



ISSUES AND OPTIONS CONSULTATION FEEDBACK - SUMMARY OF RESULTS

October 2018

YOUR NEIGHBOURHOOD, YOUR FUTURE

The local community has a vital role to play in helping to shape the future development and change of Wootton Parish over the next 20 years. The comments made in the first stages of consultation have helped identify key issues and possible options to address them, including ideas on potential locations for growth. A consultation has now been held to obtain feedback on these options and initial ideas, so that policies can be determined and the Neighbourhood Development Plan can be drafted in line with the views and requirements of the community.

The consultation took place over an extended period of 6 weeks ending on 1 August 2018 to give everybody a realistic chance of responding. In line with our Community Engagement Strategy (which can be found at www.woottonpc.bedsparishes.gov.uk) all sections of our community were encouraged to get involved - this included personal contact with authorised representatives of the Parish Council in an effort to reach some of the "hard to reach" groups (in particular the elderly). Paper and electronic methods of engagement were used to encourage good levels of feedback, with comments also invited by e-mail to WoottonParishClerk@gmail.com.

The consultation attracted a total of 254 responses, which is equivalent to 15% of dwellings in the Parish (based upon 2011 census data).

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

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

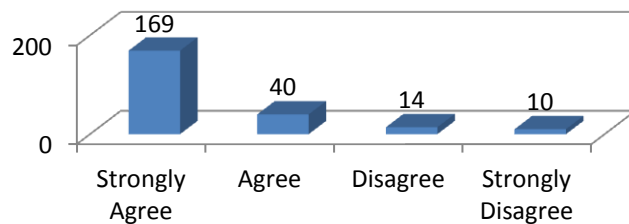
VISION

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

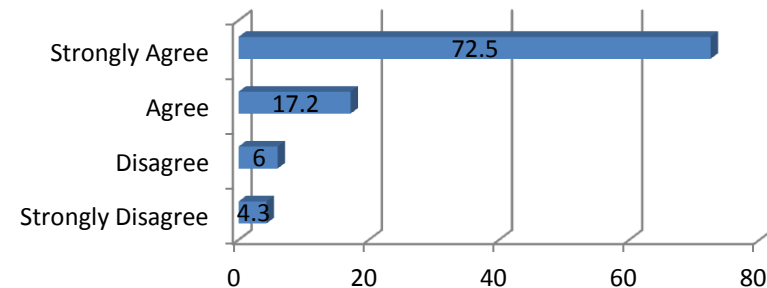
"To protect and strengthen Wootton's strong local identity and integrity as a historic rural village, working together to improve quality of life for those living, studying and working in Wootton"

209 of 233 respondents (89.7%) to the draft vision that was identified in the issues and options consultation strongly agreed or agreed with the statement. It is concluded that there is overwhelming support for the vision.

Vision Statement (Number)



Vision Statement (%)



THEME - HOUSING

CORE OBJECTIVE: TO PROVIDE HOUSING WHICH MEETS THE NEEDS OF THE DIVERSE AND GROWING COMMUNITY AND TO INFLUENCE THE LOCATION, SCALE, DESIGN AND TYPE OF NEW HOUSING TO ENSURE THAT IT FITS WITH THE DISTINCTIVE CHARACTER OF WOOTTON'S BUILT HERITAGE AND MEETS IDENTIFIED LOCAL HOUSING NEEDS

A number of options were consulted on during June and July 2018 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- The need for a better mix of housing (tenure and price).
- The type, tenure and cost of new housing should meet the housing needs of the local area.
- Any new housing should broaden the range of stock available in the Parish with a priority for elderly accommodation, bungalows and 2-3 bedroom houses.
- The need for some good quality affordable housing provision.
- Growth will impact on infrastructure and, as such, capacity issues must be addressed with careful integrated planning.
- The need to avoid major growth due to the impact on the infrastructure.
- To enable new and existing homes to be better served by utility infrastructure.
- Small scale developments (e.g. less than 25 homes) are preferred to meet identified need, growth targets and help sustain local services and facilities.
- The need to ensure quality design and building standards for all new development.
- The need to ensure that the village retains its character, rural atmosphere and, in particular, respect environmental and heritage features.
- The need to ensure that both the fabric and the setting of listed buildings and heritage assets continue to be protected.
- The need to preserve and enhance the Conservation Area.



THEME - HOUSING

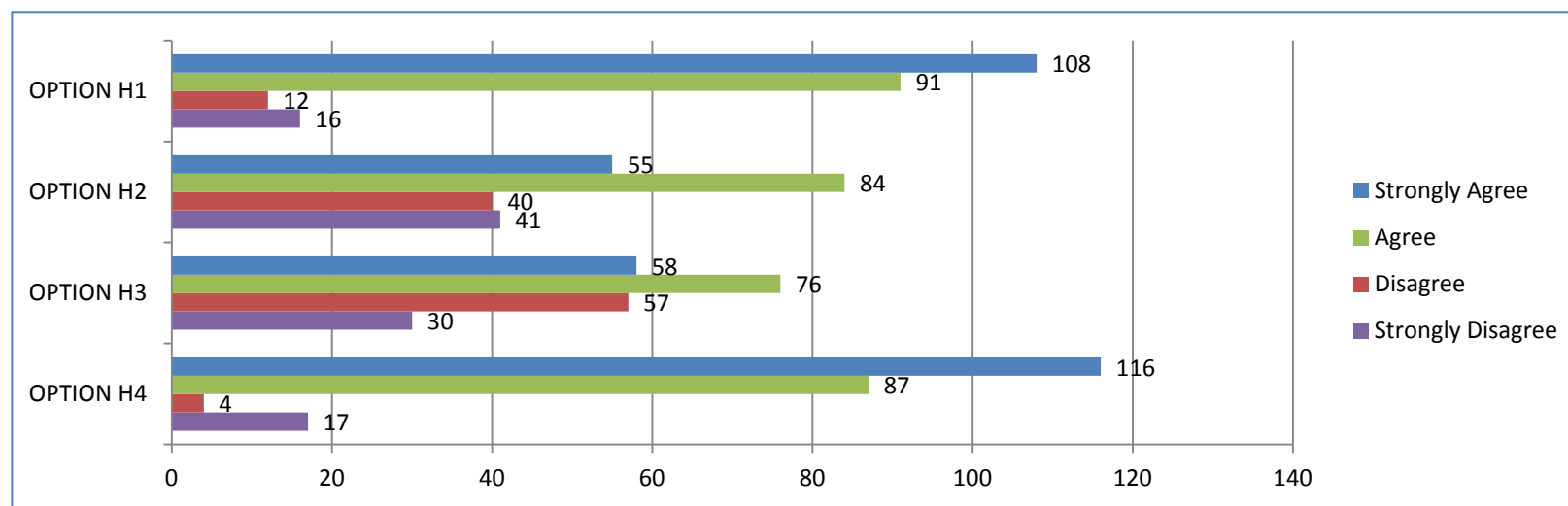
Sub-Objective 1: To deliver a housing growth strategy tailored to the needs and context of Wootton, ensuring that a mix of housing types is delivered across all tenures and seeking to provide existing and future residents with the opportunity to live in a decent home

OPTION H1: All new housing should help to broaden the range of stock available in the Parish. It should complement and add to the existing stock, broaden choice and extend the opportunity to own a house or live in the village to a wide range of people. The type, tenure and cost of new housing should meet the needs of the local area and there will be a presumption in favour of a particular need for elderly accommodation, 2-3 bedroom market houses and bungalows to meet the identified current and future needs of existing owner occupier residents wishing to stay in the village.

OPTION H2: Affordable rented and shared ownership housing for local people in Wootton should be provided by including a rural exception site development within the Neighbourhood Plan, as recommended by the Housing Needs Survey. This would provide for the recommended twelve affordable units plus 2-3 bedroom market homes and bungalows delivered alongside or as part of a rural exception site, with the market housing cross-subsidising the affordable housing.

OPTION H3: All proposals for new housing in Wootton village for ten or more dwellings should provide at least 30% affordable housing as required by Borough Council policies. Affordable homes should be provided as an integral part of the development and their design should be tenure blind. Development will be expected to contribute to the provision of affordable homes including the needs of older people and vulnerable groups.

OPTION H4: All affordable housing will be subject to conditions or a planning obligation to ensure that when social rented homes are allocated to qualifying candidates first priority is given to people with a family or work connection to Wootton Parish and second priority is given to those with connections to surrounding Parishes and third priority to all other qualifying candidates.



THEME - HOUSING

Sub-Objective 2: To meet new housing demand in a way that ensures that the right type of housing is built in the right locations, and that protects the village from uncontrolled, large scale, or poorly placed development

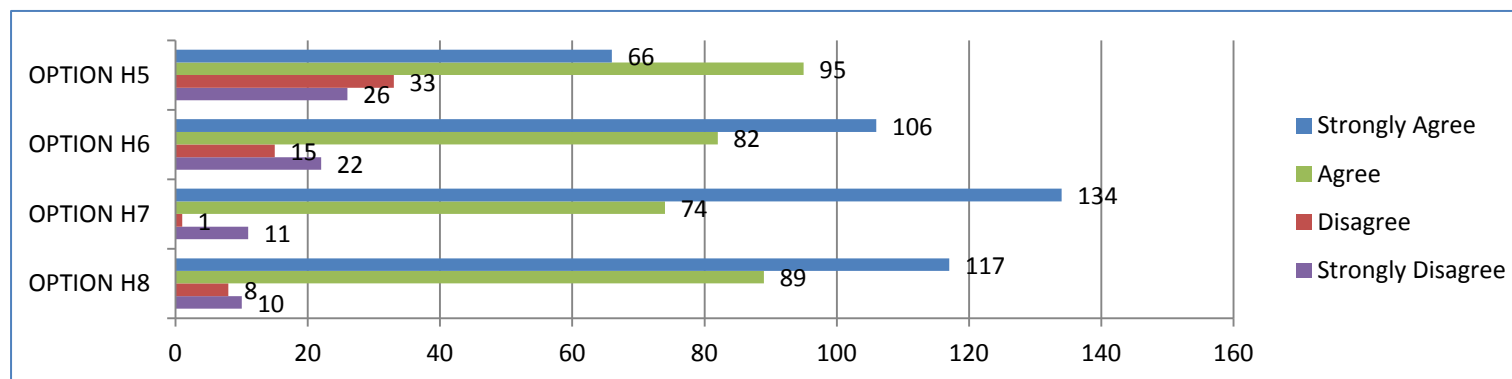
OPTION H5: The Neighbourhood Plan will identify sites considered suitable for potential housing development. On the basis of current need, sustainability and existing infrastructure, the Plan will allocate sites sufficient to accommodate a total of 145 residential units within the Plan period. This includes the local need for at least 12 units of affordable rent or shared ownership housing and up to 133 units of owner occupied market and affordable housing, comprising 2-3 bedroom houses and bungalows or otherwise suitable properties (e.g. houses built to Lifetime Homes criteria), that had been ascertained from a Housing Needs Survey. This is the equivalent to approximately 10 homes per annum, on average, over the Local Plan period and this level of growth should be acceptable to the local community if the right type of housing is proposed.

OPTION H6: The development required to meet identified need in the village should take place on a number of small sites with access to local amenities rather than concentrated in one place.

OPTION H7: There will be a presumption in favour of low density development (less than 20 dwellings per hectare).

OPTION H8: Planning permission will be supported for small residential development on infill sites within the village, subject to proposals meeting the following criteria:

- (i) Being well designed and meeting relevant requirements set out in other Policies in the statutory development plan as it relates to Wootton;
- (ii) Being of an appropriate scale and character to the existing settlement;
- (iii) Not affecting open land which is of particular significance to the form and character of the village;
- (iv) Preserving and enhancing historic buildings and areas of historic or environmental importance including those identified in the Conservation Area Appraisal and Wootton Village Design Statement (see OPTION H17 below);
- (v) It comprises the renovation or conversion of existing buildings for residential purposes and the proposal is in keeping with the character and quality of the village environment;
- (vi) Protecting the amenity of existing residents; and
- (vii) Promoting sustainable development that equally addresses economic, social and environmental issues.

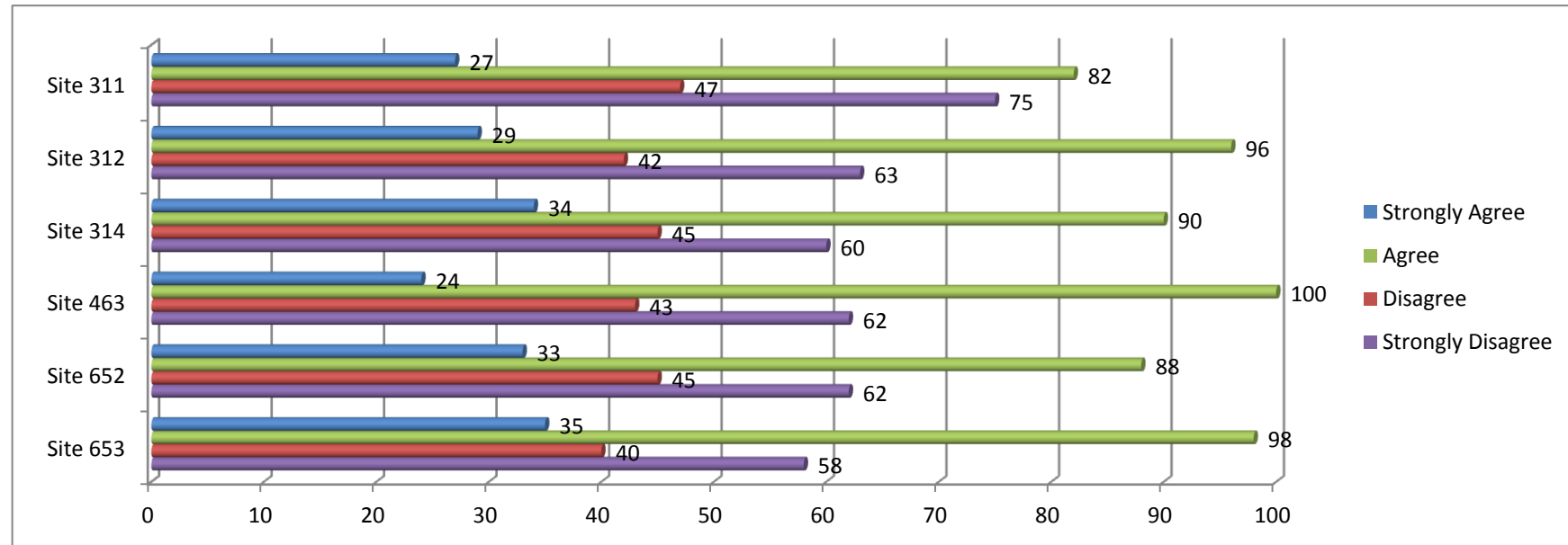


THEME - HOUSING

OPTION H9: In terms of housing land allocations, in the context of future planning to 2035, and bearing in mind the preference for some smaller scale developments to meet identified need (including bungalows) the allocation of the sites for new housing to meet local needs and growth targets, as identified on Map 1 below, will be supported for the following approximate scale of curtilage development:

- (1). Land adjacent to 41 Keeley Lane, Wootton (Call for Site reference 311) for a small to medium development of up to 25 dwellings.
- (2). Land South of Keeley Lane, Wootton (Call for Site reference 312) for a small to medium development of up to 25 dwellings.
- (3). Land at Hall End Road, Wootton (Call for Site reference 314) for a small to medium development of up to 25 dwellings.
- (4). Land on the South Side Keeley Lane, Wootton (Call for Site reference 463) for a small to medium size development of up to 20 dwellings to meet local need in line with Policy H2 above.
- (5). Land at The Chequers Public House, Wootton (Call for Site reference 652) for a small to medium development of up to 25 dwellings.
- (6). Land at Tinker's Corner, Keeley Lane, Wootton (Call for Site reference 653) for a small to medium development of up to 25 dwellings.

