



# **CARLTON AND CHELLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION STATEMENT**

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## Introduction and Background

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012.
2. Part 5, Section 15 (2) of the Regulations defines a 'Consultation Statement' as a document which:
  - a. contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - b. explains how they were consulted;
  - c. summarise the main issues and concerns raised by the persons consulted; and
  - d. describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
3. The Carlton and Chellington Neighbourhood Plan has been prepared in response to the Localism Act 2011 which gives Parish Councils and other relevant bodies powers to prepare statutory neighbourhood plans (NDPs) to help guide developments in their local areas. Through the preparation of the Neighbourhood Plan, local people can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.
4. In January 2016, Carlton and Chellington Parish Council applied to Bedford Borough Council for designation of the whole Parish as a Neighbourhood Planning Area. On 17 March 2016, Bedford Council approved the Neighbourhood Plan Area for Carlton and Chellington.
5. In April 2016, the Parish Council invited residents from the Parish to form a Neighbourhood Development Plan Steering Group. A flyer was circulated to all residents in the Parish requesting volunteers. A copy of the flyer is provided at **Appendix A** of this report.
6. The Carlton and Chellington Neighbourhood Plan Steering Group (CCNPG) was set up in May 2016. The Steering Group comprised of ten members comprising Parish Councillors and interested local residents to drive forward the preparation of the Plan and to lead on the public engagement and consultation process.
7. Neighbourhood Launch events were held on the evening of Friday 9 September 2016 and during the day of Saturday 10 September 2016. A copy of the flyer circulated to households is provided at **Appendix B**.

## Aims of the Consultation Process

8. The aims of the Carlton and Chellington Neighbourhood Development Plan consultation process were:
  - a. To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders;

- b. To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- c. To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- d. To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Parish Council website) as soon as possible after consultation events

## Consultation Strategy and Process

### Publicity

- 9. The CCNPG has used the following to publicise the Neighbourhood Development Plan during the various stages of the Plan's preparation.

#### Websites

- a. A Neighbourhood Plan page was included on the Carlton and Chellington Parish website [www.carltonwithchellington.co.uk](http://www.carltonwithchellington.co.uk).

#### Facebook

- b. The Facebook Group 'Carlton and Chellington Village Noticeboard' was used to post progress and advertise significant events. The Facebook Group has over 500 members. **Appendix C** contains screenshots of these pages.

#### Banners

- c. Two roadside banners were purchased and displayed on the main roads into and out of the village. The banners were used to advertise the Pre-submission Consultation. See photograph at **Appendix D**.

#### Posters

- d. Posters, providing links to <http://www.carltonwithchellington.co.uk> were used to publicise surveys, exhibitions and consultations.

#### News

- e. The Parish Council provided regular updates about the Neighbourhood Plan at its events in The Bridge Magazine which is delivered every two months to all houses in the village as well as the circulation of individual newsletters. Examples are provided at **Appendix E**.

#### Parish Council Agendas and Minutes.

- f. The Neighbourhood Plan was included as a regular item on Parish Council Meeting Agendas. Parish Councillors on the Steering Group provided updates and these were summarised in meeting minutes. Full details are available on the Parish Council website [www.carltonwithchellington.co.uk/minutes\\_of\\_meetings.htm](http://www.carltonwithchellington.co.uk/minutes_of_meetings.htm).

## Surveys and Exhibitions

10. There have been a number of informal surveys and consultations as follows:

- a. Two open Initial Neighbourhood Plan Launch Events held in the Village Hall in September 2016.
- b. Neighbourhood Plan Questionnaire circulated to all village households in October 2016.
- c. Presentation provided at the Annual Parish Council meeting on 24 April 2017.
- d. Preferred Housing Sites Forum in the Village Hall in July 2017.
- e. Pre-Submission Launch Event at the Annual Parish Council meeting on 24 May 2018.

## Exhibitions

11. In July 2017, the Steering Group organised a stand at the Village Fete to gather residents' views on the village, its future development and the need for a neighbourhood plan. The village newsletter publicised this event. The responses obtained during this exhibition were very general but gave a good indication of villagers' opinions and confirmed the need to develop the Plan.

12. Prior to the consultation of the Regulation 14 Pre-Submission Plan, a presentation was made by the Chair of the Neighbourhood Steering Group at the Annual Parish Council meeting held on 24 May 2018. The presentation provided a summary of the proposed draft plan, the proposed housing sites and outlined the next stage to the neighbourhood plan process.

## Surveys

13. The questionnaires used in the surveys conducted during the consultation phases of the Neighbourhood Plan drafting process are contained in the paper titled "Carlton and Chellington Neighbourhood Plan – Survey Information" (the Survey Paper) which accompanies this statement. This paper also contains the detailed analysis of the surveys both using charts and tables as appropriate.

14. This detailed consultation provided the depth required for the Local Evidence sections in Policies contained in the Plan.

## Village Primary School Consultation

15. The Parish Council carried out a consultation event with the pupils of Carlton V.C Primary School which took the form of a competition. Children were asked to write about what they liked about the village and design the front cover of the Neighbourhood Plan.

## Pre-submission Draft Consultation

16. A draft Plan was shared informally with Officers of Bedford Borough Council. Following receipt of detailed comments and suggestions by Council Officers, amendments were

made, and a draft was prepared for public consultation which was endorsed by the Steering Group on 30 April 2018.

17. Prior to the Annual Parish Council meeting held on 14 May 2018, residents were advised that the Neighbourhood Plan was to be discussed at this meeting and publicity of this meeting was made by a number of methods including the Carlton and Chellington Village Noticeboard Facebook page, posters and flyers to each household.
18. The Pre-submission Draft was tabled for discussion at this meeting and the Council resolved that the plan be agreed for the Pre-submission Consultation.
19. The Pre-Submission Consultation period ran for 6 weeks from 25 May 2018 to 6 July 2018 as required by the Neighbourhood Planning (General) Regulations.
20. Posters advertising the Pre-submission Consultation were displayed in areas of the village with a high footfall and in the Carlton Village Shop and the Parish Council Noticeboard. Detailed information was also posted on the Facebook Carlton and Chellington Village Noticeboard and the Parish Council website. In addition, flyers were sent to every household.
21. The Pre-Submission document was available to read in hard copy at the Carlton Village Shop and to read online on the Parish Council website. Paper copies were also obtainable by contacting the Parish Clerk.
22. A response form (provided at **Appendix F**) were made available to download and submit or to complete online and hard copies were available from the Carlton Village Shop. Response forms had to be returned by Friday 6 July 2018: by mail to the Parish Clerk, Carlton and Chellington Parish Council, 8 Pinchmill Way, Sharnbrook, MK44 1PJ, by emailing them to [carltonwithchellingtonpc@gmail.com](mailto:carltonwithchellingtonpc@gmail.com) or by hand to the Carlton Village Shop.
23. An email or letter was sent to the consultation bodies listed at **Appendix G**.
24. All responses submitted in writing or by email were given careful consideration and have been used to inform the Submission Version of the Plan.

#### Summary of Issues and Concerns and their Treatment in the Plan

25. The main issues and concerns raised during consultation with residents and businesses in the Carlton and Chellington Village Neighbourhood Development Plan Area are summarised in the following table which also shows how they have been addressed in the Neighbourhood Plan.

Issues and Concerns	Treatment in the Plan
The scale, form and character of the village should be maintained.	See Core Objective a, Policy CC1 – Settlement Policy Area Boundary and Design Principles
Preserving and enhancing the Conservation Area.	See Core Objective a, Policy CC3 – Protection of Heritage Assets including Listed Buildings

Provide for a better mix of housing and meet the housing needs of the local area.	See Core Objectives d and e
Provision for good quality affordable housing and specialist accommodation for older people.	See Core Objective e, Policy CC8 – Local Housing Needs
Ensure that adequate infrastructure is in place to address new development.	See Core Objective j, Policy CC13 – Developer Contributions and Community Infrastructure Levy
Ensure that buildings should not be no higher than two storeys.	See Core Objective e, Policy CC1 – Settlement Policy Area Boundary and Design Principles
Ensure quality design and building standards for all new development.	See Core Objective a, Policy CC1 – Settlement Policy Area Boundary and Design Principles
Ensure that both the fabric and the setting of listed buildings and heritage assets continue to be protected.	See Core Objective a, Policy CC1 – Settlement Policy Area Boundary and Design Principles and Policy CC3 – Protection of Heritage Assets including Listed Buildings
Improve safety and traffic management within the village.	See Core Objective i, Policy CC13 – Developer Contributions and Community Infrastructure Levy and non-land use actions
All new developments should provide a sufficient level of parking.	See Core Objective I, Policy CC12 – Residential parking in new developments
Safe pedestrian routes should be sought as well as improvements to footpaths.	See Core Objective I, Policy CC13 - Developer Contributions and Community Infrastructure Levy and non-land use actions
Protect public transport services serving the village.	See Core Objective I, non-land use actions
The protection of open spaces within the Parish.	See Core Objective b, Policy CC1 – Settlement Policy Area Boundary and Design Principles and Policy CC2 – Protection of Local Green Spaces.
Minimise impact of new development on the local area; protect distinctive views and visual connectivity with the surrounding countryside, landscape and heritage assets.	See Core Objectives b and c; Policy CC1 – Settlement Policy Area Boundary and Design Principles
Protect and enhance the biodiversity of the area including local wildlife and habitats as well as preserving ecological corridors and SSSIs.	See Core Objective c, Policy CC1 – Settlement Policy Area Boundary and Design Principles
Seek to ensure that flood risk is mitigated in new developments.	Policy CC1 – Settlement Policy Area Boundary and Design Principles
To protect existing community facilities and services; & explore opportunities to extend community and social facilities.	See Core Objective g, Policy CC9 – Protection of Local Community Services and Policy CC13 - Developer Contributions and Community Infrastructure Levy
Increasing facilities available in the village in particular for children/youths.	See Core Objective g, Policy CC13 - Developer Contributions and Community Infrastructure Levy

Need to protect and maximise the potential of the Lower/Pre-School	See Core Objective g, Policy CC13 - Developer Contributions and Community Infrastructure Levy
Explore opportunity for the provision of a new community hall.	See Core Objective g, Policy CC13 - Developer Contributions and Community Infrastructure Levy
New communications infrastructure should be supported so far where its appearance has minimal visual impact on the area.	See Core Objective j, Policy CC13 - Developer Contributions and Community Infrastructure Levy
Encourage the use of sustainable/renewable methods of construction and in the design of new developments.	Policy CC1 – Settlement Policy Area Boundary and Design Principles
Continue to support local businesses and economy.	See Core Objective h, Policy CC11 – Supporting the Development of Small Businesses
Ensure that further employment growth is of a scale that will have limited adverse impact on existing services and infrastructure.	See Core Objective h, Policy CC11 – Supporting the Development of Small Businesses

26. Pre-submission Consultation Responses and Representations. A total of 43 responses and representations were received as a result of the Pre-submission Consultation. **Appendix H** summarises the responses and sets out the Parish Council’s response and action in relation to each response.

