

**Representation Form for Bletsoe Neighbourhood Plan**  
**The Neighbourhood Planning (General) Regulations 2012 (as amended)**  
**Regulation 16 Consultation**

Bletsoe Parish Council as the 'qualifying body' has prepared a Neighbourhood Plan (the Plan) for its Parish with the help of the local community. The Plan sets out objectives for the future of the Parish and contains planning policies to guide the development and use of land in Bletsoe Parish. Following submission to Bedford Borough Council, the Plan is now subject to a seven week public consultation. Once the consultation has closed, the Plan will be submitted for independent examination and a local referendum. If successful, the Bletsoe Neighbourhood Plan will be 'made' (brought into legal force) and will then form part of the Bedford Borough Council Development Plan and be used in the determination of planning applications relating to land in Bletsoe Parish.

Copies of the Bletsoe Neighbourhood Plan and supporting documents are available to view on the Council's website:

[www.bedford.gov.uk/neighbourhoodplanning](http://www.bedford.gov.uk/neighbourhoodplanning)

Hard copies are also available for inspection during normal opening hours at the following locations:

- Bedford Central Library, Harpur Street, Bedford, MK40 1PG
- Bedford Borough Customer Service Centre, Horne Lane, Bedford, MK40 1RA

The consultation period is seven weeks from: **28<sup>th</sup> November 2019 to 19<sup>th</sup> January 2020.**

**There are a number of ways to make your comments:**

Complete this form and email it to: [planningforthefuture@bedford.gov.uk](mailto:planningforthefuture@bedford.gov.uk) or

Print this form and post it to: Planning Policy Team, Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP. This is not a freepost address; please use a stamp.

All comments will be publicly available. Please note that personal information provided will be processed by Bedford Borough Council in line with the Data Protection Act 2018.

## **How to use this form**

Please use this form to submit your comments on the Bletsoe Neighbourhood Plan. Please remember that the Examiner is only testing whether the Plan meets the 'Basic Conditions' and other relevant legal requirements set out in the Localism Act 2011. The basic conditions are as follows:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan,
- the making of the neighbourhood plan contributes to the achievement of sustainable development,
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations, and
- prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Further information on the 'Basic Conditions' can be found in the National Planning Practice Guidance here:

<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

Please note that your representation should succinctly cover all the information, evidence and supporting information necessary to support/justify your representation and any suggested changes, as there will not normally be a subsequent opportunity to make further representations. All representations received will be sent to the Examiner for his/her consideration as part of the examination. After this stage, further submissions will be only at the request of the Examiner, based on the matters and issues he/she identifies through the examination.

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan Examination.

Please complete Part B, identifying which paragraph your comment relates to by completing the appropriate box. Please include a separate form for each comment.

Please complete Part C, stating whether you would like to participate at an oral examination if one is held and if you would like to be notified if the Plan gets 'made'.

**All comments must be received by 5pm on 19<sup>th</sup> January 2020.**

**PART A**

	<b>Your Details</b>
<b>Full Name</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone</b>	
<b>Email</b>	
<b>Organisation (if applicable)</b>	Anglian Water Services Ltd
<b>Position (if applicable)</b>	Spatial Planning Advisor

**PART B – please include a separate form for each comment.**

**To which part of the document does your representation relate?**

Paragraph Number		Policy Reference:	BNP Policy 2
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**Do you support, oppose, or wish to comment on this paragraph?  
(Please select one answer)**

- Support
- Support with modifications
- Oppose
- Have comments

**Please give details of your reasons for support/opposition, or other comments in the box below. If objecting, please give details of the grounds on which you are objecting. Please be as precise as possible. (Continue on a separate sheet if necessary)**

A review of the existing development plan for Bedford Borough Council shows that none of the adopted plans incorporate any policies nor do they make any reference to Sustainable Drainage Systems.

The emerging Bedford Local Plan Policy 97 - Sustainable drainage systems (SuDS) states that all development proposals must incorporate suitable surface water drainage systems appropriate to the nature of the site. Whilst this is a robust policy with sufficient wording, Anglian Water recognises that the Local Plan is yet to be adopted.

The inclusion of wording relating to a surface water drainage scheme is therefore recommended as it reflects the proposed wording from the emerging local plan and is considered to be sufficient for the size and scale of the proposed allocations to be located within Bletsoe.

