

**From:**  
**To:** [planning for the future](#)  
**Subject:** Stevington Neighbourhood Plan SG  
**Date:** 22 July 2020 20:33:39  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.wmz](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

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Thank you for consulting the Canal & River Trust on the Stevington Neighbourhood Plan. As the Trust do not own or maintain any canals within the plan area we have no comments to make. Please may the Trust be removed from future consultations on this matter?

Kind regards

### Canal & River Trust

The Dock Office, Commercial Road, Gloucester, GL1 2EB



[canalrivertrust.org.uk](https://canalrivertrust.org.uk)

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[canalrivertrust.org.uk/newsletter](https://canalrivertrust.org.uk/newsletter)



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**From:** [Sonia Gallaher](#)  
**To:** [planning for the future](#)  
**Subject:** FW: Stevington Neighbourhood Development Plan  
**Date:** 18 August 2020 09:42:21

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Bedford BC - [OFFICIAL-Internal](#)

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**From:**  
**Sent:** 13 July 2020 13:29  
**To:** Planning Policy <Planning.Policy@bedford.gov.uk>  
**Cc:** growthandplanning <growthandplanning@highwaysengland.co.uk>  
**Subject:** Stevington Neighbourhood Development Plan

Dear Sir/Madam

Thank you for your consultation on the above development plan.

As the area is remote from the Strategic Road network, it is unlikely that there would be any adverse effect upon the Strategic Road Network from any development, therefore we offer **No Comment** on the development plan.

Kind Regards

### **Spatial Planning**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW  
Web: <http://www.highways.gov.uk>

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**|National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park,**  
**Birmingham B32 1AF | [https://www.gov.uk/government/organisations/highways-](https://www.gov.uk/government/organisations/highways-england)**  
**[england](http://www.highwaysengland.co.uk) | [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)**

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Historic England

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

Dear Sir/Madam Planning Policy Team

**Ref: Stevington 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

30 July 2020

**avisonyoung.co.uk**

Bedford Borough Council  
[planningforthefuture@bedford.gov.uk](mailto:planningforthefuture@bedford.gov.uk)  
via email only

Dear Sir / Madam

**Stevington Neighbourhood Plan Regulation 16 Consultation  
July – August 2020  
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document 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, so it can reach homes and businesses.

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.

**Response**

We have reviewed the above document and can confirm that National Grid has no comments to make in response to this consultation.

**Further Advice**

National Grid is happy to provide advice and guidance to the Council concerning their networks.

Please see attached information outlining further guidance on development close to National Grid assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

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

[m](#)

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,

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

Date: 12 August 2020  
Our ref: 321923



Bedford Borough Council

**BY EMAIL ONLY**

Hornbeam House  
Crew e Business Park  
Electra Way  
Crew e  
Cheshire  
CW1 6GJ

Dear Sir

**Stevington Neighbourhood Development Plan Regulation 16**

Thank you for your consultation on the above dated 10 July 2020.

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 draft 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.**

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

Yours faithfully

Consultations Team

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

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

Paragraph Number	Page 53: Policy CF1: Community Facilities	Policy Reference:	CF1
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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)**

Policy CF1 list the “Almshouses, Park Road” as a community facility.

The William Barring Charity is responsible for the Almshouses and is an independent charity regulated by the Almshouse Association providing low cost accommodation to up to 5 beneficiaries at one time. The property is private and it is not a community facility or amenity available to the community. Only the beneficiaries have right of use and trustees right of access for management purposes.

Whilst the function of the Almshouses provides a benefit to those in the community that are eligible under its rules, the definition of a Community Facility in this context I believe is incorrect and should be removed.

**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).**

Removal of the Almshouses, Park Road from the list of Community Facilities

**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* .....N.

*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* .....Yes.....

**From:**  
**To:** [planning for the future](#)  
**Subject:** Stevington Neighbourhood Development Plan  
**Date:** 27 July 2020 14:39:08

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Good Afternoon,

Rushden Town Council has no objections and are pleased to see a strong Neighbourhood Plan is being made for this Village.

