill development will be on sites preferred by the local community. However the plan only allocates land for affordable housing and does not include any flexible criteria based policies for consideration of other development to indicate which sites will be preferred by the community.	Comment. Refer to NP1.
72	Rep 2	Objective 6 states that any new development should reduce flood risk. It is unrealistic and unreasonable to expect new development to reduce flood risk. The NPPF actually requires all new development to ensure that flood risk is not increased and the objective should be reworded to reflect this guidance.	Comment. Noted
73	Rep 3	Main Plan should show conservation areas	Comment. See Policies map
74	Rep 3	Page 12 once this is binding is there sufficient mechanism within this plan to actually change it?	Comment. See 1.10 CBC query HP
75	OLS	The Plan is much too long and verbose - will put many local people off responding to the important issues/policies it contains.	Comment. Noted
76	OLS	If all the housing developments go ahead, it will completely alter the character of the parish. Northhill, Ickwell and Thorncote are one of the few areas in Bedfordshire with some character and they should remain so.	Comment. Noted
77	OLS	OBJECT. The plan does not propose allocation of new market housing, especially for small sites, which were excluded from the CBC Local Plan. A primary role of the Neighbourhood plan is to do this. The AECOM housing allocation is too low, it doesn't include under-delivery from prior years.	Comment. Noted, refer to comments on NP1 - 7
78	Rep 2	I wish to object to the draft Northhill Neighbourhood Plan because the plan does not meet the basic conditions as set out in para 8 (1) (a) (2) of Schedule 4B to the Town and County Planning Act 1990 (inserted by the Localism Act 2011).	Comment. Noted
79	OLS	I strongly disagree with the land owned by <b>(Name)</b> adjacent to 36 Caldecote Road being considered as a potential site for development	Comment. Refer to NP11
80	OLS	Important to maintain schools in parish	Comment. Noted
81	OLS	I am sceptical that this plan will be totally adhered to - not because of the Parish Council agreement and decisions but Central Beds Council and the environment secretary in the House of Commons - and the surveyors in Bristol.	Comment. Noted
82	OLS	Have zero confidence that CBC Planning will take any notice of these NPC policies CBC have repeatedly shown themselves only interested in supporting proposals from aggressive developers which want to maximize their profit to the detriment of NPC neighbourhood needs.	Comment. Noted

83	OLS	The value of the Plan will only be realised if the planning authorities and developers fully support and comply with the Plan. Experience to date suggests that local residents and the Parish Council have no real influence on development approvals.	Comment. Noted
84	OLS	It is important that the village is developed within the Neighbourhood Plan. We do not want a village going forward that dies when everyone goes to work and that families are encouraged, through affordable housing.	Comment. Noted
85	OLS	The comment on NP21 is submitted on behalf of the Northill P3 group. It is known that members will individually be sending up their own comments on all the other policies.	Comment. Refer to NP21
86	OLS	Small business development too will encourage communities and employment in the area around footpaths, dog fouling collection points to be included to keep areas safe and clean.	Comment. Noted
87	Rep 2	Information on community led schemes is not available for comment despite being referenced in paragraph 4.6.3 in the plan.	Comment. Noted, NPC resolved that Community Led Project should be kept separate from the Plan
92	SG	4.3.5 Housing numbers need to be updated in light of CBC 54 proposed dwellings and 44 dwellings approved since December 2017.	Comment. Text amended
94	SG	Add additional Easter Monday Flood at Dove Cottage to text at 6.2.3	Comment, change text
95	SG	Check appendices of sites mentioned in SAR	Comment noted
96	SG	Alter Appendix SAR 8 of SAR to include all green and amber sites	Comment. Appendix SAR 8 of SAR revised
98	SG	Replace CBC 2009 with CSDMP 2009 in Compliance refs SAR, Appendices, , basic condition statement and consultation statement.	Comment. Text change
99	Rep 3	Section 4 refers to max target of 89 houses to 2031. This followed by reference to 40 + 50 = 90 i.e. conflict	Comment – relocated. Change text

**Notes:**

1. Italicised entries appear where a consultation response has been transferred to the appropriate NP or split because it contains multiple comments. Now entered individually for accountability purposes.
2. Abbreviations: Source is the original submissions.
  - a. OLS – ‘On Line Survey’ via the website survey tool
  - b. Rep 1-5 – manual ‘paper’ survey returns
  - c. CBC – Central Bedfordshire Council
  - d. BH – Bovis Homes
  - e. HSE – English Heritage
  - f. BRCC – Bedfordshire Rural Communities Charity
  - g. AW – Anglian Water
  - h. GHC – Grant Homes