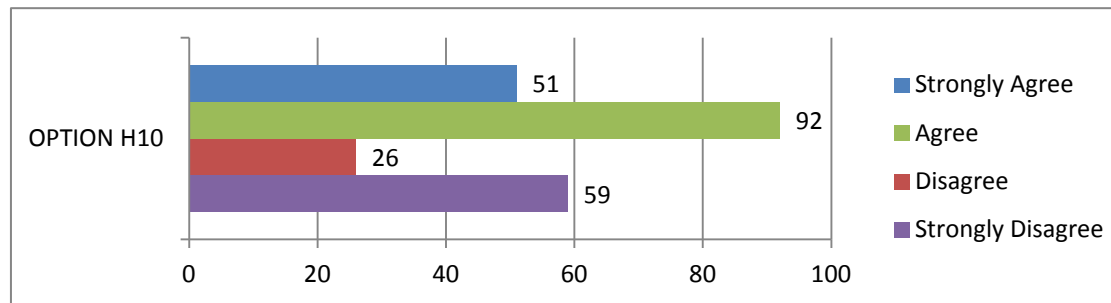
Notwithstanding that such support will be subject to (i) The design and layout respecting and enhancing the natural, built and historic environment; (ii) the mix and tenure proposed meets the identified need; (iii) there is adequate parking provision and private amenity space; and (iv) it can be demonstrated that an appropriate standard of access can be achieved for both vehicles and pedestrians.



THEME - HOUSING

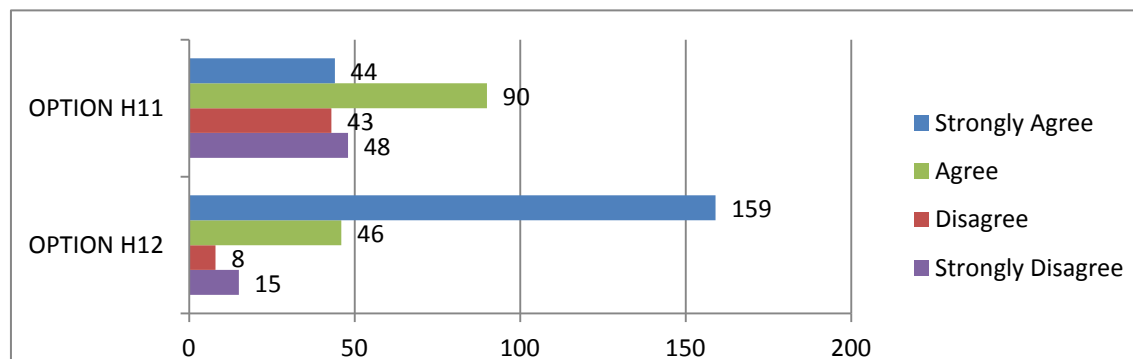
OPTION H10: Land at Tinker's Corner, Keeley Lane, Wootton (Call for Site reference 653), as identified on Map 1, is allocated for the provision of approximately 25 dwellings. Development will secure land for the reconfiguration of the existing highway to enable the provision of a new appropriately designed roundabout to serve potential future new infrastructure connecting Tinkers Corner to Wood End Lane/Gibraltar Corner.

[See OPTION S3 in the Sustainable Communities Theme: "To actively pursue with relevant stakeholders the delivery of new infrastructure to assist entry to and egress from the village (including Upper School transport), including a full evaluation and appraisal of a new road needed from Tinkers Corner to Wood End Lane/Gibraltar Corner). This new provision also has the potential to reduce school traffic (destination traffic), particularly the difficult conditions in Church Road at the beginning and end of the school day"].



OPTION H11: In the event that there are issues with bringing forward development on the sites specified above, such as the inability to demonstrate suitable highway access can be provided to the site, the proposed allocation of houses should be distributed on the other preferred locations for growth if this can be accommodated.

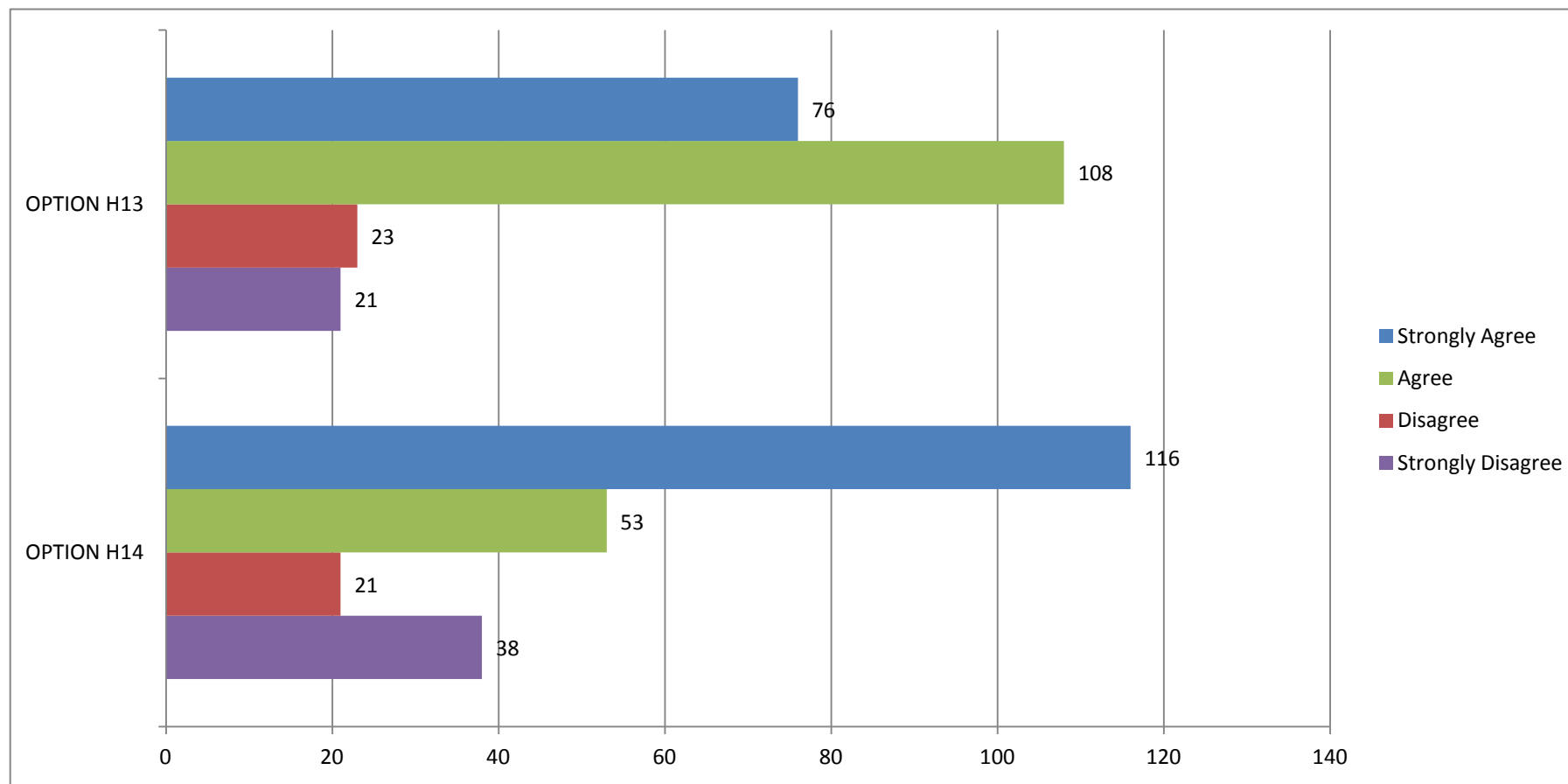
OPTION H12: All development proposals that would qualify as a major planning application should carry out an appropriate level of community consultation before a planning application is submitted.



THEME - HOUSING

OPTION H13: There will be a presumption in favour of a mix of 2/3 bedroom semi-detached or terraced housing, the provision of bungalows and the provision of retirement housing/sheltered accommodation for the elderly (See OPTION H1 above).

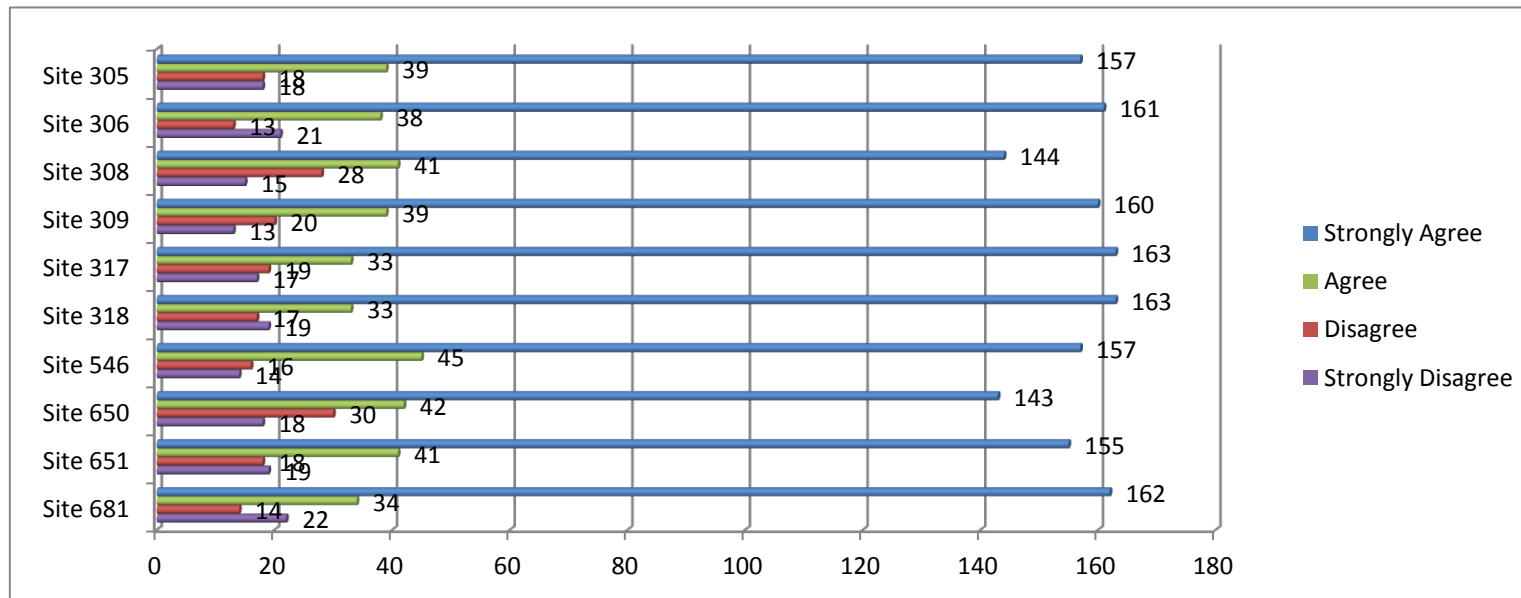
OPTION H14: The provision of flats/apartments and three storey housing as part of new developments will only be acceptable if there is a definite need for such provision in the Parish and this can be clearly demonstrated.



THEME - HOUSING

OPTION H15: The following sites identified on Map 1 below as 305, 306, 308, 309, 317, 318, 546, 650, 651 and 681 are not considered suitable for development. All sites have been assessed by an experienced Planning Consultant against their suitability, availability and achievability in line with Planning Practice Guidance and, following assessment, the sites are not considered to be appropriate for allocation in the Neighbourhood Plan:

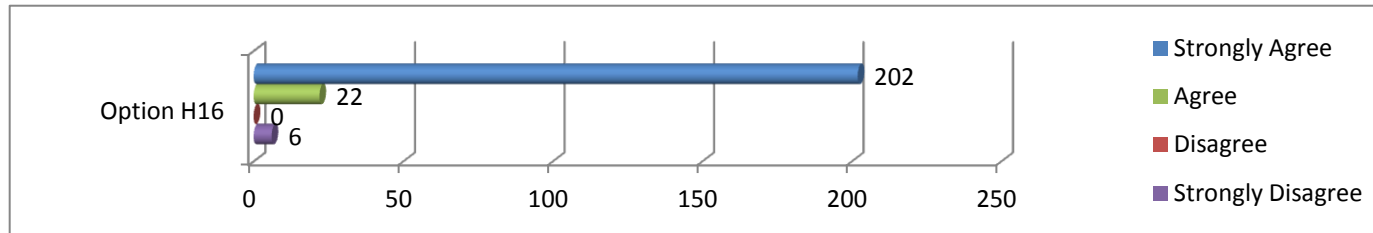
- Site 305: Land at Berry Farm, off Cranfield Road (17.1 hectares) - proposed for 300 dwellings.
- Site 306: Land West of Cranfield Road, Wootton (10.5 hectares) - proposed for 250 dwellings.
- Site 308: Land at Wootton Green (1.5 hectares) - proposed for 30 dwellings.
- Site 309: Land at Wootton House (1.75 hectares) - proposed for 47 dwellings.
- Site 317: Land at Potters Cross and Wootton Road (18.14 hectares) - proposed for 380 dwellings.
- Site 318: Land East of Potters Cross, Wootton (13.35 hectares) - proposed for 280 dwellings.
- Site 546: Land at Hall End Road, Wootton (2.4 hectares) - proposed for 64 dwellings.
- Site 650: Land at Potters Cross (0.1 hectares) - proposed for 3 dwellings.
- Site 651: Land at Cranfield Road, Wootton Green (5.64 hectares) - proposed for 150 dwellings.
- Site 681: Land rear of Wootton Upper School (16.28 hectares) - proposed for 400 dwellings.