*Kind Regards*

Assistant to Town Clerk

**Rushden Town Council**  
**Rushden Hall**  
**Rushden**  
**Northants NN10 9NG**

**Tel: 01933 316216**

**E-mail:**

**Web: [www.rushdentowncouncil.gov.uk](http://www.rushdentowncouncil.gov.uk)**

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**We have updated our Privacy Policy which you can view here [Rushden Town Council Privacy Policy](#)**

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

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

Paragraph Number	11	Policy Reference:	TI1
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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)**

Re-open the former Bedford - Northampton railway; although part of the old trackbed (which survives at several different locations) now accommodates the 3-mile Stevington Country Walk (Bromham-Stevington). However this walk could be slewed beside the railway being separated by perimeter fencing plus a hedge to keep out children and trespassers, thereby creating a green corridor. Re-opening that line will bring enormous benefits to Bedford, including the reduction of weekday peak-hour road traffic entering the town, thereby reducing congestion on roads such as the A422 and A428.

**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).**

**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* ..... x

*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* ..... /

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

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

Paragraph Number	10.3	Policy CFI	
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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)**

Point a, the Almshouses are owned and run by a registered charity which has existed for over 3 centuries. The Parish council is represented on its Board of Trustees. It is not a Public community facility, but private homes for the charity's beneficiaries. This plan should not include them in the Community Facility policy. The almshouses are grade 2 listed buildings, so are protected by relevant conservation planning policies. There is no public right of access to these, nor is there any public funding to them.

Point e, the Primitive Methodist Chapel has not been a place of worship for decades. In the 1950s to 1970s it was a farmer's potato store. From 1979 until 2013 it was a workshop for an Organ Builder. It has only been an open workshop / shop for 3 years of its life. It was been closed for 3 years. IT IS NOT A COMMUNITY FACILITY. The best way to protect the building is to allow it to be converted into a dwelling, with control on not losing its historical character. Otherwise it will be left for good. When it was available for rent, no-one was prepared to take on a lease. It is privately owned. It should not be included in this policy. There is no public right of access to this, nor is there any public funding towards it. The building doesn't provide any service to the public.

There has been a choice not to include the Manor Gardens, or any of the old school buildings, so why include either those a po

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

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

Paragraph Number		Policy	HO1 & HO3
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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 Capacity report to the Parish Council suggested possible sites for developments for both these policies. The Parish Council disregarded these suggestions. Why not identify them all in this Plan.

H03 In the preambles in the Plan they refer to Brown field Sites. Why are they not mentioned in here? Point I should include this as part of the definition, or at least agree to redundant sites that had permanent structures. This would then enhance the area by reducing some untidy and abandoned sites. S

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

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

Paragraph Number	1.2		
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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)**

5 yearly major reviews of this plan will require qualified personnel. A rural parish council does not have funds to have a planning consultant, nor pay for one every 5 years. So how will this really work out in the future?

**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).**



**From:**  
**To:** [planning for the future](#)  
**Cc:** [Carr Richard](#)  
**Subject:** FW: Stevington Neighbourhood Development Plan  
**Date:** 03 August 2020 09:02:32

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

Best wishes

**TfL Planning, Transport for London**

E: [richardcarr@tfl.gov.uk](mailto:richardcarr@tfl.gov.uk)

A: 9<sup>th</sup> Floor, 5 Endeavour Square, E20, Westfield Avenue, E20 1JN

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

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

Paragraph Number		Policy Reference:	T113
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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)**

Reference is made to the use of sustainable surface drainage systems (SuDS) for all development proposals.

Anglian Water support the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS). The use of SuDS would help to reduce the risk of surface water and sewer flooding and which have wider benefits e.g. water quality enhancement.

**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).**

For clarity it is suggested the term Sustainable Drainage Systems is used in the wording of the policy as it has replaced Sustainable Drainage Systems which was previously used when the concept was first introduced.

**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* .....