### Conclusion

27. This Consultation Statement demonstrates that the Carlton and Chellington Neighbourhood Plan Steering Group (acting on behalf of Carlton and Chellington Parish Council) has prepared the Neighbourhood Plan in accordance with the legal obligations as set out in the Neighbourhood Planning Regulations 2012.

28. All statutory requirements have been met and a significant level of additional consultation, engagement and research has been carried out. The Neighbourhood Plan Steering Group has made genuine and committed efforts to engage all those who live, work or have a business interest in the Neighbourhood Area and provided them with every opportunity to influence the content of the Carlton and Chellington Neighbourhood Plan throughout its preparation.

29. This Consultation Statement and supporting appendices have been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning Regulations 2012.



## APPENDIX A

## **Carlton and Chellington Neighbourhood Plan**

### **YOUR HELP IS NEEDED**

As you may be aware a number of surrounding parishes are working towards a Neighbourhood Plan for their area. This gives them the opportunity to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They can say where they want new homes, shops and offices to be built, what they look like and what infrastructure should be provided.

A Neighbourhood Plan is a great opportunity for villagers to influence how Carlton will change over time using local knowledge and understanding of what needs to be protected or changed, and where development can take place, or existing buildings use may be changed over time

The Parish Council are now considering if they should develop a such a plan as it is likely that there will be development across the rural villages in the next ten years or so, including Carlton. However a Neighbourhood Plan is not something they can do alone.

There will be some work required between now and 2017 to develop the plan and the Parish Council are looking for volunteers to join a small committee to lead a Neighbourhood Plan for the parish. The committee will be made up of two Councillors and perhaps five or six residents.

Whilst skills such as chartered surveyors, those with planning knowledge or solicitors would be appreciated, anyone with a few hours a month to spare, and a passion for looking at how Carlton can be sympathetically developed would be welcome to join a Neighbourhood Plan committee and help shape the future of Carlton.

Opportunity is given throughout the process for all residents and businesses within the parish to have a say in the plans through various residents meetings.

If you are interested in helping please contact the Clerk :

By email- [Carltonwithchellingtonpc@gmail.com](mailto:Carltonwithchellingtonpc@gmail.com) By phone 01234 782816

By Mail 8 Pinchmill Way  
Sharnbrook  
Bedford  
MK44 1PJ

## APPENDIX B



# COME AND HAVE YOUR SAY

**LAUNCH EVENT: FRIDAY 9 SEPTEMBER (6.00PM - 9.00PM) AND  
SATURDAY 10 SEPTEMBER 2016 (10.00AM - 5.00PM)  
AT CARLTON VILLAGE HALL**

## **REFRESHMENTS WILL BE SERVED**

This is **your opportunity** to influence the place in which we live and how it will change in the future. Our local knowledge and our sense of what needs to be protected, or changed, **will** make a real difference. The Neighbourhood Plan is essentially about having a say in:

- The use and development of the land and buildings in our village;
- What and how much is built where;
- What it will look like;
- What additional benefits it may bring;
- What land should be protected; and
- How existing buildings' use may change over time,

## **OUR DRAFT VISION STATEMENT**

*"Value, protect and promote the unique qualities of the Parish of Carlton and Chellington by respecting its heritage, appreciating its community cohesion and being aspirational when planning its future"*

## **SHAPING OUR NEEDS**

This launch event has been organised to **raise awareness** of the proposed Neighbourhood Plan, offering **our community** the **opportunity** to give their views on the **future of Carlton & Chellington** and to gather information on the **issues** residents and businesses are concerned about – **as well as bringing our community together.**

Find out more by visiting [www.carltonwithchellington.co.uk](http://www.carltonwithchellington.co.uk)

## APPENDIX C



**Mandy Wilson**

September 7, 2016

Just a reminder that its the

**CARLTON AND CHELLINGTON NEIGHBOURHOOD PLAN LAUNCH  
EVENT- Friday 6-9 and Saturday 10-5 in the Village Hall**

Residents and owners of businesses in Carlton are invited to the  
Neighbourhood Plan launch event this Friday and Saturday at the Village  
Hall. .

This is your opportunity to help shape the future for Carlton and have a say  
in what happens. ;

If you don't come and have your say, your voice won't be heard when  
compiling the plan

1 Comment



Like



Share



**Mandy Wilson** shared a link.

May 24, 2018

### Carlton and Chellington Neighbourhood Plan- Launch of consultation

The Neighbourhood Plan Steering Group has now completed the draft plan for Carlton and Chellington Parish. A six week consultation period has now opened running from 25th May to 6th July seeking opinions from residents and businesses in Carlton.

The draft plan and the response form can be found

1. On the website

[http://www.carltonwithchellington.co.uk/neighbourhood\\_plan....](http://www.carltonwithchellington.co.uk/neighbourhood_plan....)

2. Hard Copies are available to view at the village shop ( these cannot be taken away) and response forms can be collected from there.

These can be returned by post to the Clerk, by hand to the shop or by email to the Clerk

Please take this opportunity to have your say on the draft plan

CARLTONWITHCHELLINGTON.CO.UK



### Neighbourhood Plan

Carlton and Chellington Parish Council are undertaking a 6 week consultation on the draft Neighbourhood Plan. Links to the draft plan and the response form can be found below. The consultation will run from 25th May to 6th July. A hard copy of the plan is available at the village shop

2

1 Comment

Like

Share



## APPENDIX D





# CARLTON



Carlton & Chellington Neighbourhood Plan Public Consultation

Consultation 25<sup>th</sup> May - 6<sup>th</sup> July

Go to: [www.carltonwithchellington.co.uk/neighbourhood\\_plan.html](http://www.carltonwithchellington.co.uk/neighbourhood_plan.html)

to see the draft plan and respond

*Please show your support for your village and its future*

## APPENDIX E

# CARLTON & CHELLINGTON NEIGHBOURHOOD PLAN

## NEWSLETTER AND SURVEY RESULTS

### INTRODUCTION

1. As a result of the recent Government White Paper, and Bedford Borough Council's draft Local Plan 2035, the Parish Council has been presented with an unprecedented opportunity to influence many aspects of life in our village through to the year 2035. This will be achieved through an approved Neighbourhood Plan. A consultation period on the Borough's draft Local Plan 2035 will run from 18 April to 2 June 2017.
2. Once the Neighbourhood Plan has cleared all the necessary legal and procedural hurdles, Bedford Borough Council will conduct a referendum in the village, to determine whether or not the plan has the support of at least 50% of those voting. Assuming that this favourable result is achieved, the plan must then go on to be approved by the local authority. It will then sit alongside their own local plan as a part of the statutory development plan for the Borough. All the above may take considerable time.
3. The advantages of having an approved plan are straightforward. Not only will it give the Parish Council responsibility for siting any new housing in the village and determine, to some extent, what form it should take, but it will also give the Council greater influence over other planning initiatives which might affect life in the village later on. The downside is that should the Plan fail to gain acceptance, then Bedford Borough Council will retain the right to determine where future development in the village should take place.
4. A Neighbourhood Plan Steering Group was formed in June 2016 to assist the Parish Council in the plan's preparation, and includes members drawn from both the Parish Council and the village community who work together under the guidance of an independent planning consultant and the Parish Clerk.
5. In September 2016 the Steering Group organised two open 'launch days' so that everyone could have the opportunity to see what was going on, to ask questions, and to contribute their views as to what should be covered in the plan. This was followed in October by the delivery of a detailed Neighbourhood Questionnaire (or survey), to all village households, which covered as many as possible of the points raised during the launch day consultation.
6. There have, however, been two recent developments since the survey was conducted:
  - (a) Carlton is now being asked to develop plans to build between 25 and 50 new homes, to include the 18 that Bedford Pilgrims Housing Association will build at 55 The Causeway. This range of 25-50 houses is appreciably less than the number proposed earlier, but it is in line with that now required in both Harrold and Turvey.

The flexible target recognises that villages have different needs and opportunities for growth. Also, that development in this range reflects the space available in existing primary schools. This latter point is of considerable importance for Carlton, as changes to education policy within the Borough mean that pupils will now spend two more years at the village school before moving on to further education.

- (b) The question of Village Open Spaces in the context of Local Plan 2035 will not be reviewed as this was last done in 2013. Large scale development on Village Open Spaces will not be permitted.

## SURVEY RESULTS

7. The results of the survey are summarised below under the Key Themes of Housing; Movement; Green Space and Countryside; Community Facilities; and Employment. It should be noted, however, that only 200 completed, or partially completed returns were received from the 358 households in the village; Also, in some instances more than one survey was completed within the same household.
8. Nevertheless, a clearer picture has now been obtained regarding the concerns and aspirations of a representative number of Carlton residents, and this information will serve as a valuable part of the emerging evidence-based plan which is now moving towards its next stage of preparation.

## HOUSING

- There was support for small scale development in Carlton & Chellington with over 35% agreeing the need for up to 25 new homes, 34% for up to 50, and 30% for over 50, but an overriding consideration was the need to ensure that further development should not damage the environmental and heritage features that give the Parish its special character. Housing development must be linked to sufficient capacity/investment in local infrastructure.
- Regard should be given to the continued protection of the existing Settlement Policy Area (SPA) boundary. There was clear preference for new development to take place on land which represents a limited natural extension to the existing suit up area.  
**Editor's note:** any development will require some alteration to the present SPA.
- Compliance with good highway access, car parking and amenity space, energy efficiency, height, massing, and external finish, is of paramount importance.
- There was strong support for low density development (less than 20 dwellings per hectare or similar to the neighbouring area,) for a few medium sized developments (63% of respondents), or several small developments (75%).
- Development off The Causeway was viewed as the most acceptable, and development off The Marsh and The Moor the most unacceptable. 62% were content with Site 66, 58% with Site 450, and 55% with Site 575. There was also a good level of support for Site 68 (Village Open Space), with over 56% agreeing, or strongly agreeing, with development in this location.