THEME - HOUSING

Sub-Objective 3: To ensure that any proposal for development ensures adequate and enhanced physical and communications infrastructure.

OPTION H16: Any proposal for development should demonstrate that it will provide sufficient capacity for sewerage, water supply, electricity, telephone land line and broadband service.

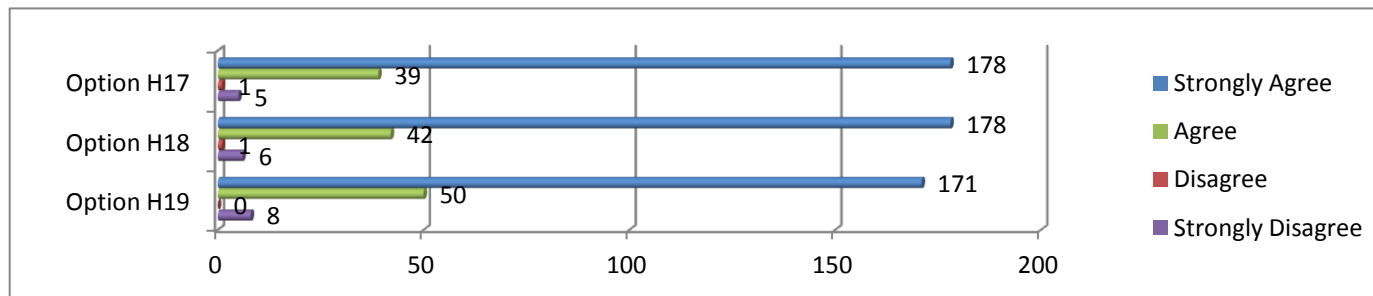


Sub-Objective 4: To provide new housing which is high quality in design, layout and materials, appropriate in size and suitable for the whole life needs of residents

OPTION H17: Proposals for new housing development should have regard to the advice in a proposed Wootton Village Design Statement in respect of character, design, siting, appearance, layout and other design considerations. Proposals for new development should be sensitively designed and contribute positively to the character and appearance of the village and wider Parish, protecting and enriching the look and feel of the village and ultimately ensuring that the impact of such development on the natural and built environment is minimised. Development within or adjacent to the village conservation area should either preserve or enhance its character and appearance.

OPTION H18: The proposed Wootton Village Design Statement should incorporate proposals to improve and enhance at a local level (i) car parking space standards; (ii) amenity space standards; (iii) massing standards (building shape and size); and (iv) external finish standards.

OPTION H19: All new development within the Parish should seek to achieve the highest standards of sustainable design and, in particular, demonstrate in proposals how design, construction and operation, (a) has been designed to improve environmental performance, energy efficiency and adapt to changes of use and a changing climate over its lifetime; (b) makes use of sustainably sourced materials; (c) minimises resource demand and the generation of waste and maximises opportunities for reuse and recycling; (d) is located where services and facilities can be easily accessed by walking, cycling and public transport; (e) maximises use of sustainable building design; and (f) maximises water efficiency and promotes best practice in sustainable drainage.



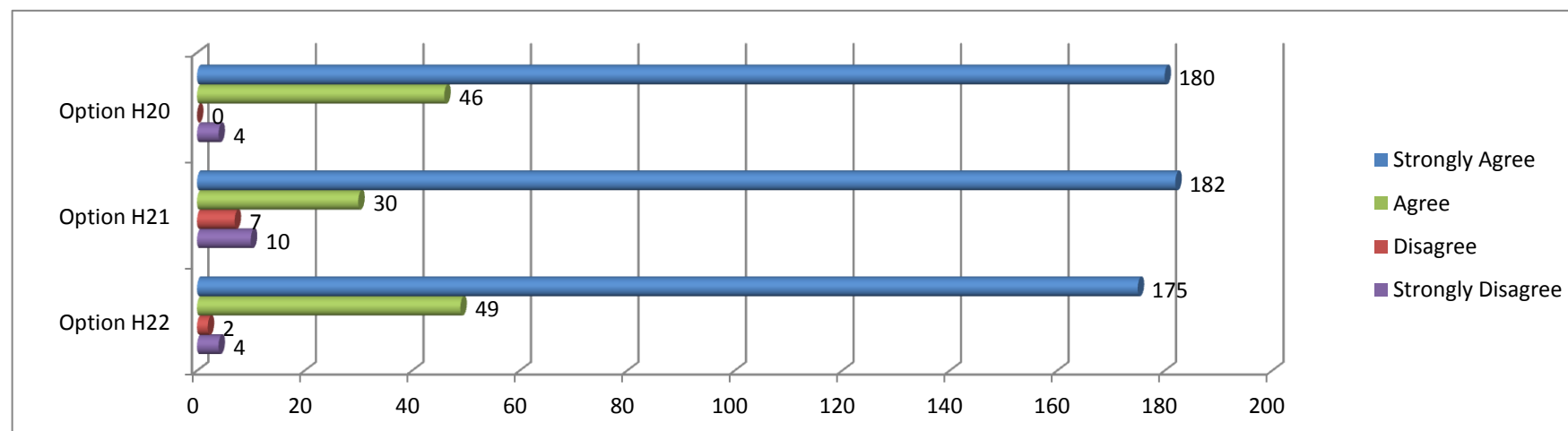
THEME - HOUSING

Sub-Objective 5: To support sensitive development which is sympathetic to the area, protects and enriches the look and feel of the village and that minimises the impact of such development on the natural and built environment (including protected assets).

OPTION H20: There will be a presumption against any development which is likely to be unsympathetic to the protection and enhancement of open spaces and the protection of entrances and exits to and from Wootton and a presumption against development that has a detrimental impact on existing countryside views.

OPTION H21: There is considerable interest from landowners in developing land in Wootton but many sites are unacceptable. Consultation with residents has identified a clear message that the existing views and vistas enjoyed across the countryside must be maintained to retain the “village feel” and “sense of place”. This is vital to ensure that Wootton is maintained as a separate entity, avoiding coalescence with other areas. Accordingly, sites referenced 309, 681, 306, 651, 305, 546, 317 and 318 on Map 1 below should not be developed as these areas provide important countryside views that should be protected by appropriate policies in the emerging Neighbourhood Plan.

OPTION H22: All proposals for new development, including extensions to existing dwellings, will be expected to meet the following criteria to be considered acceptable in design terms: (i) the design and layout is of a high quality that is considered to be in keeping with the scale and character of the immediate surroundings; (ii) respect the context and setting of all Heritage Assets, particularly those that are designated; (iii) the proposal would provide sufficient parking and an adequate level of private amenity space in accordance with the Village Design Statement (see Options H17 and H18 above); (iv) provide hard and soft landscaping appropriate to the scale, location and design of the development; (v) play and open space is provided in accordance with the Fields Trust standards; and (vii) there is no unacceptable loss of amenity to neighbouring developments through loss of privacy, loss of light, visual intrusions, noise and pollution. All planning applications should provide a written statement which demonstrates how the above criteria has been considered and incorporated into the development proposal.

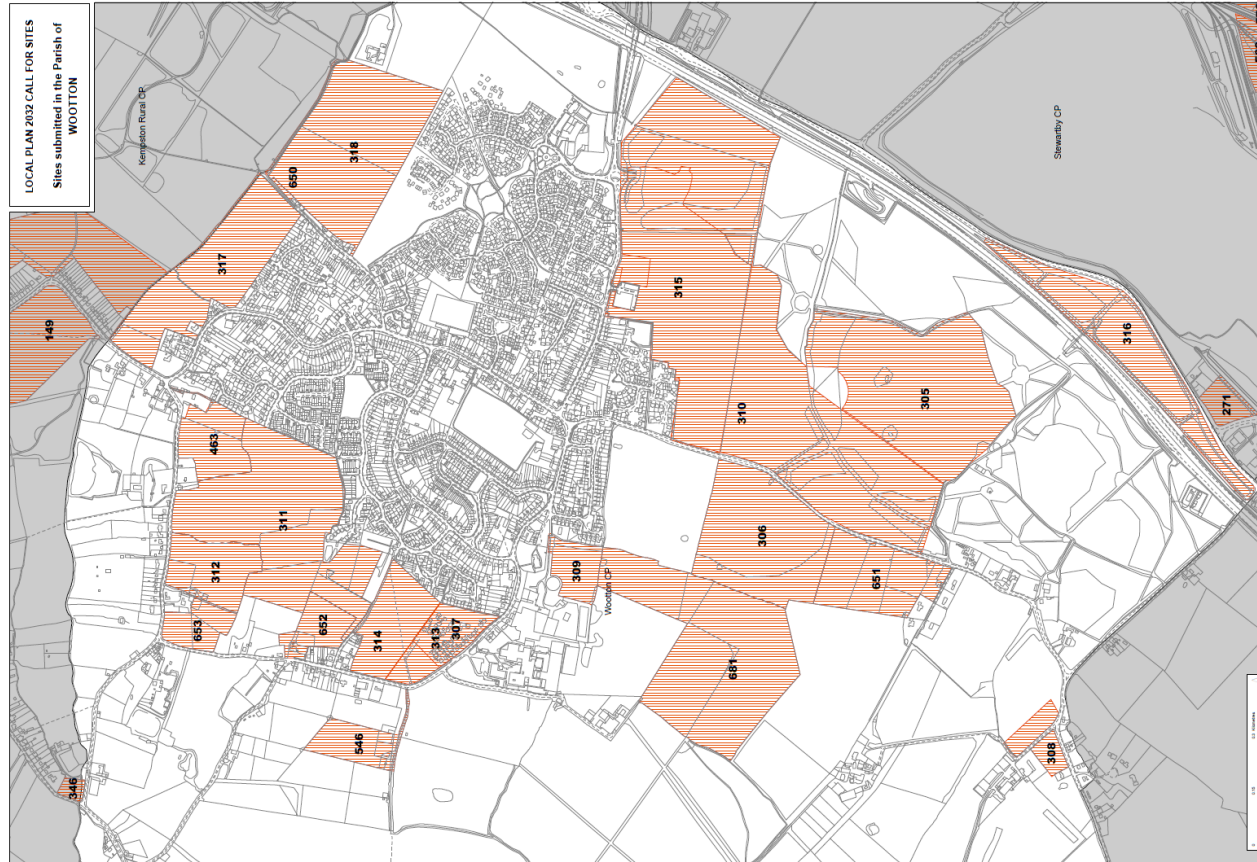


THEME - HOUSING

SUMMARY OF FEEDBACK:

- (a) In terms of the level of growth, there was very strong support (73% of respondents) for allocating suitable sites sufficient to accommodate a total of 145 new homes in the Local Plan period.
- (b) There is a very clear preference that the development required to meet identified need in the village should take place on a number of small sites with access to local amenities rather than concentrated in one place.
- (c) There is an overwhelming preference for low density development (less than 20 dwellings per hectare).
- (d) In terms of locations for growth (and in the context of limited growth), there is a reasonable level of support for the identified preferred sites (Sites 311, 312, 314, 463, 652 and 653) and the proposed scale of development (up to 25 new dwellings) on each of these sites; in respect of the land adjacent to 41 Keeley Lane, Wootton (Call for Site reference 311) - the Crown Estate land - there is less support but this may reflect the overwhelming support for the protection of an area of this land to the south of Keeley Lane and North of Hall End Road (adjacent to Canons Close) for new Village Open Space - see response to question E3.
- (e) There is significant support for a mix of 2/3 bedroom semi-detached or terraced housing, the provision of bungalows and the provision of elderly accommodation in any new development in Wootton. In addition, based upon the responses, the provision of flats/apartments and three storey housing as part of new developments would only be acceptable if there was a definite need for such provision in the Parish and this would need to be clearly demonstrated.
- (f) There is a positive endorsement for the inclusion of a Wootton Village Design Statement in the Neighbourhood Plan.
- (g) There is a good level of support, in respect of the development of land at Tinker's Corner, Keeley Lane, Wootton (Call for Site reference 653), for ensuring that land is secured for the possible future reconfiguration of the existing highway to enable the provision of a new appropriately designed roundabout to serve potential future new infrastructure connecting Tinkers Corner to Wood End Lane/Gibraltar Corner.
- (h) There is overwhelming confirmation that the other submitted sites by landowners/agents for potential housing (Sites 305, 306, 308, 309, 317, 318, 546, 650, 651 and 681) should not be allocated for development.
- (i) There is further overwhelming agreement that existing views and vistas enjoyed across the countryside must be maintained and that the Sites referenced 305, 306, 309, 317, 318, 546, 651 and 681 should not be developed as these areas provide important countryside views that should be protected by appropriate policies in the emerging Neighbourhood Plan.

