



Wootton Neighbourhood Development Plan Consultation Statement

June 2021

Version 3.0

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1 Introduction and Background

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012.
- 1.2 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. summarises 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.
- 1.3 The Wootton Neighbourhood Development 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.
- 1.4 The Wootton Neighbourhood Plan Steering Group (WNPSG) was established in April 2014. The first WNPSG meeting was held on 9 April 2014. The Steering Group originally comprised up to 14 members consisting of Parish Councillors and local residents to drive forward the preparation of the Neighbourhood Plan and to lead on the public engagement and consultation process.
- 1.5 On 9 March 2015, Wootton Parish Council applied to Bedford Borough Council for designation of the whole Parish as a Neighbourhood Planning Area. On 9 June 2015, Bedford Borough Council approved the Neighbourhood Plan Area for Wootton.
- 1.6 A Community Engagement Strategy was adopted by the Parish Council in June 2017 to help inform the process of community and stakeholder engagement needed to provide an informed and relevant community led Neighbourhood Plan for Wootton. A copy of the Community Engagement Strategy is provided at **Appendix A** of this document.
- 1.7 On 8 and 9 September 2017, the Parish Council invited residents from the parish to a 'launch' of the Neighbourhood Plan. This two day event was held at the Wootton Scout Hut, 2 St Mary's Road, Wootton between the hours of 6pm and 9pm on the 8 September 2017 and 10am and 5pm on the 9 September 2017. In excess of 200 residents attended the launch over the two days. The event was

Consultation Statement
Wootton Neighbourhood Development Plan

advertised on the Parish Council Facebook page, the Parish Council website and in the Parish Council newsletter which was circulated to all residents in the Parish. An extract of the newsletter publishing the launch event is provided at **Appendix B** of this Statement.



Neighbourhood Plan Questionnaire Launch held on 8 and 9 September 2017

- 1.8 The Neighbourhood Plan Questionnaire was the subject of public consultation from 2 October 2017 to 30 November 2017.
- 1.9 Prior to the preparation of the Neighbourhood Plan, public consultation took place over a 8 week period commencing on 1 June 2018 to 1 August 2018 on an Issues and Options Consultation for the Neighbourhood Plan. During the consultation period, community “drop in” sessions were held on Sunday 24 June 2018 and Saturday 13 July 2018. The Issues and Options document identified the key issues identified to date and possible policy options to address them.
- 1.10 A draft Plan was shared informally with Officers of Bedford Borough Council on 10 May 2019. Following receipt of detailed comments received on 3 July 2019, amendments were made and a draft was prepared for public consultation which was endorsed by the Wootton Neighbourhood Plan Steering Group on 26 August 2020.
- 1.11 The Pre- Submission Version of the Plan was discussed at the Full Parish Council meeting on 9 September 2020 and the Parish Council resolved that the Neighbourhood Plan be subject to the statutory 6 week “pre-submission” consultation period.
- 1.12 During 2020, the impact of the Coronavirus pandemic affected the ways in which community engagement could be held. The advice received from the MHCLG recognised that meeting regulatory requirements in regard to consultation and publicity would be more difficult in these circumstances. Guidance regarding neighbourhood planning public consultation was updated as a result of the pandemic stating,

‘It is not mandatory that engagement is undertaken using face to face methods. However, to demonstrate that all groups in the community have been sufficiently engaged, such as with those without internet access, more targeted methods may be needed including by telephone or in writing’.

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1.13 The WNPSG has sought to undertake appropriate and effective engagement with the local community in the context of the pandemic.

1.14 The aims of the Wootton Neighbourhood Development Plan consultation process were:

- i. To involve as much of the community as possible throughout all consultation stages of the Neighbourhood Plan development so that the Plan was informed by the views of local people and other stakeholders.
- ii. To ensure that consultation events took place at critical points in the process where decisions needed to be taken.
- iii. To engage with a wide range of people as possible, using a variety of methods, communication and consultation techniques.

2 Consultation Strategy and Process

Publicity

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

Website

- 2.2 A Neighbourhood Plan page was included on the Wootton Parish website <https://wootton-pc.gov.uk/neighbourhood-plan/>.

Facebook

- 2.3 The Facebook page 'Wootton Parish Council' was used to post progress and advertise significant events. The Facebook Group has over 1,100 followers. **Appendix C** contains a number of screenshots of these pages.

Banners

- 2.4 Six banners were purchased and displayed in locations across the Parish to advertise the Pre-Submission Consultation of the Neighbourhood Plan. Photographs of the banners are provided at **Appendix D**.

Posters

- 2.5 Posters were used to publicise surveys, exhibitions and consultations.

News

- 2.6 The Parish Council provided regular updates about the Neighbourhood Plan have been included as part of the Parish Council Issues and Projects table which feature in each edition of the Wootton Newsletter delivered to all households in the Parish. Other articles within the Wootton Newsletter and the Annual Report can be found via this link <https://wootton-pc.gov.uk/publications-3/>. Examples of updates provided are included at **Appendix E**.
- 2.7 Prior to the public consultation of the Pre-Submission Neighbourhood Plan, leaflets were distributed to every household in the Parish (between 11 and 15 September 2020) advising residents of the forthcoming public consultation and details of the public exhibition to be held at Wootton Community Centre.