**Editor's note:** Please refer to sub-paragraph 6(b) above for more recent information regarding Village Open Spaces. A plan of the village identifying the "call for sites" locations is attached at **Annex A** for ease of reference.

- New housing should comprise a variety of dwellings with the majority supporting a mix of 3 or more bedroom detached, 2/3 bedroom semi-detached or terraced housing, bungalows, and the provision of retirement housing. There was strong resistance to any suggestion that flats/apartments and three storey housing should be considered.

- Strong support was given for more affordable homes for sale or rent, both for young people and the elderly. Over 45% supported the allocation of a Rural Exception Site to make provision for locally established housing needs on land at 55 The Causeway (Site 450).
- Nearly 85% of responses agreed, or strongly agreed, that a policy should be pursued to ensure that planning permission be dependent on the protection of trees and hedges.

## **MOVEMENT**

- Residents were concerned, or very concerned about:
  - Speeding and parking.
  - Pedestrian safety, road congestion and road maintenance standards.
  - Safe walks to school, footpath provision and footpath standards, HGV traffic, and through traffic.

Marginally less concern was expressed regarding the frequency of the local bus service, while the lack of safe cycle routes attracted the least concern.

- Nearly all residents travelled by car (a total of 599 cars owned in Carlton was recorded in the 2011 Census), with about 20% using their cars to travel around the village as opposed to the 80% who choose to walk.
- So far as the most needed improvements were concerned,
  - There was widespread support for: improved bus services; average speed cameras; reduced speed limits; reduced on-street parking; and improved highway/footpath maintenance standards.
  - More designated footpaths, traffic calming, and improved disabled access attracted lesser support, although a significant number of responses were neutral.
  - The need for designated cycle lanes and more pedestrian crossings was seen as the least important, although here again, nearly half the responses were neutral.
- There was a good level of support for upgrading and extending footpaths, and for introducing white lines along the side of roads to mark recommended places for pedestrians and cyclists, but no enthusiasm for permitting cycling on footpaths.

## **GREEN SPACE AND COUNTRYSIDE**

- Over 85% believed that open space protection, ground water quality, air quality, good housing design, road safety and pedestrian routes were all of great importance. The need to reduce the risk of flooding received the greatest support, but carbon footprint reduction, while registering over 50% support, also attracted the greatest number of neutral responses.

- Most responses to the question of what additional or improved facilities people would like to see in the surrounding environment were neutral. There was, however, about 50% support for more allotment provision, landscaping of public areas, formal/informal green spaces, and play areas for children.
- So far as improving services was concerned, the greatest emphasis was placed on surface water drainage, with the sewage system and recycling provision achieving a 'yes' vote of about 50%. Perhaps surprisingly, bearing in mind the level of pollution in the gas supply to much of the village, only about 30% of responses considered gas to be important.
- Concerns in and around the village were varied, with flooding again topping the list ahead of dog fouling, litter/fly tipping, burglary, and crime/car crime. Concern over pollution, anti-social behaviour and vandalism was about 40%, with grass cutting trailing the field.
- There was overwhelming support for the proposal that the Allotment Gardens, the School playing fields, and the playing field off The Causeway should be protected. There was less conviction expressed regarding the two Village Open Spaces off The Causeway, but see **Editors Note** at sub-paragraph 6(b) above.
- Industrial wind turbines and solar farms should be prohibited in and around Carlton according to a considerable number of responses; there was very limited support even for smaller developments of these unsightly detractors from the natural landscape.
- There was strong support for protecting nature conservation, local wildlife and habitats, and preserving hedgerows and trees from further loss. Maintaining existing views/vistas, and Rights of Way, was regarded as being of equal importance.
- The planting of trees/orchards, improving footways and bridleways, recreating wildlife meadows, and developing a series of Parish Walks, all received the most support, with the provision of new footpaths, and improved signage/accessibility to the surrounding landscape being agreed, or strongly agreed, by just under 50% of responses.
- The continued protection of important built heritage assets was supported by a considerable majority, plus the fact that maps, direction signage and information boards should be provided to highlight such assets.

## FACILITIES

- The vast majority (over 90%) of those responding relied on daily use of broadband. In terms of weekly or monthly useage, the village shop/post office topped the poll, with The Fox, Emmaus, and local farm shops coming in not far behind.
- The Chellington Centre, St Mary's Church, the Village Hall, the Royal Oak, and the bus service were the most used facilities on an occasional basis. Those used by the fewest members of the community were the allotment gardens, Carlton Park play area, mobile library, fishmonger, milkman, and the Squash Club.
- Considered important, or very important, were the village shop/post office (100% support), with the village hall, Carlton Park play area and playing field, bus service, Allotment Gardens, local farm shops, St Mary's Church, the two village pubs, and Emmaus, all receiving over 50% support.

- Rather lesser importance was attached to the mobile library, milkman, Chellington Centre, Squash Club, and the fishmonger. It should be noted, however, that many responses were neutral, possibly because the facilities were never used at all.
- Most people enjoyed living in Carlton because it was considered to have a quiet and safe neighbourhood, with a rural atmosphere and easy access to the countryside. Every other aspect of village life was considered to be either important, or very important, and included village identity, feeling part of the community and community spirit, social cohesion, local services, and having a say in decisions that affect the Parish.
- Where young people were concerned, over 75% of responses agreed that school and pre-school facilities were of the greatest importance, followed closely by children's play areas, sports facilities, and facilities for teenagers.
- Additional or improved facilities for young people, play areas for children, upgraded play park equipment, childcare/nursery facilities, and a village hall facility (independent of the school) were afforded the highest priority.
- There was muted support for a youth centre, and recreational/sporting facilities for teenagers. The provision of outdoor gym equipment was regarded as the least important in terms of need.

## **EMPLOYMENT**

- There was widespread agreement that job opportunities in Carlton were either poor or very poor, although at least 41 residents currently operate business from home and 52 work from home.
  - Only 13 people felt that there was potential to start a new business in Carlton & Chellington. Of the handful of responses received, the majority were looking for workshop and storage units, the remainder for office/shop/retails space. There was, however, good support for allocating land for small, medium or micro businesses, provided that such businesses were suited to the rural environment.
  - Concerns were raised about the need for improving facilities and infrastructure; broadband speed, roads, and parking were mentioned as being obstacles for businesses to locate themselves in Carlton. The need to improve transport links to other places also featured.
  - A slender majority of residents were not in favour of allocating land for live/work accommodation, but many of the remaining responses were neutral. Of the small number of responses received concerning where such live/work units should be sited, there were many suggestions, but it was generally agreed that any site with adequate and safe access would be suitable.
9. The remaining part of the survey was more general in nature: what people most liked, or most disliked, about living in Carlton, and what their main hopes and fears for the future were. A wide variety of views were expressed, but there was a very clear consensus regarding the following:
- Almost without exception, members of the community, whilst accepting the need for limited further development see, as being of paramount importance, the need to protect the present peaceful, rural, and compact nature of the village.

- Any further development should not be allowed to damage the environmental and heritage features that give Carlton & Chellington its special character.
- We have much to be thankful for; a friendly neighbourhood, the school, shop/post office, church, two pubs, beautiful countryside surroundings, and a strong community spirit.
- Expressed concerns and irritants included: flash flooding/inadequate storm water drainage, sewerage, speeding traffic, parking, dog fouling, poorly maintained roads and footpaths, lack of pavements, poor broadband and mobile 'phone signals, and poor public transport provision.
- Hopes for the future centre largely on preserving what we already have, while seeking to remedy the numerous irritants and concerns noted above.
- The overwhelming fears for the future concern the overall impact which future development may have on all aspects of village life.
- The plus side of such development is appreciated, but with the strongly held proviso that it helps to overcome, and not aggravate, the numerous infrastructure problems which currently exist.

10. The production of the Neighbourhood Plan is, of necessity, a lengthy and time consuming process. The results of the residents survey, and other assessments yet to be received, will undoubtedly impact on the emerging plan as it moves forward towards its next stage of development. As soon as it becomes available, all relevant additional information will be brought to the attention of the community for further consideration.



30 March 2017

## Bridge Reports

July 2016

**Carlton with Chellington Neighbourhood Plan.** The Steering group have now started working on the Neighbourhood Plan. A website is being devised and all documents and minutes of meetings relating to the plan will be available to view. A link will be available from the current Parish Council website. Engagement with the local community is a key factor in the preparation of the plan. A launch event has been planned for the evening of Friday 9<sup>th</sup> September, and throughout the day on Saturday 10<sup>th</sup> September at Carlton Village Hall. This will be the first of your opportunities to give your thoughts on how the Neighbourhood Plan can contribute to making Carlton and Chellington a better place to live, a more sustainable and viable community, looking at what is valued and should be preserved, and at what you think maybe missing or in need of improvement. Timings will be advertised nearer the time, and please put the dates in your diary.

September 2016

**Carlton with Chellington Neighbourhood Plan.** Feedback from the launch exhibition will be collated and made available to the community via the web-site. The feedback will culminate in the preparation and distribution of a Neighbourhood Questionnaire (during late September/ early October 2016) for completion during October and November 2016 (in line with the approved Project Plan).

November 2016

**Neighbourhood Plan:** Thank you to everyone who attended the Launch event and for your comments. All information is now available on the website [www.cc-np.co.uk](http://www.cc-np.co.uk). Should you have any further comments then please email or write to the Parish Clerk.

January 2017

**Neighbourhood Plan:** Thank you to everyone who completed the questionnaire. The information is being collated and once ready will be available to residents. The Parish Council has now appointed APC Planning to help with the next stage of the plan; this will include a further questionnaire on issues raised and options for resolution, as well as collating a draft Neighbourhood Plan. Once the draft has been completed then a further event will take place at which residents can make comments. The website [www.cc-np.co.uk](http://www.cc-np.co.uk) has all the latest information available

May 2017 to Jan 2018

**Neighbourhood Plan:** The website [www.cc-np.co.uk](http://www.cc-np.co.uk) Has all the latest information available

July 2018

**Neighbourhood Plan:** Information is available on the Parish Council website. The six week pre-submission consultation started on 24<sup>th</sup> May and finished on 6<sup>th</sup> July. Responses will be considered by the steering group over the summer.