MAP 1: SITES SUBMITTED IN RESPONSE TO CALL FOR SITES



THEME - ENVIRONMENT

CORE OBJECTIVE - TO PROTECT THE PLACE DEFINING CHARACTERISTICS OF WOOTTON'S SPECIAL LOCAL ENVIRONMENT AND ENRICHED COUNTRYSIDE, INCLUDING THE EXISTING LOCAL GREEN SPACES, AND TO ENSURE THAT NEW DEVELOPMENT CREATES NEW SPACE AND CONTRIBUTES TO THE OPEN SPACE NEEDS OF THE LOCAL COMMUNITY, INCLUDING THE PRESERVATION OF THE NATURAL FEATURES IN THE DISTINCTIVE LANDSCAPE

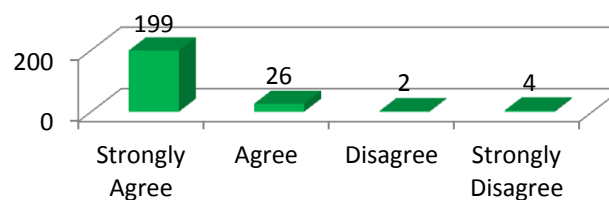
A number of options were consulted on during June/July 2018 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- The need to protect green space and open spaces in the village.
- Support for creating new open spaces (building on the Green Infrastructure Plan).
- Increase accessible public open space (including potential provision of a community orchard, Country Park or wild British Meadows).
- The Marston Forest should be a continuous area of green space around Wootton (and expanded).
- Countryside views and vistas must be maintained to retain the “village feel” and to avoid coalescence.
- Open spaces of amenity, ecological or recreational value within the built up area should be retained.
- The need to protect trees, hedgerows, and other distinctive features in the village.
- The potential need for a tree planting scheme.
- The need to protect natural resources.
- The need to protect heritage assets.
- The importance of ridge and furrow fields.
- Support for an improved network of footpaths and bridleways (e.g. Parish Walks).
- A commitment to improve accessibility for all throughout Wootton to support healthy communities.
- The need to consider the allocation of land for future cemetery provision to ensure the availability of future capacity for a period of 100 years.
- The need to protect existing allocation land; but no significant additional demand identified.
- The scope to deliver local environmental improvements and the need to develop an action plan to respond to local issues raised via the consultation process.

Sub-Objective 1: To protect, improve and enhance community open spaces

OPTION E1: The areas of open space and countryside identified in Map 2 below will continue to be preserved and protected from inappropriate new development.

Open Space Protection (No. of Respondents)



THEME - ENVIRONMENT

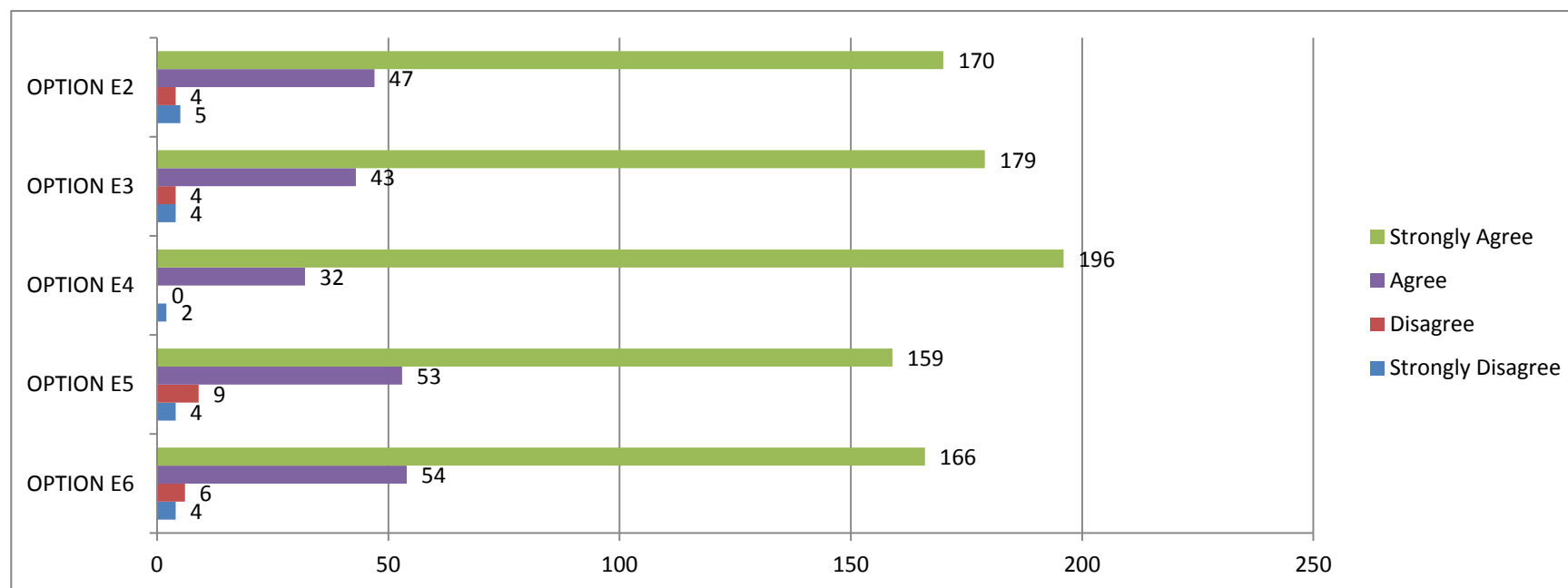
OPTION E2: The redevelopment or partial redevelopment of designated areas of Village Open Space will not be supported unless it can be demonstrated that (i) the proposals would result in enhancement of the existing Village Open Space; (ii) development of the Village Open Space would result in significant benefits for the community as a whole; and/or (iii) there would be no significant adverse impact on the visual quality of the surrounding area and overall character of the village.

OPTION E3: That a new protection for important Village Open Space be supported for the area comprising the portion of land of approximately [to be agreed] hectares to the south of Keeley Lane and North of Hall End Road (adjacent to Canons Close), identified on Map 3 below, which defines this important Village Open Space.

OPTION E4: The provision of additional and protection of existing public open space will be a key requirement of planning applications for future development in the village.

OPTION E5: A key requirement of planning applications will be to provide solutions to encourage enhanced recycling rates.

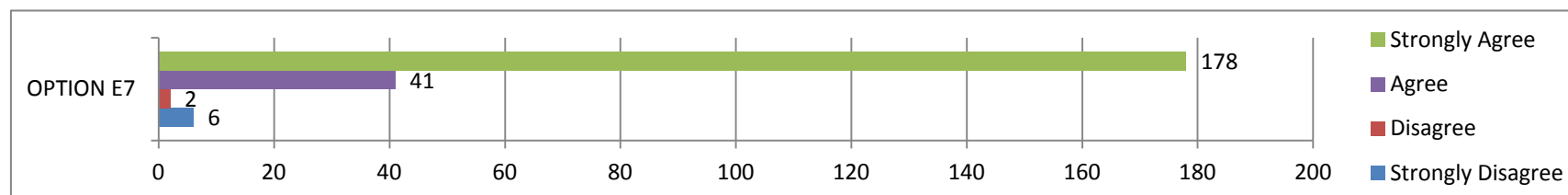
OPTION E6: Any proposal for the loss of the existing allotment land in the Parish of Wootton will be resisted.



THEME - ENVIRONMENT

Sub-Objective 2: To ensure that any new development includes new appropriate and proportionate green spaces for leisure, recreation and enjoyment.

OPTION E7: Proposals for new development in Wootton for in excess of five dwellings should be accompanied by a green infrastructure plan to show how the development can improve green spaces and corridors for people and nature and how wildlife can be protected and enhanced.



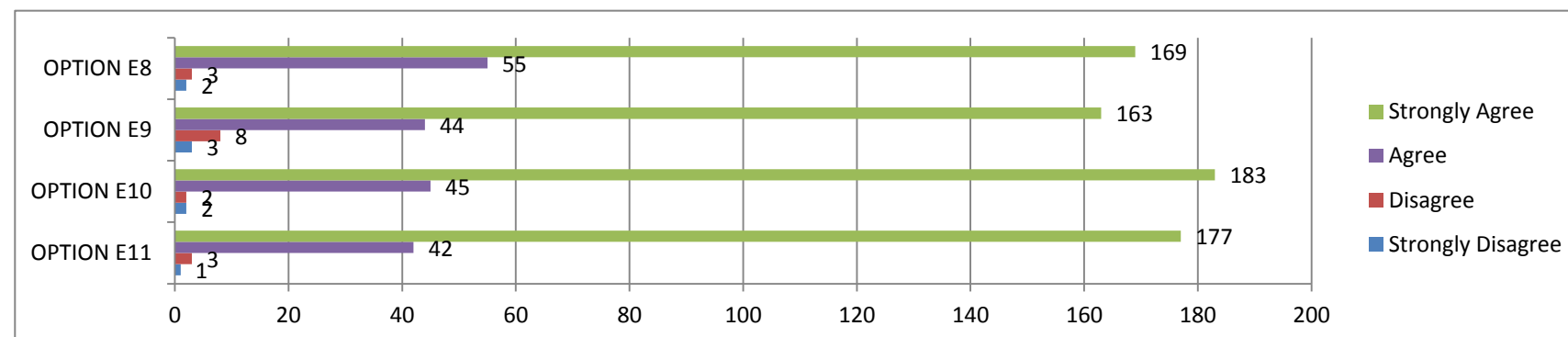
Sub-Objective 3: To minimise the impact of new development on the local area and, in doing so, to protect the distinctive views and visual connectivity with the surrounding countryside, landscape and heritage assets.

OPTION E8: The use of boundary features (such as walls and hedges) within any proposed development, including extensions to existing dwellings, should respect local tradition, materials and/or species and/or mixes.

OPTION E9: To prevent coalescence with neighbouring areas, no development will be permitted on the area of land identified on the Neighbourhood Plan Proposals Map [to be prepared] - See also Option H21 in the Housing Theme.

OPTION E10: To protect the open countryside and Wootton's character and identity as a village and to avoid further physical coalescence with the urban area of Kempston and adjoining areas of growth, "Areas of Separation" have been designated and, within these areas, development will be limited to recreational open space and essential infrastructure; and development to meet the needs of agriculture and forestry. Designated Areas of Separation are identified on Map 3 below.

OPTION E11: The natural characteristics and unique Parish features are prominently displayed and visible from a number of vantage points within the Parish of Wootton. The Neighbourhood Plan Village Design Statement (see Option H17 in the Housing Theme) shows views in and out of the village which are to be protected given their identity and contribution to the area.



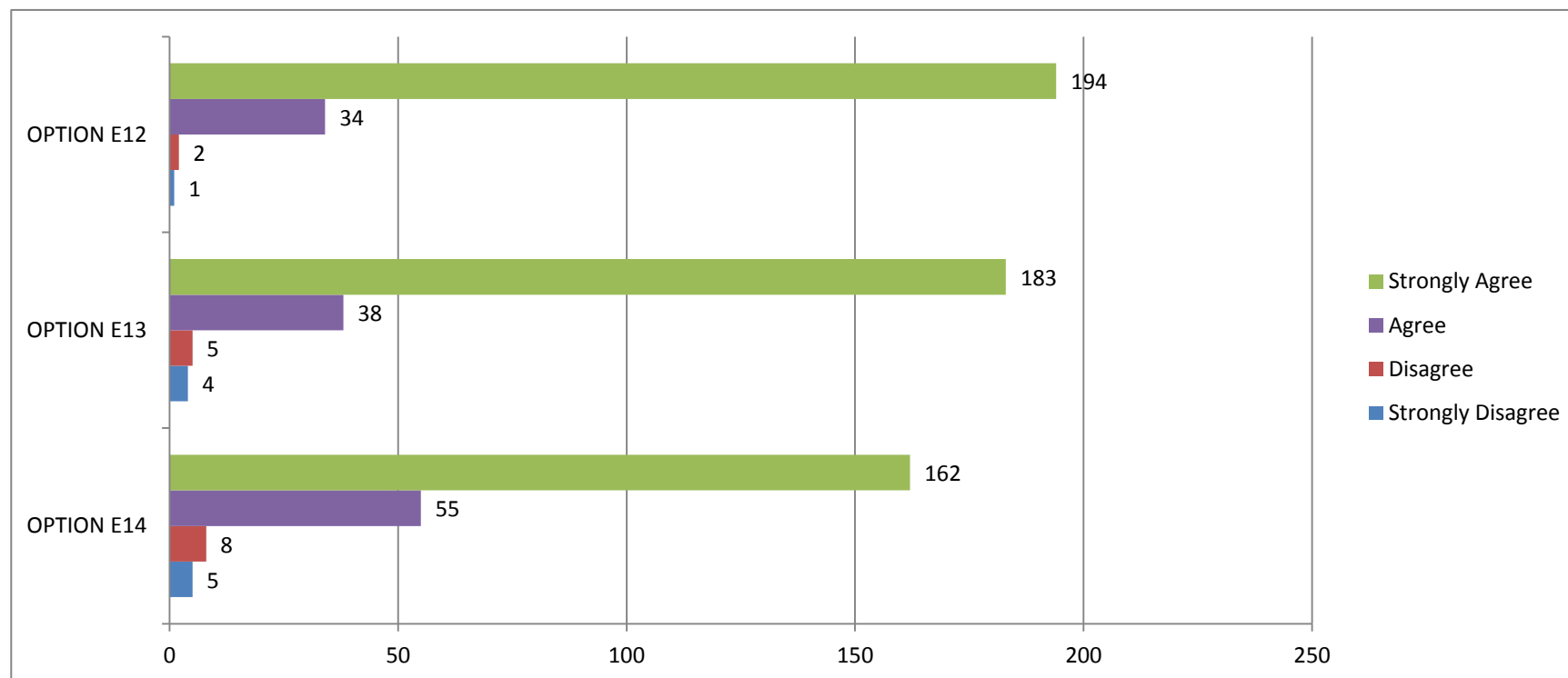
THEME - ENVIRONMENT

Sub-Objective 4: To protect and enhance the biodiversity of our area, our local wildlife and its habitat and trees and preserve ecological corridors and sites of special interest.

OPTION E12: Development proposals must be designed to retain wherever possible established healthy trees and hedgerows, trees of good arboricultural and amenity value and hedgerows. Proposals which either result in the loss of or affect existing trees or hedgerows should be accompanied by appropriate surveys and reports by a qualified person to establish the health and longevity of any affected trees or hedgerows, and a management plan to demonstrate how they will be so maintained and, where loss occurs, suitable replacement landscaping.

OPTION E13: Where it is proposed that trees of good arboricultural or amenity value are to be removed as a consequence of development proposals they must be replaced on a ratio of 3 new trees for each one removed.

OPTION E14: Proposals for new development in Wootton for in excess of five dwellings should provide at least 25% Tree Canopy Coverage of the ground when viewed from above (i.e. the layer of tree leaves, branches and stems).