**Please set out what change(s) you consider necessary to make the Plan able to proceed, related to the objection you have raised. You should say why this change will enable the Plan to proceed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (Continue on a separate sheet if necessary).**

Incorporation of additional point as part of BNP Policy 2 – Land Behind Captains Close stating the following:

- incorporation of a surface water drainage scheme for the site based on sustainable drainage principles and which delivers biodiversity benefits.

**PART C**

The majority of examinations are expected to be through written representations. Should the Examiner decide there is a need for an oral examination (hearing), please state below whether you would like to participate.

**If an oral examination is necessary would you like to participate?  
(please select one answer)**

*No, I do not wish to participate at an oral examination* ..... ✓

*Yes, I wish to participate at an oral examination* ..... ○

**Please note the Examiner will determine whether an oral examination is necessary.**

**If an oral examination is required, please outline why you consider that your participation is necessary: (Continue on a separate sheet if necessary)**

**If you would like to be notified of Bedford Borough Council's decision to 'make' the Plan under Regulation 19 (to bring it into legal force), please tick the box below.**

*Please notify me* ..... ✓

**Representation Form for Bletsoe Neighbourhood Plan**  
**The Neighbourhood Planning (General) Regulations 2012 (as amended)**  
**Regulation 16 Consultation**

Bletsoe Parish Council as the 'qualifying body' has prepared a Neighbourhood Plan (the Plan) for its Parish with the help of the local community. The Plan sets out objectives for the future of the Parish and contains planning policies to guide the development and use of land in Bletsoe Parish. Following submission to Bedford Borough Council, the Plan is now subject to a seven week public consultation. Once the consultation has closed, the Plan will be submitted for independent examination and a local referendum. If successful, the Bletsoe Neighbourhood Plan will be 'made' (brought into legal force) and will then form part of the Bedford Borough Council Development Plan and be used in the determination of planning applications relating to land in Bletsoe Parish.

Copies of the Bletsoe Neighbourhood Plan and supporting documents are available to view on the Council's website:

[www.bedford.gov.uk/neighbourhoodplanning](http://www.bedford.gov.uk/neighbourhoodplanning)

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## **How to use this form**

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- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan,
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- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations, and
- prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

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<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

Please note that your representation should succinctly cover all the information, evidence and supporting information necessary to support/justify your representation and any suggested changes, as there will not normally be a subsequent opportunity to make further representations. All representations received will be sent to the Examiner for his/her consideration as part of the examination. After this stage, further submissions will be only at the request of the Examiner, based on the matters and issues he/she identifies through the examination.

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan Examination.

Please complete Part B, identifying which paragraph your comment relates to by completing the appropriate box. Please include a separate form for each comment.

Please complete Part C, stating whether you would like to participate at an oral examination if one is held and if you would like to be notified if the Plan gets 'made'.

**All comments must be received by 5pm on 19<sup>th</sup> January 2020.**

**PART A**

	<b>Your Details</b>
<b>Full Name</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone</b>	
<b>Email</b>	
<b>Organisation (if applicable)</b>	Anglian Water Services Ltd
<b>Position (if applicable)</b>	Spatial Planning Advisor

**PART B – please include a separate form for each comment.**

**To which part of the document does your representation relate?**

Paragraph Number		Policy Reference:	BNP Policy 3
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**Do you support, oppose, or wish to comment on this paragraph?  
(Please select one answer)**

- Support
- Support with modifications
- Oppose
- Have comments

**Please give details of your reasons for support/opposition, or other comments in the box below. If objecting, please give details of the grounds on which you are objecting. Please be as precise as possible. (Continue on a separate sheet if necessary)**

A review of the existing development plan for Bedford Borough Council shows that none of the adopted plans incorporate any policies nor do they make any reference to Sustainable Drainage Systems.

The emerging Bedford Local Plan Policy 97 - Sustainable drainage systems (SuDS) states that all development proposals must incorporate suitable surface water drainage systems appropriate to the nature of the site. Whilst this is a robust policy with sufficient wording, Anglian Water recognises that the Local Plan is yet to be adopted.

The inclusion of wording relating to a surface water drainage scheme is therefore recommended as it reflects the proposed wording from the emerging local plan and is considered to be sufficient for the size and scale of the proposed allocations to be located within Bletsoe.

**Please set out what change(s) you consider necessary to make the Plan able to proceed, related to the objection you have raised. You should say why this change will enable the Plan to proceed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (Continue on a separate sheet if necessary).**

Incorporation of additional point as part of BNP Policy 3 – Land North of the Old Rectory stating the following:

- Incorporation of a surface water drainage scheme for the site based on sustainable drainage principles and which delivers biodiversity benefits.