Work continues on developing the Neighbourhood Plan, and the Steering Group has been reviewing and analysing sites as part of the housing allocation section. The process of determining what sites the village would prefer as development sites has been informed by several surveys and site assessments:

- Neighbourhood Plan Launch Event and subsequent feedback
- Village questionnaire / survey results.
- A Planning Consultants review of all sites and how practical they are from a planning perspective.
- Bedford Borough Council's assessment of the proposed sites.

The Borough Council's current requirement is that Carlton is to provide between 25 – 50 houses under the 2035 Local Plan. Based on village feedback, and in collaboration with our planning consultant, the current allocation of proposed sites would be:

- Site 66 – Land off The Causeway (10 units.)
- Site 450 – Land off 55 The Causeway (17 units)
- Site 575 – Land north of The Moor (4 units.)

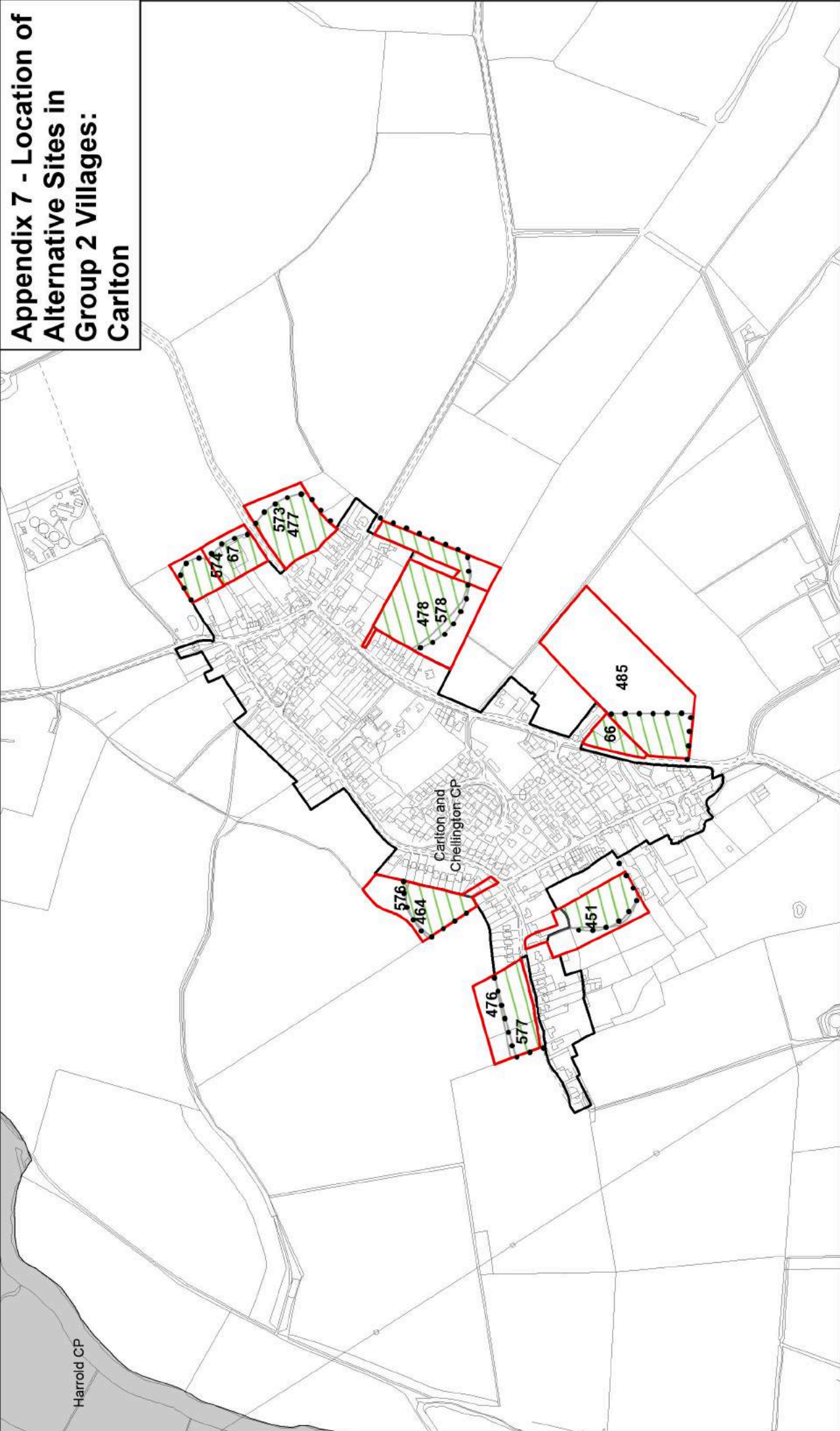
We will have a stall at the Village Fete on 8th July between 12:00 – 14:00, and would welcome any comments you have. Alternatively you could e-mail: [carltonandchellingtonnp@gmail.com](mailto:carltonandchellingtonnp@gmail.com)

The Steering Group need your support to influence our Neighbourhood Plan. Your input is required to ensure our plan represents your views, and delivers what we need as a community to preserve our thriving village that we all value. If we have no neighbourhood plan the Bedford Borough Council will decide what development we have and where it will be. The map of their proposed sites is overleaf.

Visit our stall at the Carlton Village fete on Saturday 8th July. Members of the committee will be there to show you our proposed sites and discuss them with you.







# Appendix 7 - Location of Alternative Sites in Group 2 Villages: Carlton



Harrold CP

Carlton and Chellington CP

**Legend**

-  Settlement Policy Area (SPA)
-  Submitted sites (with reference numbers)
-  Possible alteration to SPA boundary
-  Potential development area



## APPENDIX F



**Public consultation on the Draft Carlton and Chellington Neighbourhood Plan  
25<sup>th</sup> May 2018 to 6th July 2018**

## RESPONSE FORM

Please let us have your views on the Vision, Objectives, Proposals Map and Policies in the Draft Plan by using the form below. For Policies please write the policy number, indicate if you agree or disagree with the policy and provide your comments and/or suggested changes.

Copies of the Draft Neighbourhood Plan and the form are available from The Village Shop and can be downloaded at [http://www.carltonwithchellington.co.uk/neighbourhood\\_plan.htm](http://www.carltonwithchellington.co.uk/neighbourhood_plan.htm)

**All comments must be returned by Monday 9<sup>th</sup> July 2018**

- By Hand or Post to The Parish Clerk, 8 Pinchmill Way, Sharnbrook, Bedford, MK44 1PJ
- By emailing the form as an attachment to [carltonandchellingtonnp@gmail.com](mailto:carltonandchellingtonnp@gmail.com)
- By Hand to The Village Shop

Your Details (* denotes that this information is required)	
*Your Name	
Organisation Name (if any)	
*Address & Postcode	
Telephone Number	
*Email address	
*If responding as an agent, name of client	

Note: Your views cannot be considered unless the required information is provided

Item	Do you agree or disagree?	We would value your comments or suggested changes whether you agree or disagree
Vision		
Objectives		
Proposals Map		

Policy Number, e.g. CC1	Do you agree or disagree?	<b>We would value your comments or suggested changes whether you agree or disagree</b>

If using additional pages please write your name at the top of each page and attach them all together

Further response forms are available to download and print out from  
[http://www.carltonwithchellington.co.uk/neighbourhood\\_plan.htm](http://www.carltonwithchellington.co.uk/neighbourhood_plan.htm)

Or from the Village Shop

## APPENDIX G



## **Appendix G: List of Regulation 14 Consultees**

Bedford Borough Council

Turvey Parish Council

Pavenham Parish Council

Stevington Parish Council

Felmersham and Radwell Parish Council

Harrold Parish Council

Odell Parish Council

Lavendon Parish Council

Coal Authority

Homes England

Natural England

Environment Agency

Historic England

Network Rail

Highways England

Marine Management Organisation

Openreach

Vodafone/EE

Bedfordshire Clinical Commissioning Group

UK Power Networks

Western Power

Cadent

Anglian Water

Diocese of St Albans

Bpha (Bedfordshire Pilgrims Housing Association)

## APPENDIX H

**CARLTON AND CHELLINGTON NEIGHBOURHOOD PLAN - SCHEDULE OF REPRESENTATIONS**

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Local green spaces Policy CC2	3.1.3 Policy CC2. You have stated, 'Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.' I cannot envisage a time whereby development could ever be justified on the green or the playing fields - what did you have in mind with regards to 'exceptional circumstances'?	The NPPF states (at paragraph 101) that policies for managing development within a LGS should be consistent with those for Green Belts. The designation of a Local Green Space means that local communities are able to effectively rule out new development other than in very special circumstances. In regard to what constitutes special circumstances, this could relate to a development of significant national, local or economic importance.	None Required
Chellington Centre Paragraph 1.8.2	The description of the Chellington Centre is not entirely accurate. It can accommodate small, medium and large groups up to 110 people. It has 30 beds but also has some camping options to increase capacity to 56. It is building strong relationships with local Bedford Borough schools as well as schools from further afield. Although it is primarily aimed at residential youth groups, it is possible for groups to hire the centre for day use as well. I have alerted the staff at Chellington to the description that you have included and suggested that they feedback to you if they would like any changes made	Agreed to amend comments	Comments to be amended in line with residents

<b>Respondent</b>	<b>Agent</b>
Highways England	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Neighbourhood Development Plan	Thank you for your consultation. The proposal has no impact on the strategic road network. We therefore offer no comments.	None needed	None required

Respondent	Agent
Resident	

Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Vision`	Agree- To keep open views and aesthetic appeal suggest any development is to the rear of the plot leaving open space for frontage	Noted- believe CC1 covers this	None Required
Objectives	Agree- comments as above plus enhance rural character with riverside footpath	Parish council to be asked to consider this, perhaps approaching the landowner for a permissive path	None Required
Proposals map	Agree- Logical positions	None Needed	None Required
Employment	to provide a specific notice board or something similar for local tradespeople to advertise their services....even possibly with a donation request to display business card etc.	Not plan related and its felt there is no issue with putting cards on the boards, also there are other means- Facebook, Phonebox and Bridge magazines	None Required
Policy CC1	Agree- new development to rear of plot with landscaping to front to enhance street scene	To confirm, Policy CC1 sets out general design principles to be applied in assessing new development proposals, the comment made is too specific and may not be appropriate to all situations, however, we could introduce a further design principle into Policy CC1.	Steering Group to discuss the addition of a design principle within Policy CC1:- "Spacing between buildings should respect the character of the street scene." Plan amended
Policy CC4	Agree- Subject to density ie not all crammed into a small part of the overall plot	To be covered as and when development plans for sites come before the Parish Council	None Required