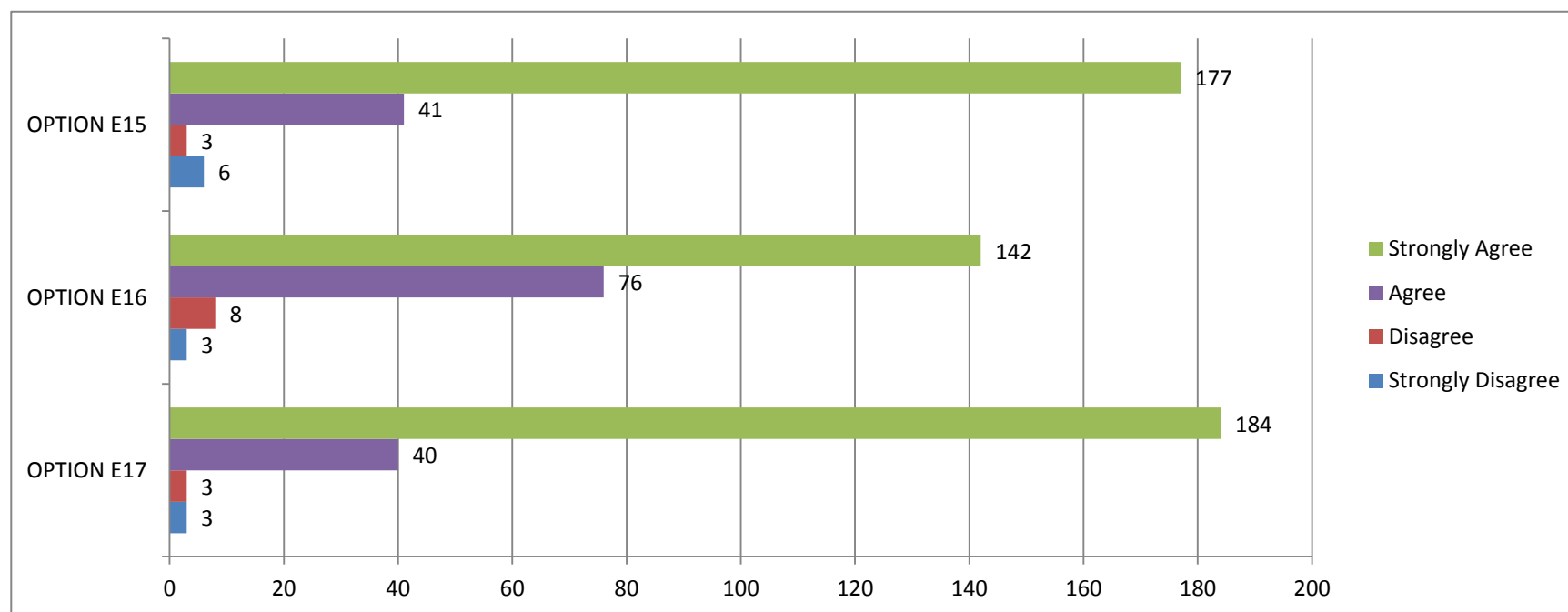
THEME - ENVIRONMENT

Sub-Objective 5: To maintain the distinct character of the village by preserving, protecting and enhancing the high quality and distinctive rural landscape for present and future generations.

OPTION E15: Planning permission will only be granted for development within the Wootton Conservation Area if proposals preserve or enhance the character of the area. Development proposals will be assessed to ensure that they do not adversely affect important open spaces, trees, street scenes and views into and out of the Conservation Area.

OPTION E16: The Neighbourhood Plan should include policies to address the provision of maps, direction signage and information boards to promote areas of interest in the Village and to ensure that these are informative and helpful whilst not becoming intrusive or detracting from the natural beauty of the area.

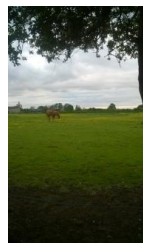
OPTION E17: Support will be given to proposals that improve or extend the existing footpath network and which provide bridle/cycle paths, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside, subject to compliance with other Plan priorities. The loss of existing footpaths will be resisted.



THEME - ENVIRONMENT

SUMMARY OF FEEDBACK:

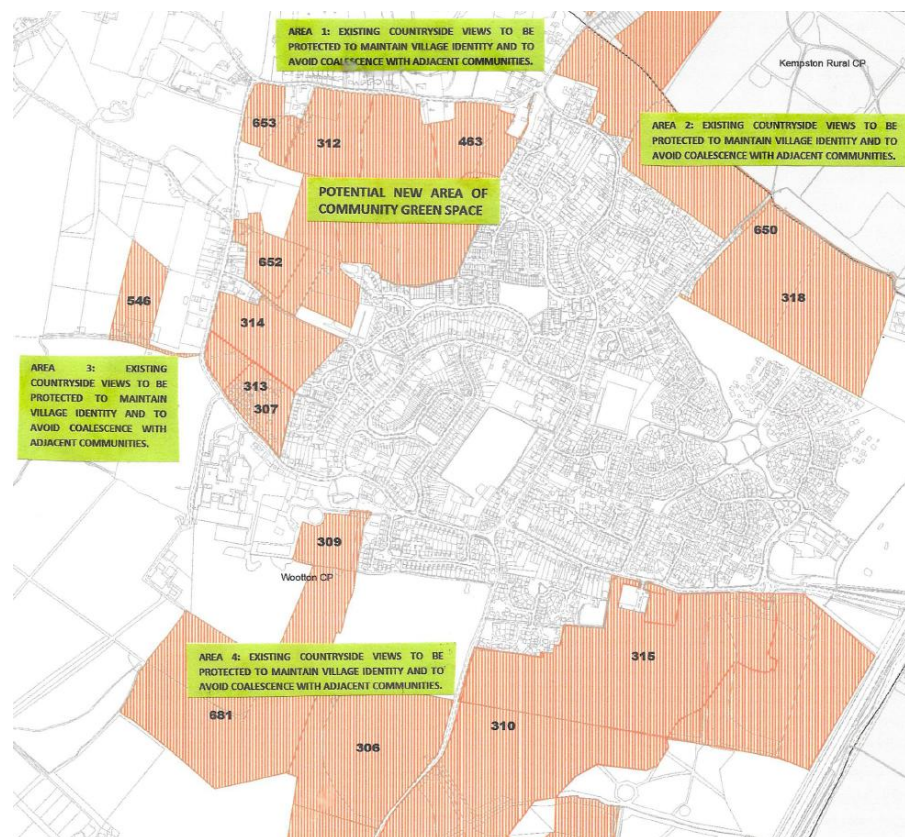
- (a) Wootton is fortunate to be located on the edge of attractive open countryside and to have several areas of open space, all of which are highly valued by local people. These should be protected and enhanced and this will be a key requirement of planning applications for future development in the village. The consultation feedback gives a positive endorsement that any new development should include new appropriate and proportionate green spaces for leisure, recreation and enjoyment.
- (b) The feedback from the consultation confirms that there is positive endorsement for protecting existing green space in the village and also for a new protection of the area comprising the portion of land to the south of Keeley Lane and North of Hall End Road (adjacent to Canons Close), identified on Map 3 below.
- (c) There is overwhelming support for the provision of solutions to encourage enhanced recycling rates and for resisting any proposal for the loss of the existing allotment land in the Parish.
- (d) There is overwhelming support for the protection of the open countryside, distinctive countryside views, visual connectivity with the surrounding countryside, landscape and heritage assets and the prevention of physical coalescence with neighbouring areas. There is strong support for identifying the key views that are to be protected in the Village Design Statement and for ensuring that the use of boundary features (such as walls and hedges) within any proposed development, including extensions to existing dwellings, should respect local tradition, materials and/or species and/or mixes.
- (e) Over 90% of respondents supported proposals to protect and enhance the biodiversity of the area including, where possible, the retention of established healthy trees and hedgerows, trees of good arboricultural and amenity value and hedgerows, the establishment of effective tree replacement policies and the provision of extensive tree canopy coverage (i.e. the layer of tree leaves, branches and stems) in all new developments.
- (f) There is significant support for maintaining the distinct character of the village by preserving, protecting and enhancing the high quality and distinctive rural landscape, including (i) resisting proposals that adversely affect important open spaces, trees, street scenes and views into and out of the Conservation Area, (ii) protecting existing footpaths and supporting proposals that improve or extend the existing network and (iii) supporting policies to promote areas of interest in the Village.



MAP 2 - WOOTTON: AREAS OF DESIGNATED OPEN SPACE



MAP 3 - PROPOSED ADDITIONAL AREA OF DESIGNATED OPEN SPACE



THEME - VILLAGE FACILITIES

CORE OBJECTIVE - TO MAINTAIN AND IMPROVE LOCAL FACILITIES, AMENITIES AND SERVICES WHICH PROVIDE A COMMUNITY FOCUS AND HELP SUSTAIN THE VITALITY, HEALTH AND QUALITY OF LIFE OF ALL RESIDENTS

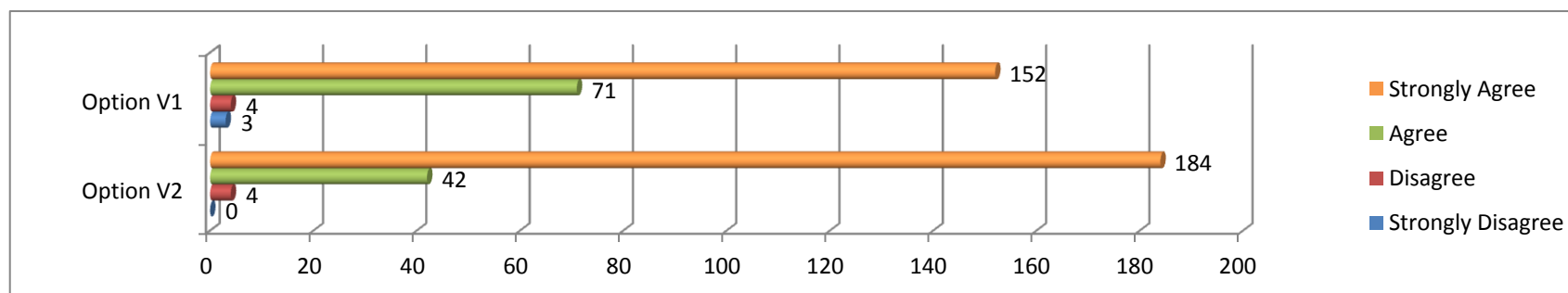
A number of options were consulted on during June/July 2018 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- The need to protect existing community facilities.
- There was recognition that existing facilities were good and highly valued but that scope exists to secure improvements that would benefit the Village, some of which may be justified from small scale development.
- Mobile phone coverage and improved broadband regularly featured as being important.
- There is some scope to improve facilities for particular age groups (e.g. the young).
- There is scope to improve local services (such as the provision of a permanent Doctor's surgery, dental care provision, more shops etc).
- Wootton Lower School and Pre-School offers excellent provision for the village's children.
- Wootton Upper School is a well respected School and this reputation needs to be maintained.
- The need to maximise the potential of these Schools as a contributor to economic success.
- The need to actively support the Milton Keynes to Bedford canal route.
- There is a good level of support for protecting the Medical Health Centre, Library, existing local shops/Post Office.
- There is scope to extend community and social facilities over time.
- To encourage clubs and societies to use community facilities, including the Community Centre, Village Hall, Memorial Hall and The Hub.
- The need to support and promote existing clubs and facilities in the area.
- The scope to deliver improvements to local facilities and the need to develop an action plan to respond to local issues raised via the consultation process.

Sub-Objective 1: To protect and enhance local amenities which provide a community focus.

OPTION V1: Existing local services and community facilities should be retained unless it can be demonstrated that (a) there is no realistic prospect of the existing use continuing for commercial and/or operational reasons, (b) the site has been actively marketed for a suitable period of time for a similar or alternative type of service/facility that would benefit the local community; and (c) the existing service/facility can be provided in an alternative manner or on a different site in the Parish and suitable arrangements are in place to secure this.

OPTION V2: There will be a presumption against development which would detrimentally affect community assets such as the Medical Health Centre, Library, Schools, Public Houses, Restaurants, Convenience Stores, Churches, the range of business and customer services, playing fields, Bus stops and benches.



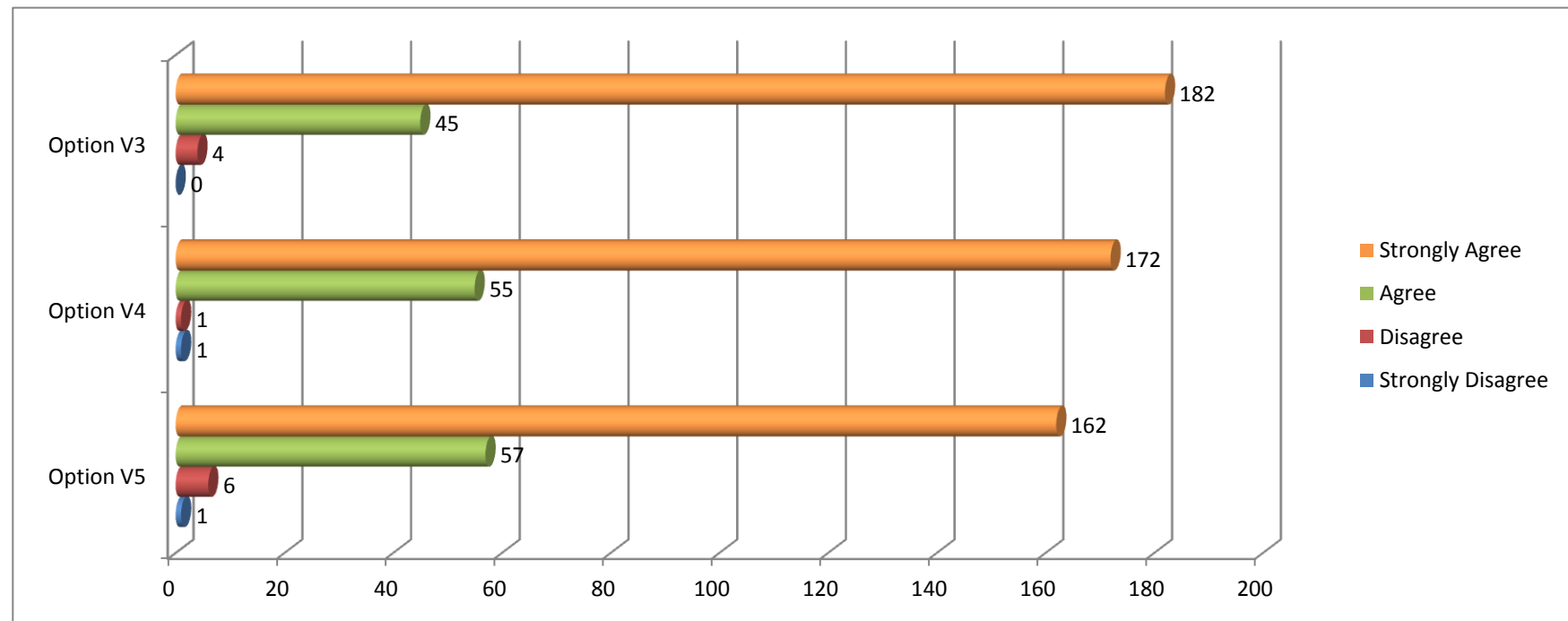
THEME - VILLAGE FACILITIES

Sub-Objective 2: To encourage opportunities to expand local facilities with a presumption in favour of specifically identified uses (e.g. Doctors surgery and dental care facility)

OPTION V3: Proposals for a permanent Doctors surgery in the Village, dental care provision, the expansion of retail capacity, a Youth Centre and the upgrade of existing play areas will be supported by the Parish Council if they are appropriately located and do not cause harm, or where the harm caused it is outweighed by other benefits.