**PART C**

The majority of examinations are expected to be through written representations. Should the Examiner decide there is a need for an oral examination (hearing), please state below whether you would like to participate.

**If an oral examination is necessary would you like to participate?  
(please select one answer)**

*No, I do not wish to participate at an oral examination* ..... ✓

*Yes, I wish to participate at an oral examination* ..... ○

**Please note the Examiner will determine whether an oral examination is necessary.**

**If an oral examination is required, please outline why you consider that your participation is necessary: (Continue on a separate sheet if necessary)**

**If you would like to be notified of Bedford Borough Council's decision to 'make' the Plan under Regulation 19 (to bring it into legal force), please tick the box below.**

*Please notify me* ..... ✓

**Representation Form for Bletsoe Neighbourhood Plan**  
**The Neighbourhood Planning (General) Regulations 2012 (as amended)**  
**Regulation 16 Consultation**

Bletsoe Parish Council as the 'qualifying body' has prepared a Neighbourhood Plan (the Plan) for its Parish with the help of the local community. The Plan sets out objectives for the future of the Parish and contains planning policies to guide the development and use of land in Bletsoe Parish. Following submission to Bedford Borough Council, the Plan is now subject to a seven week public consultation. Once the consultation has closed, the Plan will be submitted for independent examination and a local referendum. If successful, the Bletsoe Neighbourhood Plan will be 'made' (brought into legal force) and will then form part of the Bedford Borough Council Development Plan and be used in the determination of planning applications relating to land in Bletsoe Parish.

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- Bedford Borough Customer Service Centre, Horne Lane, Bedford, MK40 1RA

The consultation period is seven weeks from: **28<sup>th</sup> November 2019 to 19<sup>th</sup> January 2020.**

**There are a number of ways to make your comments:**

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- prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Further information on the 'Basic Conditions' can be found in the National Planning Practice Guidance here:

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Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan Examination.

Please complete Part B, identifying which paragraph your comment relates to by completing the appropriate box. Please include a separate form for each comment.

Please complete Part C, stating whether you would like to participate at an oral examination if one is held and if you would like to be notified if the Plan gets 'made'.

**All comments must be received by 5pm on 19<sup>th</sup> January 2020.**

**PART A**

	<b>Your Details</b>
<b>Full Name</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone</b>	
<b>Email</b>	
<b>Organisation (if applicable)</b>	Anglian Water Services Ltd
<b>Position (if applicable)</b>	Spatial Planning Advisor

**PART B – please include a separate form for each comment.**

**To which part of the document does your representation relate?**

Paragraph Number		Policy Reference:	BNP Policy 4
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**Do you support, oppose, or wish to comment on this paragraph?  
(Please select one answer)**

- Support
- Support with modifications
- Oppose
- Have comments

**Please give details of your reasons for support/opposition, or other comments in the box below. If objecting, please give details of the grounds on which you are objecting. Please be as precise as possible. (Continue on a separate sheet if necessary)**

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Incorporation of additional point as part of BNP Policy 4 – Design Criteria stating the following:

- incorporation of a surface water drainage scheme for the site based on sustainable drainage principles and which delivers biodiversity benefits.

**PART C**

The majority of examinations are expected to be through written representations. Should the Examiner decide there is a need for an oral examination (hearing), please state below whether you would like to participate.

**If an oral examination is necessary would you like to participate?  
(please select one answer)**

*No, I do not wish to participate at an oral examination* ..... ✓

*Yes, I wish to participate at an oral examination* ..... ○

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**If an oral examination is required, please outline why you consider that your participation is necessary: (Continue on a separate sheet if necessary)**

**If you would like to be notified of Bedford Borough Council's decision to 'make' the Plan under Regulation 19 (to bring it into legal force), please tick the box below.**

*Please notify me* ..... ✓

**Representation Form for Bletsoe Neighbourhood Plan**  
**The Neighbourhood Planning (General) Regulations 2012 (as amended)**  
**Regulation 16 Consultation**

Bletsoe Parish Council as the 'qualifying body' has prepared a Neighbourhood Plan (the Plan) for its Parish with the help of the local community. The Plan sets out objectives for the future of the Parish and contains planning policies to guide the development and use of land in Bletsoe Parish. Following submission to Bedford Borough Council, the Plan is now subject to a seven week public consultation. Once the consultation has closed, the Plan will be submitted for independent examination and a local referendum. If successful, the Bletsoe Neighbourhood Plan will be 'made' (brought into legal force) and will then form part of the Bedford Borough Council Development Plan and be used in the determination of planning applications relating to land in Bletsoe Parish.