Policy CC7	Agree-would suggest that site is suitable for bungalows, near to shop and transport links suitable for elderly	Noted	None Required
Policy CC8	Agree- as CC7 land suitable for bungalows for elderly	Noted	None Required
Policy CC11	Agree- explore potential of Emmaus village to accommodate suitable business enterprise	Covered by CC11 point (b)	None Required
Policy CC13 'e'	Agree- Explore potential for small lake/pond in front of development to enhance aesthetic view and balance out any flash flooding	Covered by Borough Councils attenuation policy	None Required
All other policies	Agree	None Needed	None Required

<b>Respondent</b>	<b>Agent</b>
Natural England	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Neighbourhood Development Plan	Natural England does not have any specific comments on this draft plan	None needed	None required

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Objectives	Agree- All new buildings should have adequate parking within their boundaries so that there is no need to park on the road. The Moor is practically solidly parked along the road as some older properties have no room	On-street parking and parking generally within the village was a particularly issue raised during consultation events and within the results of the questionnaire. Any new buildings will have to adhere to adopted car parking standards. This is reinforced within Policy CC12 of the Plan.	None Required.
Vision and Proposals Map	Agree	None needed	None required



<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Neighbourhood Development Plan	Vision/objectives/proposals map- agree Further comment: I think the whole document was very well thought through and delivers an excellent plan for the village	None Needed	None required

Respondent	Agent
Resident	

Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Vision	Agree	None Needed	None Required
Objective	Agree	None Needed	None Required
Proposals Map	Agree	None Needed	None Required
Policy CC2	Disagree- There should be no wiggle room for this, a caveat stating that development will only be permitted in exceptional circumstances leaves potential for exploitation	The NPPF states (at paragraph 101) that policies for managing development within a LGS should be consistent with those for Green Belts. The designation of a Local Green Space means that local communities are able to effectively rule out new development other than in very special circumstances. The policy as it is worded is in compliance with national policy (NPPF) and Policy 46 of the emerging Borough Local Plan.	None Required.
All other policies	Agree	None Needed	None Required

Respondent	Agent
Resident	

Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Vision	Agree	None Needed	None Required
Objective	Agree	None Needed	None Required
Proposals Map	Agree suspect 'original/SPA too limiting ?? sustainability objection	Noted	None Required
Policy CC4	Agree- Feel the number of houses on the low side relative to sustainability of services	Noted- but mid point between the allocation and based on survey results	None Required
Policy CC5	Agree- Parking within the village a concern	None Needed	None Required
Policy CC 7	Agree- Egress/access of concern. Note current building activity in an area close to the school with already worrying safety concern	Yellow lines and marked bus stop will help with traffic	None Required
Policy CC 8	Agree- Housing to act on sustainability concerns, attract renewal of energy to drive community life	Energy efficiency methods in the design of new buildings is addressed within emerging Policy 55 of the Borough Local Plan. Policy CC8 deals solely with addressing local housing needs within the parish.	None Required
Policy CC9	Agree- Bus services not listed?	No requirement to list full bus service	None Required
Policy CC10	Agree- Village Hall, NOT dominated by school needs, as a community centre and NOT reliant on Harrold and Odell better current facilities	Noted	None Required

Policy CC11	Agree- best quality broadband service key, also telephone(mobile) coverage	None Needed	None Required
Policy CC12	Agree- Some very bad examples to drive this policy- eg Carriers Way	None Needed	None Required
Policy CC13	Agree- Every effort made to ensure value	None Needed	None Required
All other policies	Agree-	None Needed	None required

Respondent	Agent
Resident	

Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Vision	Agree	None Needed	None Required
Objective	Agree	None Needed	None Required
Proposals Map	Agree	None Needed	None Required
All policies	Agree	None Needed	None Required
Other comment	Thank you to everyone involved in producing this village plan, I can't begin to imagine how much hard work you've all done- Thank you	None Needed	None Required

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Neighbourhood Development Pan	Agreed with vision, objective, proposals map and all policies	None Needed	None required
Further comment	You've done a brilliant job	None Needed	None Required

Respondent	Agent
Resident	

Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Vision	Agree- It is important as stated to sustain the community, also keep the character and allow small developments in the village as long as they are sympathetic	None Needed	None Required
Objectives	Agree- We agree with the core objectives as listed. Safe movement of all road users and appropriate housing development and support of local facilities is important	None Needed	None Required
Proposals Maps	Agree- The proposed areas are the most suitable for development taking all criteria into consideration. The number of new dwellings is appropriate to maintain the village viability and heritage	None Needed	None Required
Policy CC5, CC6. CC7	Agree- it is important that any housing development includes sufficient parking provision as this is a problem throughout the village	None Needed	None Required
Policy CC8	If housing is to be provided for the elderly it is important that bus services are maintained/improved to assist access to surrounding towns	Noted	None Required
Policy CC10	Agree- Emphasis should be on increasing facilities/venues for children and youths as the future success of the village needs to attract more families	Noted	None Required
Policy CC12	Agree- Safe parking must be provided	Noted	None Required

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Neighbourhood Development Plan	Agreed with vision, objective, proposals map and all policies	None needed	None required



<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Vision/Objectives/proposals Map	I am phlegmatic about this whole plan. I think you have all worked tremendously hard and produced a comprehensive report of which you should be very proud. However the upshot is we are required to have development and it has to be fitted in somewhere. A lot of us want the village to stay as it is- small and perfectly formed so small developments- hopefully spaced in time so they can be absorbed into the fabric of the village- has to be accepted. The report has tried to do this and mitigate too much change too quickly	None Needed	None Required
Policy CC1	Generally agree- It concerns me that AD40 designation is not as robust as local green spaces and can be changed easily- looking out of the village is important	Village open spaces are protected under Policy AD40 of the Allocations and Designations Local Plan is to be saved for development management purposes. The policy states that development will not be permitted on land designated as a village open space or view unless it can be demonstrated that the reasons for designation are not compromised or that other material considerations outweigh the need to retain the Village Open Space or View undeveloped. The NPPF introduced the concept of Local Green Spaces, a designation to be made by	None Required.

		inclusion within a local development plan or neighbourhood development plan. It is a higher designation test protection to green spaces identified by local communities as being demonstrably special and particularly important to them. To confirm, Village Open Space or View and Local Green Space are two different types of designation which are afforded protection both in the Adopted Allocations and Designations Local Plan as well as the Neighbourhood Plan.	
Policy CC4,CC5,CC6	Agree- however I think it should be noted that only 35% agreed to more housing (1% dropping of at the thought of 50)	The Neighbourhood Plan has to be in general conformity with the strategic policies of the adopted development plan which includes the emerging 'Local Plan 2030'. Carlton is designated in the emerging plan as a Rural Service Centre which is identified to provide a level of development, namely 25-50 homes through the Neighbourhood Development Plan and rural exception schemes. In summary, the Neighbourhood Development Plan therefore needs to address this level of development in order to meet with Policy 3S of the emerging Borough Local Plan.	None Required
Policy CC7	What with CC6 development and Beeby Way feeding into The Causeway being close together I am not sure adding another development is wise	As detailed in the Neighbourhood Development Plan, when considering locations for new development, an assessment of housing sites was undertaken by appointed consultants, Woods Hardwick. Policy CC6 (Land at 55 Causeway) was considered to be suitable, available and achievable. Furthermore,	None Required

		any subsequent planning application for the development of the site will need to achieve the criteria specified in Policy CC6.	
Policy CC10	Disagree- A new village Hall? Where? And if we have a new hall we go up the list to provide new houses!	Feedback from the survey is that a separate VH is desirable however currently there is no provision to build one	None Required
Policy CC12	We have serious parking issues on Bridgend and between Carriers Way and the school. Parking spaces are essential not a luxury	None Needed	None Required
Policy CC13	Housing developments generate water run off, this must be dealt with	The Residents Survey highlighted the issue of flooding in particular flash flooding at Bridgend, The Causeway and The Moor. In light of this, Policy CC13 identifies flash flooding prevention and alleviation measures as a project for investment in local community infrastructure. The issue of flooding could further be reinforced within Policy CC1 with the addition of a criteria, as suggested.	Additional criteria to Policy CC1:- i. Not in areas at risk of flood.  Plan amended

<b>Respondent</b>	<b>Agent</b>
<b>Anglian Water Services Ltd</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Vision	Agree	None Required	None needed
Objectives	Agree	None Required	None needed
Policy CC5-CC7	It is suggested that additional criteria is added to these policies to ensure that applicants for these sites are required to demonstrate that there is currently capacity available within the existing water supply and foul sewerage networks or that it can be made available in time to serve these developments	The emerging Borough Local Plan already includes a borough-wide policies relating to the impact of development proposals on existing infrastructure namely Policy 2S criterion viii and Policy 34, therefore, it is not considered necessary to include a similar policy in the Neighbourhood Plan	None needed

<b>Respondent</b>	<b>Agent</b>
<b>Historic England</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Neighbourhood Development Plan	<p>Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood Plan. As the Government’s adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to review your neighbourhood plan at this early stage.</p> <p>Your Neighbourhood Plan Area includes the Carlton and Chellington Conservation Area, and contains a number of designated heritage assets including two Scheduled Monuments and 33 listed building of which 3 (The Church of St Nicholas, the Church of St May, and Harrold Bridge) are of very high significance and listed Grade I or II*. We can provide a full list of heritage assets in your parish if you require it.</p> <p>It will be important that, as a minimum,</p>		