OPTION V4: Development proposals should have consideration for the provision of adequate services to meet expectations for modern living to include telephone land line and next generation broadband services.

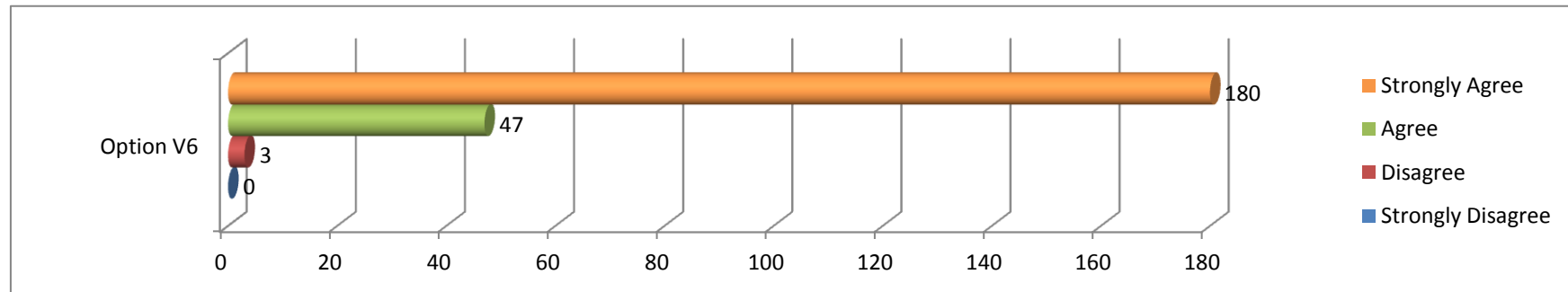
OPTION V5: All new residential, commercial and community buildings within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection to premises unless it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be either possible, practical or economically viable. Where this is the case, sufficient and suitable ducting should be provided within the site and to the property to facilitate installation at a future date.



THEME - VILLAGE FACILITIES

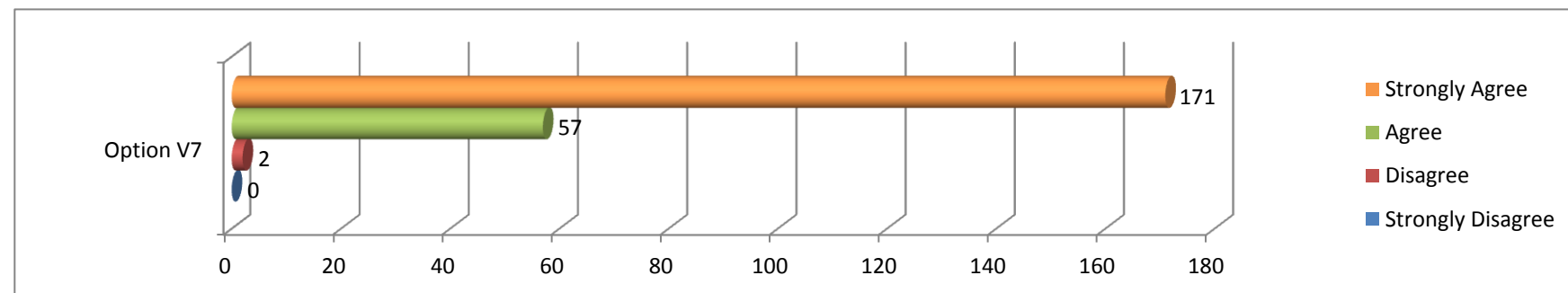
Sub-Objective 3: To sustain the vitality, health and safety of the community by ensuring that all residents have easy access to community facilities and community green, open spaces for leisure, recreation and enjoyment.

OPTION V6: Any proposals that come forward over the plan period should identify developer contributions to support the improvement of existing community facilities in the area, or the provision of new facilities, to meet local needs and aspirations.



Sub-Objective 4: To ensure that any new development includes new appropriate and proportionate green spaces for leisure, recreation and enjoyment.

OPTION V7: Proposals for recreational or amenity provision on land outside the recognised village envelope (Settlement Policy Area) will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape character. In all cases, appropriate levels of parking facilities must be provided as part of the provision.



THEME - VILLAGE FACILITIES

SUMMARY OF FEEDBACK:

- (a) Wootton has a good range of facilities and services which should be protected. It is vitally important that these facilities and activities are maintained, protected and, where possible, improved and the overall aim is to ensure that the current level of services enjoyed in the village are retained and that where appropriate, new services and facilities can be added in the future.
- (b) There is strong support for the protection and enhancement of local amenities and a presumption against development which would detrimentally affect community assets such as the Medical Health Centre, Library, Schools, Public Houses, Restaurants, Convenience Stores, Churches, the range of business/customer services, playing fields, Bus stops and benches.
- (c) There is overwhelming support (over 98% of respondents) for the provision of a permanent Doctors surgery in the Village, dental care provision, the expansion of retail capacity, a Youth Centre and the upgrade of existing play areas (if they are appropriately located and do not cause harm, or where the harm caused it is outweighed by other benefits).
- (d) There is significant support for the provision of adequate services to meet expectations for modern living (including telephone land line and next generation broadband services) and a requirement that, wherever possible, practical and economically viable, all new residential, commercial and community buildings within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection to premises. By exception, sufficient and suitable ducting should be provided within the site and to the property to facilitate installation at a future date.
- (e) There is strong support for ensuring that new developments include new appropriate and proportionate green spaces for leisure, recreation and enjoyment and that all residents have easy access to community facilities and community green, open spaces for leisure, recreation to help sustain the vitality, health and safety of the community. In this regard, development proposals should (through the planning process) identify developer contributions to support the improvement of existing community facilities in the area, or the provision of new facilities, to meet local needs and aspirations.
- (f) In terms of location, any proposals for recreational or amenity provision on land outside the recognised village envelope (Settlement Policy Area) will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape character. In all cases, appropriate levels of parking facilities must be provided as part of the provision.



THEME - LOCAL ECONOMY

CORE OBJECTIVE - TO PROTECT AND STRENGTHEN THE ECONOMIC BENEFITS OF WOOTTON AS A KEY SERVICE AREA AND TO ENCOURAGE AND SUPPORT LOCAL BUSINESS AND LOCAL MEASURES TO IMPROVE EMPLOYMENT PROSPECTS IN THE VILLAGE

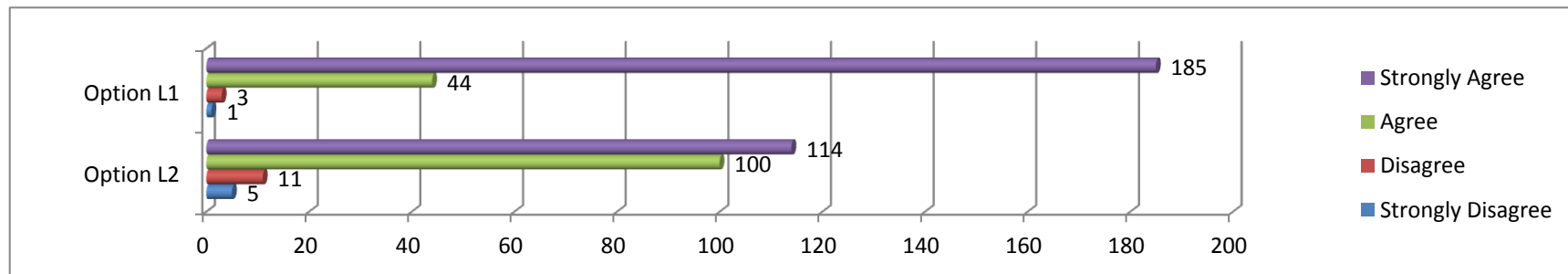
A number of options were consulted on during June and July 2018 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- Job opportunities in the Village are poor and appropriate new businesses to suit the rural environment and local needs (e.g. service trades, agriculture/food production) should be encouraged as long as the village character is not adversely affected.
- Existing and new small to medium sized enterprises and micro-businesses should be encouraged to develop in the Parish.
- Scope exists for the possible provision of small affordable units for new business use, particularly rural arts studio space.
- Any new development must be of a scale that will have limited adverse impact on existing services and infrastructure.
- Growth will impact on already constrained infrastructure and, as such, capacity issues must be addressed with careful integrated planning. Concerns about the type of business, noise pollution and adequacy of parking must also be addressed.
- Community reaction to already planned growth, particular the scale, location and use of buildings proposed - a planning presumption against large warehouse type buildings.
- Employment activity will continue to focus on the existing Marston Vale Innovation Park.
- Scope to deliver improvements to the local economy and the need to develop an action plan to respond to local issues raised via the consultation process.

Sub-Objective 1: To enhance the prospects for local employment by creating and maintaining an environment that makes it attractive for micro and small businesses to locate and flourish in the area.

OPTION L1: Proposals for a permanent Doctors surgery in the Village, dental care provision and the expansion of retail capacity will be supported (see OPTION V6 in the Village Facilities Theme).

OPTION L2: To support development that helps meet the needs of the local economy, including the development of live/work accommodation to enable flexible working practices, with employment uses restricted to those classes that do not rely on the regular use of commercial traffic movements. Classes A1, A2, B1 and B2 (to be identified in a separate table) are deemed relevant uses for the Village.

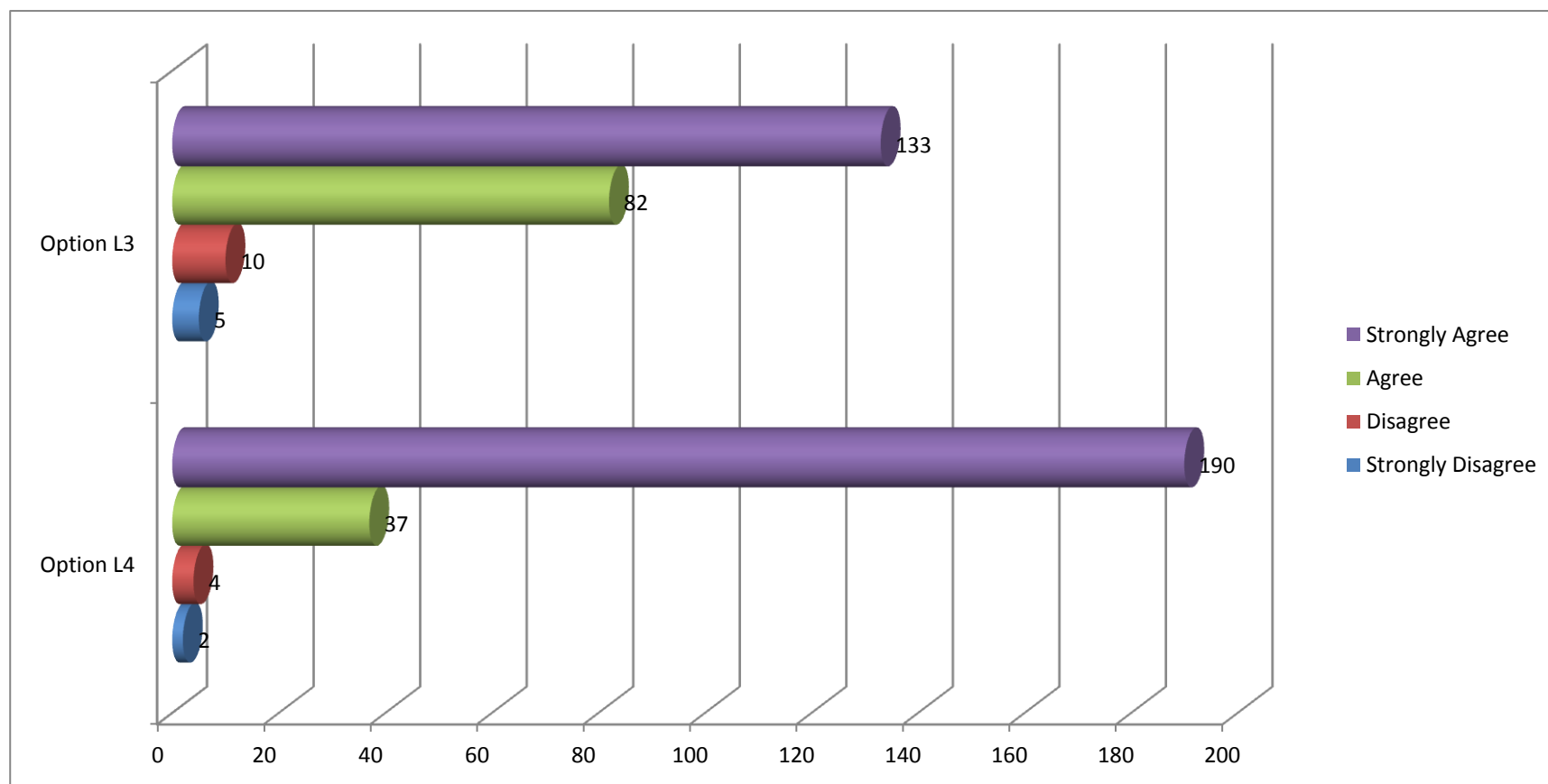


THEME - LOCAL ECONOMY

Sub-Objective 2: To ensure, through our planning policies, that any future employment development within the Parish is sensitive, sustainable and low impact and built in the right location (specifically, previously built on/brownfield sites).