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- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
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Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan Examination.

Please complete Part B, identifying which paragraph your comment relates to by completing the appropriate box. Please include a separate form for each comment.

Please complete Part C, stating whether you would like to participate at an oral examination if one is held and if you would like to be notified if the Plan gets 'made'.

**All comments must be received by 5pm on 19<sup>th</sup> January 2020.**

**PART A**

	<b>Your Details</b>
<b>Full Name</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone</b>	
<b>Email</b>	
<b>Organisation (if applicable)</b>	English Regional Transport Association
<b>Position (if applicable)</b>	Vice-Chairman

**PART B – please include a separate form for each comment.**

**To which part of the document does your representation relate?**

Paragraph Number		Policy Reference:	Policy BNP6 - Transportation
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**Do you support, oppose, or wish to comment on this paragraph?  
(Please select one answer)**

- Support
- Support with modifications
- Oppose
- Have comments

**Please give details of your reasons for support/opposition, or other comments in the box below. If objecting, please give details of the grounds on which you are objecting. Please be as precise as possible. (Continue on a separate sheet if necessary)**

The English Regional Transport Association would like to see the railway station re-opened at Sharnbrook on the Midland Main Line, which is now in the process of being electrified.

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**PART C**

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**If an oral examination is necessary would you like to participate?  
(please select one answer)**

*No, I do not wish to participate at an oral examination* .....

*Yes, I wish to participate at an oral examination* .....

**Please note the Examiner will determine whether an oral examination is necessary.**

**If an oral examination is required, please outline why you consider that your participation is necessary: (Continue on a separate sheet if necessary)**

**If you would like to be notified of Bedford Borough Council's decision to 'make' the Plan**

**under Regulation 19 (to bring it into legal force), please tick the box below.**

*Please notify me .....*

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**From:** Planning Policy  
**Sent:** 03 December 2019 09:04  
**To:** planning for the future  
**Subject:** FW: Bletsoe Neighbourhood Development Plan Highways England

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Bedford BC - [OFFICIAL-Internal](#)

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**From:** Planning EE [mailto:PlanningEE@highwaysengland.co.uk]  
**Sent:** 29 November 2019 09:17  
**To:** Planning Policy  
**Subject:** RE: Bletsoe Neighbourhood Development Plan

Dear Sir/Madam

Thank you for your consultation dated 28 November 2019. The following Neighbourhood plan is remote from the strategic road network. We therefore offer no comment in this case.

Yours faithfully

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

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**From:** Planning Policy [mailto:Planning.Policy@bedford.gov.uk]  
**Sent:** 28 November 2019 15:14  
**To:** Planning EE <PlanningEE@highwaysengland.co.uk>  
**Subject:** Bletsoe Neighbourhood Development Plan

### **Bletsoe Neighbourhood Development Plan**

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Bletsoe Parish Council has submitted their Neighbourhood Development Plan to Bedford Borough Council. In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, Bedford Borough Council is inviting representations on the Bletsoe Neighbourhood Development Plan for a period of 7c weeks.

The submission plan and supporting documents are available to view on the Council's website at: [www.bedford.gov.uk/neighbourhoodplanning](http://www.bedford.gov.uk/neighbourhoodplanning). Paper copies of the documents are also available for inspection during normal opening hours at the following locations:

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- Bedford Borough Customer Service Centre, Horne Lane, Bedford, MK40 1RA

Representations must be made in writing (preferably using the consultation form provided on the website) and can be:

- emailed to: [planningforthefuture@bedford.gov.uk](mailto:planningforthefuture@bedford.gov.uk); or

- Posted to: Planning Policy Team, Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP. This is not a freepost address; please use a stamp.

Any representations may include a request to be notified of Bedford Borough Council's decision under Regulation 19 (Decision on a plan proposal) in relation to the submitted neighbourhood development plan. **All representations must be received by 5pm on 19 January 2020.**

All comments will be publicly available. Please note that personal information provided will be processed by Bedford Borough Council in line with the Data Protection Act 2018.