	<p>the strategy you put together for this area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>The NPPF (paragraph 58) sets out that Neighbourhood Plans should, amongst other things, include clear objectives for the future of the area and a robust evidence base that shows an understanding and evaluation of the area, in this case the Parish of Carlton and Chellington. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design.</p> <p>The government's <u>National Planning Practice Guidance</u> <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</p>		
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	<p>decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a <i>neighbourhood</i> 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.</p> <p>In addition to considering designated heritage assets therefore, 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 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. 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>. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan.</p>		
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	<p>The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are in poor condition or on a local heritage at risk register, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would highlight the nearby Tri-Focal Deserted Medieval Village (Scheduled Monument: 1013277). Your plan could consider ways in which this can be enhanced, conserved, for the benefit of future generations of the local community.</p> <p>The conservation officer at Bedford Borough Council 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.</p> <p>We would recommend that, where your plan refers to ‘heritage buildings’, it instead adopts national planning policy terminology and refers to the ‘historic environment’. This reflects the holistic</p>	<p>This refers to Appendix 1 of the Neighbourhood Development Plan, suggest that this amendment is reflected in the next version of the Plan.</p>	<p>Action: replace ‘Heritage Buildings’ with ‘Historic Environment’ throughout the plan.</p> <p>Amended</p>
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	<p>nature of the historic environment, and will ensure your plan uses the most relevant terminology.</p> <p>If you have not already done so, we would recommend that you speak to the staff at <u>Bedford Borough Council</u> &lt;<a href="http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/historic_environment/historic_environment_record.aspx">http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/historic_environment/historic_environment_record.aspx</a>&gt; 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> &lt;<a href="http://www.heritagegateway.org.uk">http://www.heritagegateway.org.uk</a>&gt;). 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.</p> <p>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</p>	<p>Done</p>	
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	<p>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>.</p> <p>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 should include policies to achieve this and, if your Conservation Area does 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</p>	<p>Conservation area does not have an appraisal document from the Borough Council</p>	
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	<p>process can be found here: <a href="https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/">HE Advice Note 1 - conservation area designation, appraisal and management</a> &lt;<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>&gt;, and here: &lt;<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>&gt;. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.</p> <p>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: &lt;<a href="https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.">https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.</a>&gt;</p> <p>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</p>	<p>Covered by Policy CC9</p>	
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	<p>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> .</p> <p>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</p>		
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	<p>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 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></p> <p>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></p> <p>The following general guidance also</p>		
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	<p>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:</p> <p>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></p> <p>HE Good Practice Advice in Planning 3 - the setting of heritage assets:  <a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a></p> <p>If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:</p> <p>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></p> <p>HE Advice Note 8 - Sustainability</p>		
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	<p>Appraisal and Strategic Environmental Assessment :</p> <p><a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a></p> <p>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.</p> <p>Finally, we should like to stress that this advice is based on the information provided by Carlton and Chellington Parish Council in your correspondence of 24 May 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.</p>		
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<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Vision	Agree	None needed	None required
Objectives	Agree	None needed	None required
Proposals Map	Agree	None needed	None required



<b>Respondent</b>	<b>Agent</b>
<b>National Grid</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Neighbourhood Development Plan	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distributions intermediate and High pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area	None needed	None required

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
General Comment	The Neighbourhood Plan committee should be congratulated for producing such a worthwhile report. It is surprising that people such as myself who have spent a huge amount of time on village matters, both while serving on the parish council for 4 years and since, and who volunteered to help, were deliberately excluded by the parish council from the process; I understand that other villages have been only too pleased to recruit anyone who has been willing to get involved.	There were more applicants asking to join than were required. Guides state that there should not be large numbers on the steering group.	None Required
Vision	I'm generally supportive of the 'vision' but make the following comments: <ol style="list-style-type: none"> <li>1. It's good that the importance of construction materials for development is recognised, but they are not just the stone and traditional brick noted. Also important are roofing materials, doors and windows etc. It's pleasing that such detail as 'granite kerb stones' is noted, but</li> </ol>	Covered by Policy CC1	None Required

	<p>everything should be considered before approving a design.</p> <p>2. I appreciate that it's safer to only allow traditional design, though I'm not sure that individual contemporary buildings should be ruled out, as they can fit in, complement and enhance a village as long as both the design and materials used are of high quality. Clearly there are terrible examples of both design and materials used in Carlton and they should never be added to.</p> <p>3. Of critical importance, if the objective to 'conserve and enhance Carlton's rural character' is truly meant, is to ensure that our village is not urbanised by the use of signage, road markings, plastic street furniture etc. I don't think this is dealt with at all in the plan and is a significant omission. Our village is almost unique in being set in beautiful countryside a couple of miles from a main road. Painting lines (of whatever colour) all over the roads destroys a country lane feel and generally increases speeding. Plastic bollards, huge electronic signs and large square plastic speed signs (when small round metal ones do the job just as well), are completely</p>	<p>Based on feedback from the survey and covered by policy CC1</p> <p>For signage and lines these are dictated by Highways who in turn have to comply with road traffic requirements, however wherever possible the Parish Council will work with the Borough to keep them to a minimum</p>	<p>None Required</p> <p>None Required</p>
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	<p>incongruous in a rural setting and should be resisted, with existing ones removed. Such urban eyesores would never be tolerated in beautiful areas such as the Cotswolds and the fact that they are here (and are increasing without comment) suggests we take what we have for granted. Many villages with beautiful buildings have been almost completely spoiled by signage, road markings and unimaginative, tasteless traffic calming measures.</p> <p>4. There has been little, if any, consultation or discussion about the future of our school, which has steadily and surreptitiously expanded into a primary school, with unimaginative building along with it (no inspiration for budding architects there). The importance of the school is recognised, but I would seriously question it increasing in size and age-groups, bearing in mind noise, traffic and parking factors. I also wonder if future development of the school playing field has been sufficiently ruled out. There seems to be some confusion in the report as to what comprise 'open green spaces', 'designated open views', local green spaces' and 'village</p>	<p>Consultation was undertaken by the Borough Council, who then made the decision to change to two tier.</p> <p>The Dioceses who, we believe owns the land, have not put forward any plans for consideration To confirm, Village open spaces are protected under existing Policy AD40 of the Allocations and Designations Local Plan is to be saved for development management purposes. The policy states</p>	<p>None Required</p> <p>None Required</p> <p>The Green –to review with Members of the Steering Group.</p> <p>Added to plan as LGS</p>
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	<p>open spaces' (all terms used as well as other derivations) and their level of protection. As a very minor point, the Green itself doesn't seem to be mentioned.</p> <p>5. A minor point too – perhaps 2.2.15 should recognise that our 2 pubs provide employment opportunities.</p>	<p>that development will not be permitted on land designated as a village open space or view unless it can be demonstrated that the reasons for designation are not compromised or that other material considerations outweigh the need to retain the Village Open Space or View undeveloped. The NPPF introduced the concept of Local Green Spaces, a designation to be made by inclusion within a local development plan or neighbourhood development plan. It is a higher designation test protection to green spaces identified by local communities as being demonstrably special and particularly important to them. To confirm, Village Open Space or View and Local Green Space are two different types of designation which are afforded protection both in the Adopted Allocations and Designations Local Plan as well as the Neighbourhood Plan.</p> <p>Noted</p>	<p>Document to be amended</p>
Policies	I think a lot of the detail in the policy section, such as CC1 to CC3 is good,		

	<p>although would make the following comments: (listed as polices below)</p>		
CC4	<p>I believe the majority of the village were willing to support development of only up to 25 new homes, so why are up to 32 being proposed in CC4?</p>	<p>The Neighbourhood Plan has to be in general conformity with the strategic policies of the adopted development plan which includes the emerging 'Local Plan 2030'. Carlton is designated in the emerging plan as a Rural Service Centre which is identified to provide a level of development, namely 25-50 homes through the Neighbourhood Development Plan and rural exception schemes. Given the outcome of the Site Assessment together with the public consultation carried out in July 2017, this level of development was considered appropriate for the village. In summary, the Neighbourhood Development Plan therefore needs to address this level of development in order to meet with Policy 3S of the emerging Borough Local Plan.</p>	<p>None Required.</p>
CC5	<p>The suggested development in CC5 does not conform to the objectives of developments being 'small in scale within the settlement boundary'. It seems that this development is neither, but perhaps it is a fait accompli. If so, design, materials, trees and hedges etc are of critical importance</p>	<p>All sites put forward as part of the 'call for sites' exercise were outside the existing settlement boundary and given the level of development required under Policy 3S of the emerging Borough Local Plan, there are no suitable sites within the settlement. In addition to the requirements of Policy CC5 and future development of the site will need to adhere to the design principles set out in Policy CC1.</p>	<p>None Required</p>
CC6	<p>Has it been considered that the land at 55 Causeway (policy CC6) be reserved for</p>	<p>Planning Permission has now been granted for this site</p>	<p>None Required</p>

	self-build projects? There have been some fantastic examples of such in other areas of the Country. I would be surprised if 10 houses can fit on this plot unless the density is far greater than the majority in the consultation agreed to. I appreciate that a nod to self-build is included in 3.1.9 but no specific proposals seem to have been made		
CC7/8	Has it been considered to covenant some of the new houses as 'local market', rather than the normal 'open market' homes? Both self-build and local market status can have the effect of making homes more affordable than the normal so-called 'affordable housing' (referred to in CC8), without affecting existing house prices. I believe the land referred to in CC6 is council land, as opposed to that in CC7 for instance, which is private land, so should be unencumbered by private objections to covenants.	Noted, however, the Neighbourhood Development Plan is not the means in which to covenant the type of housing provided. Furthermore, affordable housing to meet local needs in the rural area is dealt with Borough-wide Policy 70.	None Required
CC9	Regarding CC9, has the parish council sought to register our 2 pubs and the shop/post office as 'assets of community value'? I can think of pros and cons to this, but it would be interesting to know what discussions have been held.	The previous attempt to register the Royal Oak failed as the owner would not agree. In addition full business plans have to be submitted as to how these business would be run if the village were offered them first, and therefore no further discussions have taken place	None Required
CC10-13	Some good points are made in CC10 to CC13, but I believe any addition to	Noted	None Required