OPTION L3: Proposals that support the development of small scale employment and other businesses that meet the needs of the local community will be permitted provided that they: (i) contribute to the character and viability of the Parish, (ii) do not harm the existing amenities of local residents, (iii) protect residential amenity and (iv) do not adversely affect highways in terms of road safety and congestion.

OPTION L4: There will be a presumption against industrial development in the village.



THEME - LOCAL ECONOMY

SUMMARY OF FEEDBACK:

- (a) There is overwhelming support for a permanent Doctors surgery in the Village, dental care provision and the expansion of retail capacity.
- (b) There is positive support for development that helps meet the needs of the local economy and enhances the prospects for local employment, including the development of live/work accommodation to enable flexible working practices. The strong emphasis is for employment uses that do not rely on the regular use of commercial traffic movements and, as such, use classes A1, A2, B1 and B2 (identified in the table below) are considered to be relevant uses for the Village.
- (c) The feedback from the consultation confirms strong support for the enhancement of local employment prospects. Over 93% of respondents agreed or strongly agreed that proposals for the development of small scale employment and other businesses that meet the needs of the local community will be supported provided that they: (i) contribute to the character and viability of the Parish, (ii) do not harm the existing amenities of local residents, (iii) protect residential amenity, and (iv) do not adversely affect highways in terms of road safety and congestion.
- (d) By contrast, almost 98% of respondents agreed with a presumption against industrial development in the village.
- (e) Given the significant employment growth in the area, the prospect exists that the Neighbourhood Plan will not specifically identify possible new sites for employment provision in Wootton but rather that the aspirations and concerns raised from the community engagement exercises undertaken as part of the process would be referred to Bedford Borough Council to ensure that these issues are made aware to the Local Planning Authority.



TABLE - SUMMARY OF USE CLASSES

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended, the most recent amendment comprising The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015. The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it is for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses**
- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
- **Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

THEME - SUSTAINABLE COMMUNITY

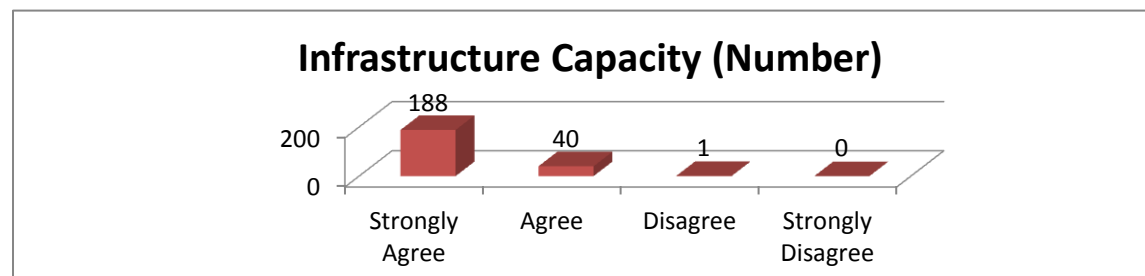
CORE OBJECTIVE - TO PROMOTE INFRASTRUCTURE AND ACCESS IMPROVEMENTS (SUCH AS IMPROVED TRAFFIC MANAGEMENT, CAR PARKING, PEDESTRIAN WALKING AND CYCLE ROUTES) NEEDED TO SUPPORT NEW DEVELOPMENT AND TO ENCOURAGE SAFE AND ACCESSIBLE MOVEMENT FOR PEDESTRIANS, CYCLISTS, MOTORISTS AND PUBLIC TRANSPORT

A number of options were consulted on during June and July 2018 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- The need for improved highway/footpath maintenance standards.
- Parking issues in the village and the support for more dedicated parking facilities.
- Traffic issues and, in particular, speeding of vehicles through the village and HGV traffic.
- Some support for traffic calming measures, such as road humps or average speed cameras.
- The impact of new development on traffic movement.
- The issue of traffic movement associated with the Upper School via Church Road.
- Delivering new infrastructure to assist entry to and egress from the village (e.g. new road from Tinkers Corner to Wood End Lane/Gibraltar Corner).
- The need for improved broadband provision and improved mobile coverage.
- There is some support for better public transport.
- Potential scope exists to improve accessibility for all throughout Wootton to support healthy communities (see also "Environment" Theme).
- The need to balance the needs of pedestrians, cyclists and drivers.
- Support for improved provision in the village for cyclists, pedestrians and equestrians.
- Growth will impact on infrastructure such as drainage, sewage, health services, public transport etc.
- Scope to deliver local improvements to access and safety and to develop an action plan to respond to local issues raised via the consultation process.

Sub-Objective 1: To ensure that any proposal for development in Wootton ensures adequate and enhanced physical and communications infrastructure.

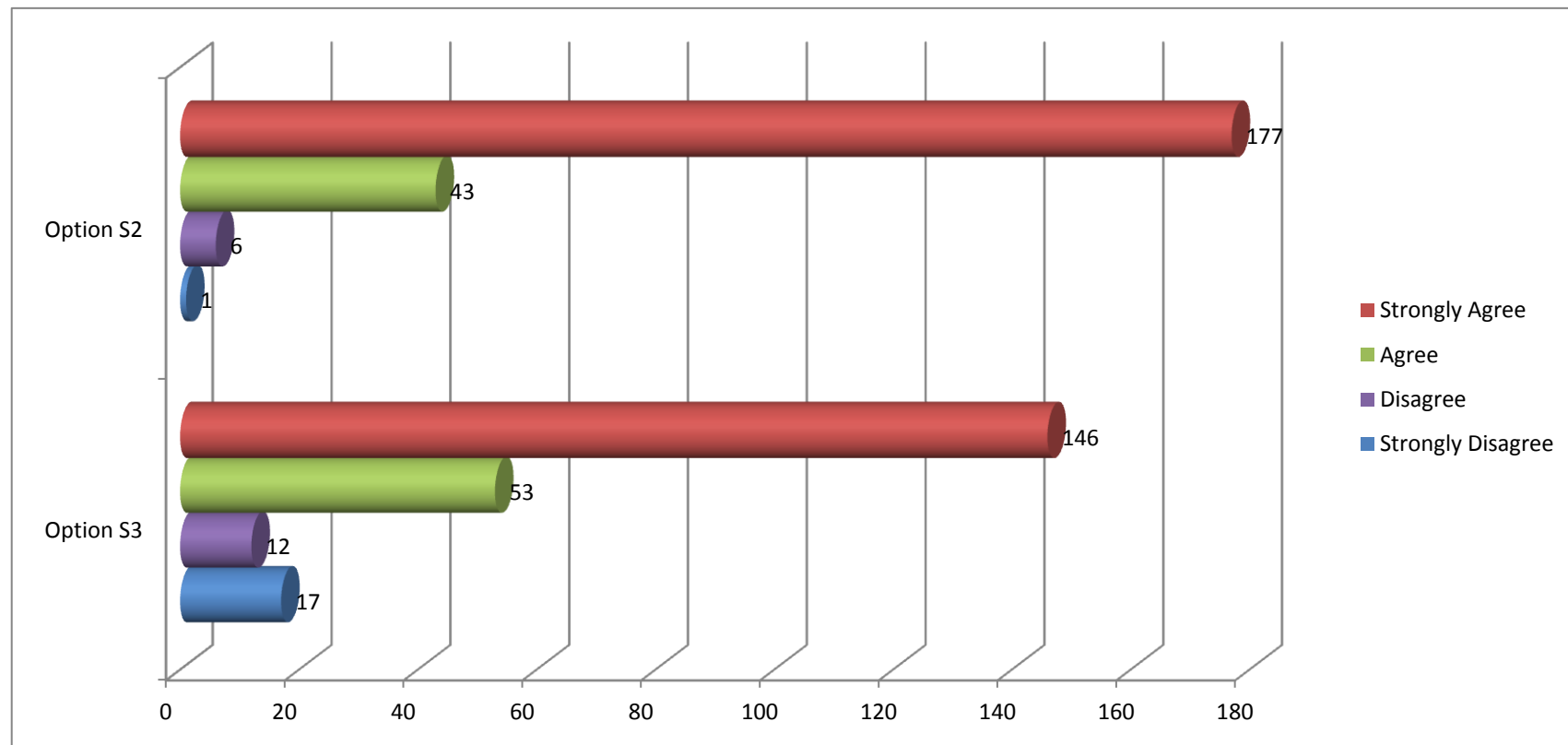
OPTION S1: Any proposal for development should demonstrate that it will provide sufficient capacity and adequate services to meet the expectations of modern living; this should include provision for sewerage, water supply, electricity, telephone land line and broadband service.



THEME - SUSTAINABLE COMMUNITY

OPTION S2: To contribute to and enhance the provision of community infrastructure and facilities in Wootton, financial contributions and/or community facilities will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure including the highway network, utilities, healthcare, education and leisure services within the village.

OPTION S3: To actively pursue with relevant stakeholders the delivery of new infrastructure to assist entry to and egress from the village (including Upper School transport), including a full evaluation and appraisal of a new road needed from Tinkers Corner to Wood End Lane/Gibraltar Corner. This new provision has the potential to reduce school traffic (destination traffic), particularly the difficult conditions in Church Road at the beginning and end of the school day.



THEME - SUSTAINABLE COMMUNITY

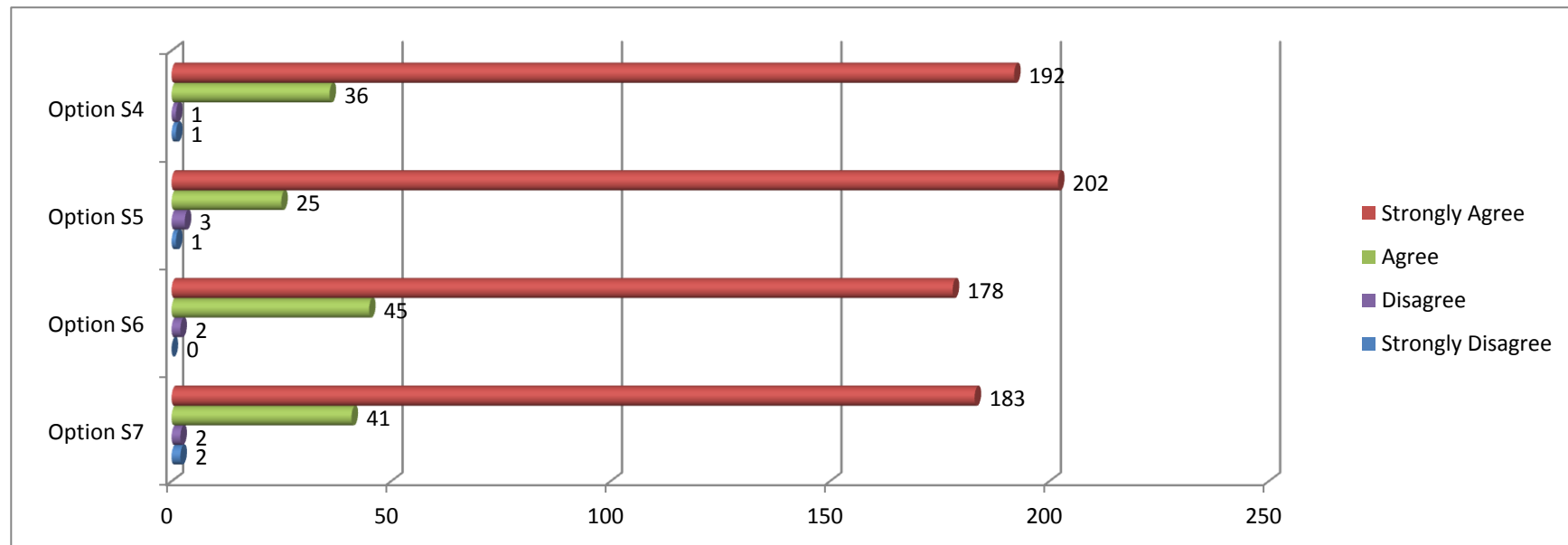
Sub-Objective 2: To seek ways of addressing and reducing the problems of traffic congestion on our roads and the lack of parking and to ensure that new developments contribute to this in every respect.

OPTION S4: Applications for development in Wootton should identify and demonstrate the additional level of traffic that they are likely to generate. They should assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the Parish and, where necessary, include within their proposals measures to mitigate the impact. Proposals likely to increase the impact of traffic on road users will need to demonstrate how that traffic will be managed.

OPTION S5: There will be a presumption against development which would impact detrimentally on road safety.

OPTION S6: All new development will be encouraged to provide vehicle and cycle parking in accordance with Options H17 and H18 identified in the Housing Theme and as set out in the Village Design Statement advice [to be prepared], unless it can be demonstrated that the proposal would not have a significant adverse impact upon existing parking arrangements and would not result in an unacceptable increase in the level of "on street" parking.

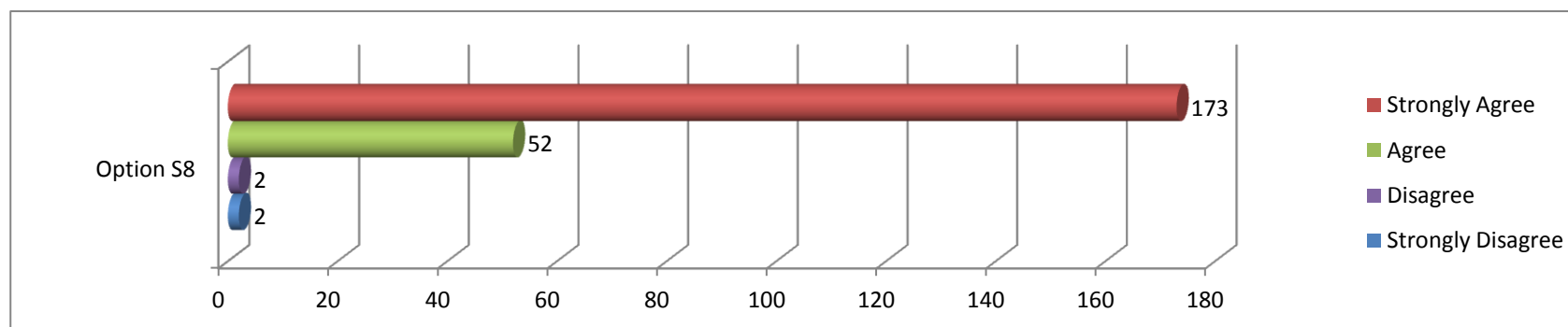
OPTION S7: New development proposals will only be supported if they consume its parking requirements on the development site so as not to add to and increase the existing congestion in the village.