After the consultation, the plan will undergo independent examination and referendum. For further details on this process, please refer to the Locality Neighbourhood Plan Roadmap on their website <https://neighbourhoodplanning.org/toolkits-and-guidance/create-neighbourhood-plan-step-by-step-roadmap-guide/>

Yours sincerely

**Planning Policy Team  
Bedford Borough Council**

✉ 4th Floor, Borough Hall, Cauldwell Street, Bedford, MK42 9AP  
☎ 01234 718070  
🌐 [www.bedford.gov.uk](http://www.bedford.gov.uk)

All general planning information is available on our website: [www.bedford.gov.uk/planning](http://www.bedford.gov.uk/planning)

However, if the information is not available online, you will need to complete a request for advice on our pre-application enquiry form and pay the appropriate fee. Full information of this service and the online enquiry form can be found via this link [www.bedford.gov.uk/planningenquiries](http://www.bedford.gov.uk/planningenquiries)

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Facebook: <https://www.facebook.com/bedfordboroughcouncil/>

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**Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**  
<https://www.gov.uk/government/organisations/highways-england> | [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)

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**From:**  
**Sent:** 29 November 2019 10:09  
**To:** Planning Policy; planning for the future  
**Cc:**  
**Subject:** RE: Bletsoe Neighbourhood Development Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for consulting Transport for London (TfL). I can confirm that we have no comments to make on the Bletsoe Neighbourhood Development Plan

Best wishes

### TfL Planning, Transport for London

We have recently made changes to our pre-application service and charges, and introduced a new Initial Screening process. For more information please visit: <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/pre-application-services>

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**From:** Planning Policy [mailto:Planning.Policy@bedford.gov.uk]  
**Sent:** 28 November 2019 15:26  
**To:**  
**Subject:** Bletsoe Neighbourhood Development Plan

### Bletsoe Neighbourhood Development Plan

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Bletsoe Parish Council has submitted their Neighbourhood Development Plan to Bedford Borough Council. In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, Bedford Borough Council is inviting representations on the Bletsoe Neighbourhood Development Plan for a period of 7c weeks.

The submission plan and supporting documents are available to view on the Council's website at: [www.bedford.gov.uk/neighbourhoodplanning](http://www.bedford.gov.uk/neighbourhoodplanning). Paper copies of the documents are also available for inspection during normal opening hours at the following locations:

- Bedford Central Library, Harpur Street, Bedford, MK40 1PG
- Bedford Borough Customer Service Centre, Horne Lane, Bedford, MK40 1RA

Representations must be made in writing (preferably using the consultation form provided on the website) and can be:

- emailed to: [planningforthefuture@bedford.gov.uk](mailto:planningforthefuture@bedford.gov.uk); or
- Posted to: Planning Policy Team, Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP. This is not a freepost address; please use a stamp.

Any representations may include a request to be notified of Bedford Borough Council's decision under Regulation 19 (Decision on a plan proposal) in relation to the submitted neighbourhood development plan.  
**All representations must be received by 5pm on 19 January 2020.**

All comments will be publicly available. Please note that personal information provided will be processed by Bedford Borough Council in line with the Data Protection Act 2018.

After the consultation, the plan will undergo independent examination and referendum. For further details on this process, please refer to the Locality Neighbourhood Plan Roadmap on their website <https://neighbourhoodplanning.org/toolkits-and-guidance/create-neighbourhood-plan-step-by-step-roadmap-guide/>

Yours sincerely

**Planning Policy Team  
Bedford Borough Council**

✉ 4th Floor, Borough Hall, Cauldwell Street, Bedford, MK42 9AP

☎ 01234 718070

🌐 [www.bedford.gov.uk](http://www.bedford.gov.uk)

All general planning information is available on our website: [www.bedford.gov.uk/planning](http://www.bedford.gov.uk/planning)

However, if the information is not available online, you will need to complete a request for advice on our pre-application enquiry form and pay the appropriate fee. Full information of this service and the online enquiry form can be found via this link [www.bedford.gov.uk/planningenquiries](http://www.bedford.gov.uk/planningenquiries)

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\*\*\*\*\*

Date: 18 December 2019  
Our ref: 302186



Bedford Council

**BY EMAIL ONLY**

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Sir

**Bletsoe Neighbourhood Development Plan**

Thank you for your consultation on the above dated 28 November 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully

Consultations Team

# Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

## Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas (NCAs)** divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)<sup>5</sup> website and also from the [LandIS website](http://www.landis.org.uk/)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>8</sup> sets out supporting guidance.

**Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.**

---

<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/807247/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf)

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

## Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

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<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) <sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

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<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

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**From:**  
**Sent:** 02 December 2019 15:45  
**To:** Planning Policy  
**Subject:** Re: Bletsoe Neighbourhood Development Plan SG

Dear Sir or Madam

HSE is not a statutory consultee for local and neighbourhood plans. However, HSE has provided LPA's with access to its LUP Web App <https://pa.hsl.gov.uk/> and downloadable GIS consultation zones. These tools alongside HSE's published methodology ( <http://www.hse.gov.uk/landuseplanning/> ) can assist in ensuring that land allocations do not conflict with major hazard sites and pipelines, licensed explosives sites and nuclear installations.

Regards

**HSE's Land Use Planning Support Team**  
HSE Science and Research Centre  
Harpur Hill, Buxton, Derbyshire, SK17 9JN  
Direct: +44 (0) 203028-3708  
Find out how HSE is [Helping Great Britain work well](#)

For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link <https://www.hsl.gov.uk/planningadvice> and then click on 'terms and conditions'.

From: Planning Policy <Planning.Policy@bedford.gov.uk>  
To: "lupenquiries@hsl.gsi.gov.uk" <lupenquiries@hsl.gsi.gov.uk>,  
Date: 28/11/2019 15:13  
Subject: Bletsoe Neighbourhood Development Plan

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## **Bletsoe Neighbourhood Development Plan**

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Bletsoe Parish Council has submitted their Neighbourhood Development Plan to Bedford Borough Council. In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, Bedford Borough Council is inviting representations on the Bletsoe Neighbourhood Development Plan for a period of 7c weeks.

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Representations must be made in writing (preferably using the consultation form provided on the website) and can be:

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- Posted to: Planning Policy Team, Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP.

This is not a freepost address; please use a stamp.

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All comments will be publicly available. Please note that personal information provided will be processed by Bedford Borough Council in line with the Data Protection Act 2018.

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Yours sincerely

**Planning Policy Team  
Bedford Borough Council**

✉ 4th Floor, Borough Hall, Cauldwell Street, Bedford, MK42 9AP

☎ 01234 718070

🌐 [www.bedford.gov.uk](http://www.bedford.gov.uk)

All general planning information is available on our website: [www.bedford.gov.uk/planning](http://www.bedford.gov.uk/planning)

However, if the information is not available online, you will need to complete a request for advice on our pre-application enquiry form and pay the appropriate fee. Full information of this service and the online enquiry form can be found via this link [www.bedford.gov.uk/planningenquiries](http://www.bedford.gov.uk/planningenquiries)

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Historic England

Sir/Madam Planning Policy Team  
Bedford Borough Council  
4th Floor, Borough Hall  
Cauldwell Street  
Bedford  
Bedfordshire  
MK42 9AP

Direct Dial:

Our ref: PL00649204

8 January 2020

Dear Sir/Madam Planning Policy Team

**Ref: Bletsoe Neighbourhood Plan Regulation 16 Consultation**

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We welcome the production of this neighbourhood plan, but do not wish to provide detailed comments at this time. We would refer you to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

I would be grateful if you would notify me if and when the Neighbourhood Plan is made by the district council. To avoid any doubt, this letter 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 NP, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Historic Places Advisor, East of England

cc:



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
HistoricEngland.org.uk



Our Ref: MV/15B901605

T: +44 (0)191 261 2361  
F: +44 (0)191 269 0076

17 December 2019

[avisonyoung.co.uk](http://avisonyoung.co.uk)

Planning Policy Team  
Bedford Borough Council  
Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP

Dear Sir / Madam

**BLETSOE NEIGHBOURHOOD PLAN, BEDFORD BOROUGH COUNCIL  
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

**About National Grid**

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

**Proposed development sites crossed or in close proximity to National Grid assets:**

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- [www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/](http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/)

Please also see attached information outlining guidance on development close to National Grid infrastructure.

### **Distribution Networks**

Information regarding the electricity distribution network is available at the website below:  
[www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Information regarding the gas distribution network is available by contacting:  
[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

### **Further Advice**

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

[nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

Avison Young  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid  
National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

**For and on behalf of Avison Young**

## Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

### Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: [www.nationalgridet.com/network-and-assets/working-near-our-assets](http://www.nationalgridet.com/network-and-assets/working-near-our-assets)

### Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: [www.nationalgridgas.com/land-and-assets/working-near-our-assets](http://www.nationalgridgas.com/land-and-assets/working-near-our-assets)

### How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

Cadent Plant Protection Team  
Block 1  
Brick Kiln Street  
Hinckley  
LE10 0NA  
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>