	<p>small camera at the top (as at Oakley), with the minimum signage, could be positioned at each approach to the village (ie 4), the speed set at 20mph and, hey presto, problem solved in as unobtrusive a way as possible. It was said that there was no money to do this and yet there's been money for huge, ugly, redundant electronic signs.</p> <p>3. White lines, suggested in 4.2.4 are a really bad idea used in towns. It has been proven that the less signs and road markings, the greater the uncertainty for drivers and the slower they go. Innovative schemes that have encouraged the courteous sharing of roads have proved extremely popular and effective. It is no use paying lip service to ensuring no adverse 'impact on the landscape and character of the area' without realising that this applies to our country lanes as well as to our buildings.</p>	<p>Suggested for safety purposes</p>	<p>None Required</p>
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<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Neighbourhood Development Plan	Agrees with Vision Objective and proposals map and all policies	None needed	None required

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Vision	Agree	None required	None Needed
Objectives	Agree	None required	None Needed
Proposals Map	Agree	None required	None Needed
Policies	<p>Agree All policies, general comment through Policies and Section 4. Because they are associated with different policies it helpful to follow Bedford Borough in differentiating between “footpath” (rights of way designated by green signs on posts) e.g.  <a href="https://www.bedford.gov.uk/environment_and_planning/countryside/public_rights_of_way.aspx">https://www.bedford.gov.uk/environment_and_planning/countryside/public_rights_of_way.aspx</a></p> <p>and “footways (the paved area adjacent to roads – mostly with urban areas and villages e.g.  <a href="https://www.bedford.gov.uk/transport_and_streets/parking/nuisance_vehicles.aspx">https://www.bedford.gov.uk/transport_and_streets/parking/nuisance_vehicles.aspx</a></p>	Agreed to amend the plan	Plan to be amended as required

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Vision	Agree	None required	None Needed
Objectives	Agree	None required	None Needed
Proposals Map	Agree	None required	None Needed
Policies	Agree All policies	None Required	None Needed

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Vision	Agree	None Required	None needed
Objectives	Agree	None Required	None needed
Proposals Map	Disagree- I don't believe we should propose two sites on the Causeway, only one, or at least reduce the number of houses in total. If we develop 28 houses on The Causeway, with not much distance between the two sites either, we will create more of a traffic and congestion issue in another part of the village. I am concerned that there will be more cars parked along a stretch of road that will make it less safe for driving through the village and for pedestrians. The Causeway is treated as more of a through road in the village already, it serves the bus route, along with heavy vehicles making deliveries and farm vehicles. We would be potentially adding at least 28-52 cars (if 1-2 cars per household) additionally accessing this	The Neighbourhood Plan has to be in general conformity with the strategic policies of the adopted development plan which includes the emerging 'Local Plan 2030'. Carlton is designated in the emerging plan as a Rural Service Centre which is identified to provide a level of development, namely 25-50 homes through the Neighbourhood Development Plan and rural exception schemes. Given the outcome of the Site Assessment carried out in July 2017, this level and location of housing sites was considered appropriate for the village. Furthermore, any subsequent planning application for the development of the site will need to achieve the criteria specified in Policy CC6 and CC12. Policy CC12 specifically deals	None needed.

	area daily and likely some spilling out on to the road itself for parking.	with residential parking in new developments including the need to ensure that sufficient parking is provided and meets with the Council's Adopted Parking Standards.	
CC1 Section e	Disagree- Whilst I am sympathetic to being mindful of development on prominent sites on the edge of the village to protect the profile and skyline of the village and to ensure views into and out of the village as identified in [saved] Policy AD40 of the Allocations and Designation Local Plan and as identified on the Proposals Map are not adversely affected, I am far more concerned about ensuring we develop a safe and practical village for the future, whilst maintaining the enjoyable green spaces and wildlife overall within and surrounding the village, not at the expense of protecting how the village appears superficially/skyline from the outside. I greatly enjoy arriving at the village from all angles and roads inwards, however I would be very disappointed and saddened if in years to come once entering the village I felt it was more congested with cars, traffic, house developments as I arrive down The Causeway for example.	One of the core objectives of the neighbourhood development plan is to conserve and enhance the village's rural character as well as addressing improving movement and safety in and around the village. The emerging Borough Local Plan has designated Carlton as a Rural Service Centre to accommodate limited development in line with existing and potential capacity of infrastructure and services. The Neighbourhood Plan has to be in general conformity with the strategic policies of the adopted development plan including the emerging plan. As detailed in the policies of the Neighbourhood Plan any new housing development will need to adhere to these policies as well as the more strategic policies.	None Required
CC2	Agree- Very important to preserve the green nature of the village	None Needed	None Required
CC4/5/6	Disagree as per CC1		
CC8	If the comprehensive housing survey concluded the requirement for 12 houses	The Neighbourhood Plan has to be in general conformity with the strategic	None Required

	in 2016 why are we not challenging the total provision being more than double this?	<p>policies of the adopted development plan which includes the emerging 'Local Plan 2030'. Carlton is designated in the emerging plan as a Rural Service Centre which is identified to provide a level of development, namely 25-50 homes through the Neighbourhood Development Plan and rural exception schemes. Given the outcome of the Site Assessment together with the public consultation carried out in July 2017, this level of development was considered appropriate for the village. In summary, the Neighbourhood Development Plan therefore needs to address this level of development in order to meet with Policy 3S of the emerging Borough Local Plan.</p>	
CC10	<p>Agree Very important regardless of the housing development. For example neighbouring &amp; short drive away villages have far improved their playground facilities to the point that Carlton children visit those probably more frequently than our own – which is not only regrettable, but adds to traffic and traffic pollution in travelling out of the village</p>	None Needed	None Required
CC12	<p>Agree as commented above I am concerned that parking could become more of an issue in the proposed area</p>	None Needed	None Required
General	<p>Whilst we might not be overly concerned about the bus transport that is because it is a good service and valuable to the village. I think we could more strongly make the case that this should remain, and is very important.</p>	Add into non policy	Add to non policy

Respondent	Agent
Resident	

Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Vision	Agree	None required	None Needed
Objectives	Agree	None required	None Needed
Proposals Map	Agree- colour map would be useful for non locals who might use this map since the legend is colour coded only	This is colour coded on the on line version and will be in the final document	None Needed
CC1	Agree	None required	None Needed
CC2	Agree Consideration should be given to the areas covered by private gardens which taken together also form part of the village 'open' aspect. Recent developments in private gardens has been highly impactful on the outlook of neighbours and other local residents.	Paragraph 99 of the NPPF states that through local and neighbourhood plans, communities can identify and protect green areas of particular importance to them. The NPPG advises that Local Green Space does not need to be in public ownership, however it does need to meet the specified criteria within paragraph 100 of the NPPF; namely in reasonably close proximity to the community it serves; demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and local in character and is not an extensive tract of land. Unless there are any private gardens which met with the criteria	None Needed



		specified above, any proposals for development in gardens will need be too assessed in accordance with national planning policy and development plan policies.	
CC3	Agree	None required	None Needed
CC4	Generally agree see CC2	None Needed	None Required
CC5	Agree Parking provision is in accordance with CC12 not CC13. Allowance should be made for at least 2 cars per household in a rural community with sparse public transport links i.e. 20 for a 10 house development. If the developer cannot ensure capacity with proposed layout then should be compelled to rethink design or property count.	Amendment to be made to policy. In regard parking provision of all new developments, this needs to be assessed against the Council's Adopted Parking Standards and furthermore Policy CC12 of the Neighbourhood Plan provides stringent criteria in regard to residential parking in new developments.	Action: amend criteria c) to refer to Policy CC12. Plan amended
CC6	Agree Parking provision is in accordance with CC12 not CC13. Allowance should be made for at least 2 cars per household in a rural community with sparse public transport links i.e. 36 for an 18 house development. If the developer cannot ensure capacity with proposed layout then should be compelled to rethink design or property count.	Amendment to be made to policy. In regard parking provision of all new developments, this needs to be assessed against the Council's Adopted Parking Standards and furthermore Policy CC12 of the Neighbourhood Plan provides stringent criteria in regard to residential parking in new developments.	Action: amend criteria c) to refer to Policy CC12 Plan amended
CC7	Agree Parking provision is in accordance with CC12 not CC13. Allowance should be made for at least 2 cars per household in a rural community with sparse public transport links i.e. 8 for a 4 house development. If the developer cannot	Amendment to be made to policy. In regard parking provision of all new developments, this needs to be assessed against the Council's Adopted Parking Standards and furthermore Policy CC12 of the Neighbourhood Plan provides	Action: amend criteria c) to refer to Policy CC12

	ensure capacity with proposed layout then should be compelled to rethink design or property count.	stringent criteria in regard to residential parking in new developments.	
CC8-CC13	Agree	None required	None needed

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Vision	<p>Yes Preservation of countryside and wild life, views, and equally, protection of archaeological remains, is essential.</p> <p>Speeding is a constant problem which should be addressed (particularly at the corner of The Moor and Bridge End).</p> <p>Some footpaths need repair, in particular the kerbs at the Rectory Close/The Moor junction.</p> <p>We may not be concerned about the frequency of buses, as currently they are sufficient apart from evenings and Sundays, but we and many others are still dependent on bus travel, increasingly so as we get older.</p>	<p>Noted</p> <p>Average Speed Cameras are due to be installed on The Causeway, and yellow lines are now in place on the corners to help with visibility</p> <p>Will be reported to the Borough Council</p> <p>Noted- place into non land use</p>	<p>None required</p> <p>Place into non land use</p>
Objectives	<p>Yes We particularly agree with the following objective:</p> <p><i>Conserve and enhance the landscape, biodiversity, natural habitats and cultural heritage of the Parish</i></p>	None required	None Needed

Proposals Map	Yes We live at 5 The Moor and currently have a glimpse of the countryside on the other side of the road, looking towards Harrold. If the view here could be preserved (by not extending <i>buildings</i> in plot CC7 to the boundary) that would preserve our view – and that of passers-by.	This would be down to the developer	None Required
Policies	We agree with all the proposals which seem sensible and comprehensive	None Required	None Needed

<b>Respondent</b>	<b>Agent</b>
<b>Odell Parish Council</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Neighbourhood Development Plan	Supports the proposed Vision, objectives, proposals map and policies	None needed	None required

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Vision, Objectives, Proposals Maps	Agree	None needed	None required

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
Vision	Agree- I like the idea of developing footpaths and bridleways and protecting green spaces	None Needed	None Required
Objectives	Agree- it is vital to preserve our village status by not introducing too much new development, increase in traffic may well be a problem	None Needed	None Required
Proposals Map	Agree- very happy with the proposed sites which are well placed to cope with increase in traffic	None Needed	None Required