THEME - SUSTAINABLE COMMUNITY

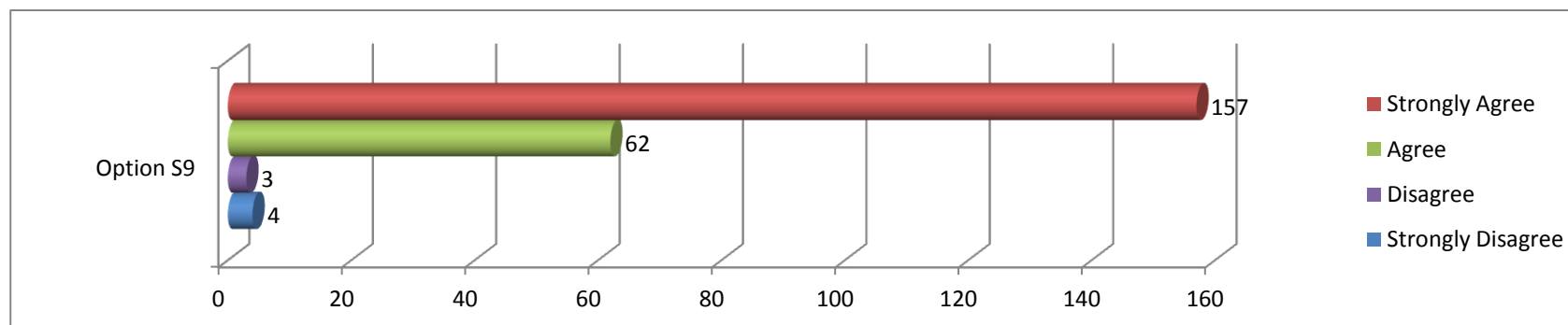
Sub-Objective 3: To promote sustainable transport, by encouraging viable alternative methods to move around the village.

OPTION S8: The Parish Council will work with the Highway Authority (Bedford Borough Council), developers and public transport providers to develop a long term sustainable strategy for improvements to the existing highway network to alleviate traffic congestion, reduce the impact of development on the community and to encourage better access to and increased use of public transport.



Sub-Objective 4: The presumption in favour of sustainable development.

OPTION S9: When considering development proposals in Wootton, the Parish Council will take a proactive approach where there is a need, that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF); and will work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be supported; to secure development that improves the economic, social and environmental conditions of the area including reducing congestion and pollution; and to ensure that existing infrastructure is maintained and can be supported.



THEME - SUSTAINABLE COMMUNITY

SUMMARY OF FEEDBACK:

- (a) The feedback from the consultation confirms almost unanimously that any proposal for development should demonstrate that it will provide sufficient capacity for sewerage, water supply, electricity, telephone land line and broadband service. There is also positive recognition that, via the planning process, financial contributions and/or community facilities will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure including the highway network, utilities, healthcare, education and leisure services within the village.
- (b) There is significant support for the delivery of new infrastructure to assist entry to and egress from the village (including Upper School transport), including a full evaluation and appraisal of a new road needed from Tinkers Corner to Wood End Lane/Gibraltar Corner. The expectation is that this will be actively pursued with relevant stakeholders.
- (c) The consultation feedback also confirms that there is positive endorsement for the implementation of traffic management improvements in the village. There is overwhelming support for applications for development in Wootton to identify and demonstrate the additional level of traffic that they are likely to generate and a presumption against development which would impact detrimentally on road safety. Applications should assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the Parish and include measures to mitigate the impact. Proposals which are likely to increase the impact of traffic on road users will need to demonstrate how that traffic will be managed.
- (d) The feedback confirms overwhelmingly that the proposed Village Design Statement should encourage the provision of adequate vehicle and cycle parking to ensure that and development does not result in an unacceptable increase in the level of "on street" parking. It emphasises, moreover, that new development proposals will only be supported if parking requirements on the development site do not add to and increase the existing congestion in the village.



- (e) There is a strong commitment in favour of sustainable development and the promotion of sustainable transport; this includes the encouragement of viable alternative methods of movement around the village. The expectation is that the Parish Council will continue to work with the Highway Authority, developers and public transport providers to develop a long term sustainable strategy for improvements to the existing highway network to alleviate traffic congestion, reduce the impact of development and to encourage better access to and increased use of public transport. A proactive approach with applicants is envisaged to ensure sustainable development, traffic management solutions and infrastructure improvements.

THEME - HISTORIC ENVIRONMENT

CORE OBJECTIVE: TO PROTECT AND ENHANCE THE PLACE DEFINING CHARACTERISTICS OF WOOTTON'S HISTORIC ENVIRONMENT AND HERITAGE ASSETS

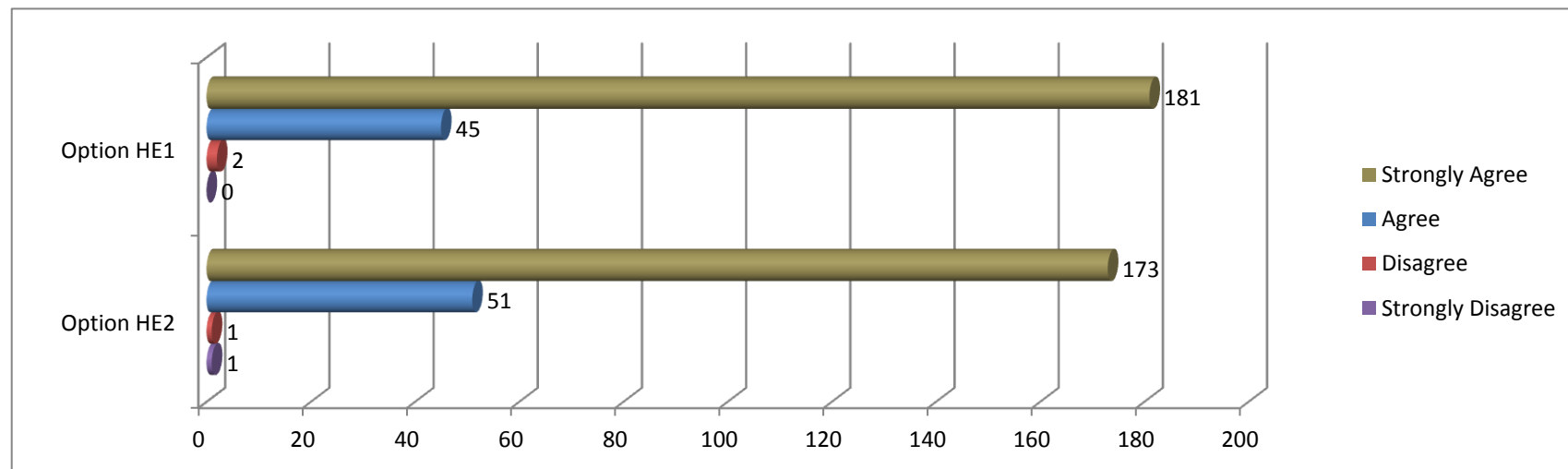
A number of options were consulted on during June and July 2018 to respond to the following key issues that had been highlighted during the neighbourhood planning process:

- The need to preserve and enhance the Conservation Area.
- The need to ensure that any new development in Wootton positively respects and does not negatively impact on the shared heritage.
- The need to ensure that both the fabric and the setting of listed buildings and heritage assets continue to be protected.

Sub-Objective 1: To preserve and enhance the Conservation Area

OPTION HE1: There will be a presumption against any development which is likely to be unsympathetic to the Conservation Area or to impact detrimentally on a listed building or its setting or other heritage features.

OPTION HE2: Conservation Areas are '*areas of special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance*' (Civic Amenities Act 1967)' and give additional protection to an area of important historical value; such a designation restricts what development can be carried out and, development that would generally be allowed outside of a conservation area, may not be allowed inside a designated area. Development proposals within the Conservation Area have to preserve or enhance the character of that area and the Neighbourhood Development Plan will require that planning applications submitted clearly demonstrate how this is to be achieved.



THEME - HISTORIC ENVIRONMENT

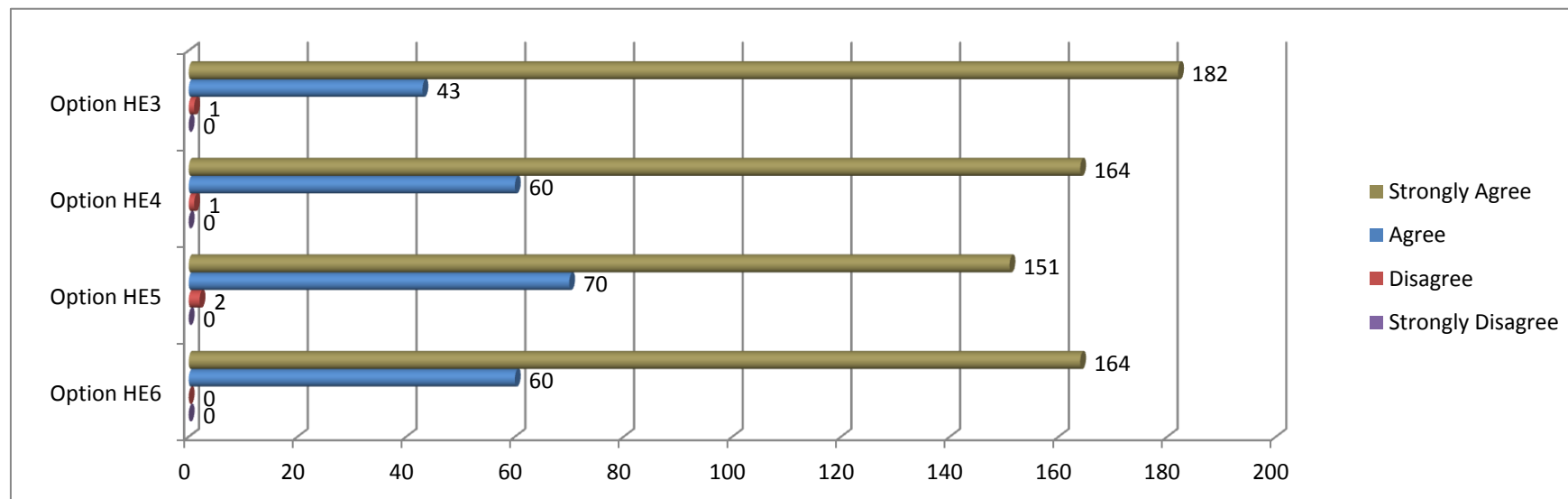
Sub-Objective 2: To support sensitive development which is sympathetic to the area, protects and enriches the look and feel of the village and that conserves the historic built environment and our heritage assets

OPTION HE3: Statutory Listed Buildings and Scheduled Ancient Monuments are already given protection from inappropriate development by law. The Parish Council will require that, in addition to this, locally important built heritage assets will be identified as important assets in the Neighbourhood Development Plan with the presumption that these assets should be protected from inappropriate development.

OPTION HE4: The Parish Council will work with Bedford Borough Council, Historic England, the local community and other appropriate interested parties to explore and develop a Local List for the Wootton Neighbourhood Plan area to include buildings noted as historically important in the Neighbourhood Plan engagement process.

OPTION HE5: The effect of a proposal on the significance of these non-designated heritage assets (as identified in Option HE3 and HE4) will be taken into account when determining applications under planning acts and legislation. Proposals should avoid or minimise conflict between the conservation of the heritage asset and its contribution to the distinctiveness of the Parish.

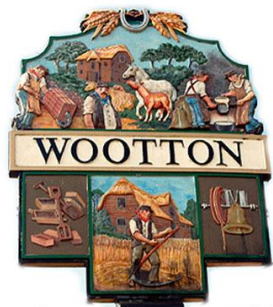
OPTION HE6: Listed Building Consent will not be granted for the demolition of buildings listed as being of Special Architectural or Historic Interest or buildings of a local significance or interest. Proposals involving the retention and re-use of disused or underused heritage assets will be encouraged in order to retain and reflect the distinctiveness of the environment. Development proposals should also ensure the protection of old dry stone walls which contribute to the rural setting and character of the Parish of Wootton.



THEME - HISTORIC ENVIRONMENT

SUMMARY OF FEEDBACK:

- (f) There is a positive commitment to preserve and enhance the Conservation Area by resisting any development likely to be unsympathetic to the Conservation Area or that could impact detrimentally on a listed building or its setting or other heritage features. Planning applications must clearly demonstrate how proposals preserve or enhance the character of the area.
- (g) There is almost unanimous support for the Parish Council to identify undesigned heritage assets whose local significance justifies protection from harmful change. This task could be commissioned by the Parish Council as part of the development of the Village Design Statement so that these assets can be identified in the Neighbourhood Plan.
- (h) In this regard, there is considerable support for the Parish Council promoting dialogue with Bedford Borough Council, Historic England, the local community and other appropriate interested parties to explore and develop a Local List for the Wootton Neighbourhood Plan area to include buildings identified as historically important.
- (i) There is overwhelming recognition that the planning process and relevant legislation should protect heritage assets and that Listed Building Consent should not be granted for the demolition of buildings listed as being of Special Architectural or Historic Interest or buildings of a local significance or interest.
- (j) Moreover, proposals involving the retention and re-use of disused or underused heritage assets will be encouraged in order to retain and reflect the distinctiveness of the environment. Development proposals should also ensure the protection of old dry stone walls which contribute to the rural setting and character of the Parish of Wootton.



Historic England



OTHER COMMENTS

The consultation held during June/July 2018 generated a reasonable level of response and the feedback generally provides overwhelming support for the "direction of travel" determined from the various initial consultation exercises and evidence gathering.

A number of respondents made additional comments and these have been identified separately and these comments from individuals are available at www.woottonpc.bedsparishes.gov.uk.

**THANK YOU FOR RESPONDING
TO THE CONSULTATION**