<b>Respondent</b>	<b>Agent</b>
<b>Resident</b>	

<b>Subject</b>	<b>Comment</b>	<b>Steering Group &amp; Parish Council Response</b>	<b>Amendments to NDP</b>
	The team is to be congratulated on the document. A lot of hard work has gone into it. Some of the following comments relate only to a few practical matters	None Needed	None Required
Document comments	There seems to be some discrepancy between p19 Para 3.1.3 and Appendix 2. Appendix 2 does not have maps, should it be App 3?	Noted	Plan to be reviewed and amended
CC1	How are you going to protect the village from light? Unfortunately some residents want more	It is hoped to obtain a balance between safety whilst maintaining a village feel	None Required
Design/CC3	There is a danger of pastiche in new build design. For instance para 2.1- 'developments will be in keeping ... construction materials... rubble.. brick' Ideas move on. Any brick will not be local. A Great opportunity was missed with the Royal Oak development. The houses are too near the road and add to the cramped feeling in Bridgend. What was appropriate in Victorian times is not necessarily so now. One has to move with the times, but carefully and with respect for what exists from the past. CC3 is written clearly enough to allow flexibility	Noted	None Required



	and appropriate contemporary design within the conservation area		
Document comment	The document should have a production date- say on the contents page. That enables the reader to relate to information which seems out of date when read later/ Apologies if there is one hidden away, but if so make it more prominent	Noted	Final Plan to have a date on
Document comment	Presumably the final plan will show the proposals map in colour. It is a bit difficult to interpret in black and white	Yes and they are colour on the website	None Required
Page 11	The Pre School is in the Village Hall part of the building, not in the Primary School and strictly speaking is not on the same site as the primary school	Noted	Wording to be altered
Page 13	Mobile Library. The Library day and times changes from time to time and perhaps the relevant para should say just this. It is currently fortnightly on Saturday mornings as the Local Government cuts have led to the loss of the weekly service. This is an example where a date on the plan would be useful as the reader would then realise that the information could be out of date.	Noted	Amend to currently fortnightly
Page 35	St Nicholas is described as a Diocesan Youth Centre which it no longer is. Presumably this is because the information is a direct copy of that prepared by English Heritage some years ago. Perhaps that source and its survey date if available should be indicated more clearly on P33. ( reverting to St Nicks, the Darling monument has lost its pineapple	Noted	Amendments to be made to plan

	and one wonders therefore of it would now be listed)		
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Vision	Agree- Housing must not exceed the agreed number. The village cannot cope with a large development. Adds to pressure on School, doctor etc	None Needed	None Required
Personal Comment	I am in agreement with the proposals made in the document, and feel it is not necessary to complete all sections as this is the case. The document is very well presented, a lot of work undertaken- well done team	None required	None Needed

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Vision, Objective, Proposals Map	Agree	None needed	None required

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Vision, Objectives, Proposals Map	Agree	None needed	None required

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Vision, Objectives, Proposals Maps	Agree	None needed	None required
CC7	Agree- the existing barn roofs are likely to contain asbestos- proper disposal must be ensured	The removal of asbestos will be dealt with by the imposition of a planning condition to any planning permission granted on the site.	None required

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Vision	Agree so long s we stay within the proposed totals (32) for new housing and that all new build will be in keeping with the village- not like some of the recent building work which is not within keeping with the style of the village	None Needed	None Required
Objectives	Agree so long as SPA does not change		
Proposals Map	Agree- shame the maps were not in colour as impossible to differentiate between various sites	Maps were in colour on line and will be in colour in final documents,	None Required
CC1	Agree	None Needed	None required
CC2	Agree- presumably all the school land is also exempt from any private building	School and college playing fields and grounds would not normally be suitable for designation. This is because national guidance states that the space must be capable of enduring beyond the plan period. In order to address future needs for school places there may be a need to reconfigure the arrangement of school buildings and playing fields. The National	None required

		Planning Policy Framework states that local planning authorities should give great weight to the need to create, expand or alter schools. Therefore, educational sites (grounds and playing fields) would not normally be suitable for designation.	
CC10	Agree/disagree. Agree that improved facilities are needed in the playing field (like all surrounding villages). Disagree that there is a need for a separate village hall- when would it be used? Given that 25% of the village are over 65 perhaps more activities are needed for that age group	Policy taken from Survey results	None Required
CC13	Agree. Contrary to the Boroughs claim that footpaths do not need resurfacing they do. More and more cars are parking on them causing them to break up and sink. Pavenham Road has not been touched since the early 80's when gas was brought up to the houses. The original tranches can still be seen	Noted- Clerk will report to Borough Council now	None Required

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Vision	Agree. 2.2.2 High level of car use and ownership is a consequence of limited bus service. Lack of good public transport can cause isolation for those without a car and limit employment opportunities for young people especially. 2.2.12 we feel that renewable energy initiatives should not be ruled out- but each scheme should be judged on merit and proposed location	Noted. The lack of public transport is not directly related to land-use matters. As such this point cannot be addressed directly through the provision of planning policy in the Neighbourhood Plan. Energy efficiency methods in the design of new buildings is addressed within emerging Policy 55 of the Borough Local Plan and there is no need to replicate this within the Neighbourhood Plan.	Action: would suggest that the seeking to retain public transport services is addressed within Section 4 – Non-land use actions of the Plan.  Amended under section 4
Objectives	Agree seems a fair representation of the views if villagers	None Needed	None Required
Proposals Map	Agree	None Needed	None Required
CC1	Agree- strongly agree that buildings should be no higher than 2 stories	None Needed	None Required
CC2b	Agree. Playing Field (LGS2) feel strongly that this must be protected. Can't imagine what 'exceptional circumstances' would occur to make building on it necessary	The NPPF states (at paragraph 101) that policies for managing development within a LGS should be consistent with those for Green Belts. The designation of a Local Green Space means that local communities are able to effectively rule out new development other than in very special circumstances. In regard to what constitutes special circumstances, this could relate to a development of significant national, local or economic importance.	None Required



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Vision	Agree	None Needed	None Required
Objectives	Agree	None Needed	None Required
Proposals Map	Agree	None Needed	None Required
comments	Congratulation on a very comprehensive and well thought plan with lots of information. Please to see affordable housing is included, important to keep attracting younger people and families to the village. Vey please to hear we are having average speed cameras, speeding definitely a problem on Pavenham Road	None Needed	None Required

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Vision, Objectives, Proposals Map	Agree	None Required	None Needed
CC1, CC3-13	Agree	None Required	None Needed
CC2	LSG1 and 2- what are the exceptional circumstances which would allow development?	The NPPF states (at paragraph 101) that policies for managing development within a LGS should be consistent with those for Green Belts. The designation of a Local Green Space means that local communities are able to effectively rule out new development other than in very special circumstances. In regard to what constitutes special circumstances, this could relate to a development of significant national, local or economic importance.	None Required

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Vision	Agree- wonder if the villagers felt like this in the 1960's when most of the houses here now were built. Most of this heritage (2.2.14) is less than 50 years old	None Needed	None Required
Objectives	Agree	None Needed	None Required
Proposals Map	Agree	None Needed	None Required
Policies	All Ok	None Needed	None Required

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Vision, Objectives, Proposals Maps	Agree	None required	None Needed
CC1-CC5	Agree	None Required	None Needed
CC6	A bit concerned about the number of dwellings in such small space	This site is owned by BPHA and has been granted planning permission (under Application Reference: 17/01961/MAF) for 18 new dwellings.	None Required
CC7-17	Agree	None Required	None Needed

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Vison, Objective and Proposals maps	Agree	None required	None Needed
CC1-CC4	Agree	None Required	None needed
CC5, CC6,CC7	Agree. As long as policy CC10 proposals are strictly adhered to and policy CC13 objectives implemented. Priority (e) prevention of further flash flooding	The Residents Survey highlighted the issue of flooding in particular flash flooding at Bridgend, The Causeway and The Moor. In light of this, Policy CC13 identifies flash flooding prevention and alleviation measures as a project for investment in local community infrastructure. The issue of flooding could further be reinforced within Policy CC1 with the addition of a criteria, as suggested.	Additional criteria to Policy CC1:- i. Not in areas at risk of flood. Plan amended

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Vision	Agree- movement explore more the possibility of bus service increases to encourage less car usage? Although probably futile	Noted- add to non land use	Add to non land use category
Objectives/proposal Maps	Agree	None required	None needed
CC1 , CC2	Agree With proviso that the 2 designated open spaces on The Causeway ( opp Beeby Way and The playing field) could be reviewed at a later date for use	Parish Council agreed to keep these as open views in line with the results of the survey. This could change in the next neighbourhood plan depending again on survey results	None Required
CC3-CC13	Agree	None required	None needed

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Vision	Agree- Add Pavenham Road to 2.2.3 where flash flooding also occurs	It is believed that now that the ditches on Pavenham Hill have been sorted this is unlikely	None Required
Objectives	Agree- Difficult to disagree because objectives not quantified and may therefore be difficult to enforce- for example criteria for 'in character of village' should be specified	Covered in respective policies and heritage information	None Required
Proposals Map	Agree	None required	None needed
CC1	Agree <u>But</u> 'sustainable' is not specified- is this the Brundhard definition?	Noted	None Required
CC2	Agree parcels of land marked O&E should be reconsidered for development	Parish Council agreed to keep these as open views in line with the results of the survey. This could change in the next neighbourhood plan depending again on survey results	
CC3,CC4	Agree	None required	None needed
CC5,	Specify conditions of part (a) more precisely	The current policy allows some leeway with the design and this would be covered at the planning application stage and in line with respective policies of both the NDP and the Borough Council	None Required
CC6,CC7	Part a should be specified in detail	The current policy allows some leeway with the design and this would be covered at the planning application stage and in line with respective policies of both the NDP and the Borough Council	None Required
CC8, CC9, CC10	Agree	None required	None needed

CC11	Specify conditions in part c&d	The current policy allows some leeway with the design and this would be covered at the planning application stage and in line with respective policies of both the NDP and the Borough Council	None Required
CC12, CC13	Agree	None required	None needed



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Vision. Objectives. Proposals Map	Agree	None required	None needed
Polices CC1-CC13	Agree	None required	None needed

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Vision. Objectives. Proposals Map	Agree	None required	None needed
Polices CC1-CC13	Agree	None required	None needed