Parish Council Agendas and Minutes

- 2.8 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 <https://wootton-pc.gov.uk/>.

Exhibitions

- 2.9 The first public consultation event was held on 15 June 2017 in regard to Green Infrastructure and the preparation of a Green Infrastructure Plan to form part of the Evidence Base of the Neighbourhood Plan. This event was held at the Memorial Hall.



Green Infrastructure Event held on 15 June 2017

- 2.10 An additional public consultation event regarding the Green Infrastructure Plan was held on 8 July 2017 at the Parish's Fun Fest event.
- 2.11 A final consultation event in regard to the Green Infrastructure Plan was held at the Memorial Hall on 1 November 2017. Attendance at the three consultation events associated with the Green Infrastructure Plan was approximately 115 people.



Green Infrastructure Event held on 1 November 2017.

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- 2.12 On 8 and 9 September 2017, the Parish Council invited residents from the parish to a 'launch' of the Neighbourhood Plan. The responses obtained during this exhibition were very general and provided a good indication of residents' opinion and confirmed the need to develop the Plan.
- 2.13 During the consultation period of the Issues and Options for the Neighbourhood Plan in 2018, two community "drop in" sessions were held on Sunday 24 June 2018 and Saturday 13 July 2018.
- 2.14 During the pre-submission consultation period, a number of public exhibitions were held (adhering to social distancing measures) at the Wootton Community Centre on the following dates:-
- Friday 25 September 2020 (6pm -9pm)
 - Saturday 26 September 2020 (10am – 2pm)
 - Sunday 27 September 2020 (10am – 2pm)
 - Friday 9 October 2020 (6pm – 9pm)
 - Saturday 10 October 2020 (10am – 2pm)
 - Sunday 11 October 2020 (10am – 2pm)

Surveys

- 2.15 A summary of the responses to the Neighbourhood Plan questionnaire launched in September 2017 was provided on the Parish Council website. This summary provided detailed analysis of the survey both using charts and tables as appropriate. The summary can be viewed under this link: <https://wootton-pc.gov.uk/wp-content/uploads/simple-file-list/Documents/NeighbourhoodPlan/Step-2/Neighbourhood-Questionnaire/Wootton-Neighbourhood-Plan-Neighbourhood-Questionnaire-Summary-of-Results-with-map2.pdf>
- 2.16 In addition to the above, during the Issues and Options consultation held in 2018, residents were asked to complete a detailed survey to obtain feedback on initial options for future policies in the Neighbourhood Plan. A summary document of the Issues and Options Consultation was prepared by the WNPSG and results were published on the Parish Council website.

3 Pre-Submission Draft Consultation

- 3.1 The Pre-Submission Draft Neighbourhood Plan was tabled for discussion at the Neighbourhood Plan Steering Group meeting held on 26 August 2020 and Members resolved that the plan be agreed to proceed to the Pre-Submission Consultation. This was also ratified at a meeting of the Full Council on 9 September 2020.
- 3.2 The Pre-Submission Consultation period ran from 25 September 2020 to 6 November 2020 as required by the Neighbourhood Planning (General) Regulations 2012.
- 3.3 In view of the Covid-19 restrictions, a copy of the Pre-Submission Neighbourhood Plan response form was distributed to every household in the Parish. In addition, the response form was made available online. Paper copies of the Pre-Submission Neighbourhood Plan were also made available by residents contacting the Parish Clerk.
- 3.4 Posters advertising the Pre-Submission Consultation were displayed in areas of the village, road side banners were also placed in the village as well as details displayed on the Parish Council noticeboard. Detailed information was also posted on the Parish Council's Facebook page and the Parish Council website.
- 3.5 Response forms had to be returned by 5pm on Friday 6 November 2020: by hand or post to the Parish Clerk and by emailing the forms direct to the clerk@wootton-pc.gov.uk.
- 3.6 An email or letter was sent to the consultation bodies listed in **Appendix F**.
- 3.7 All responses submitted in writing, online or by email were given careful consideration and have been used to inform the Submission Version of the Neighbourhood Plan.

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

- 4.1 The main issues and concerns raised during consultation with residents and businesses in the Wootton 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 Submission Plan
Level of housing development proposed in the Neighbourhood Plan	The proposed housing allocations were reviewed by the WNPSG resulting in the following amendments:- 1. Number of homes for the plan period has been reduced from 145 to 105. 2. Housing allocation at land south of Keeley Lane (now Policy W4) has reduced from 25 to 20. 3. Housing allocation at the Chequers Public House is removed completely from the plan. 4. Housing allocation at land at Tinkers Corner (now Policy W5) has reduced from 20 to 15. 5. Housing allocation at land on south side of Keeley Lane (now Policy W6) has reduced from 25 to 20 units. 6. In addition, Policies W3, W4, W5 and W6 refer to a maximum number of dwellings. 7. Policies W4, W5 and W6 also have an added criteria namely 'to ensure development respects the existing linear form of development'.

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Ensure existing village facilities are protected.	Review wording of Objective 3 of the Neighbourhood Plan from <i>'to maintain and improve'</i> to <i>'to protect 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.'</i>
Impact upon the housing allocation at the Chequers Public House, Hall End Road.	This housing allocation is now removed from the Neighbourhood Plan.
To address parking for vehicles other than the car.	Criteria g of Policy W12 has been amended and not refers to 'off-street vehicle parking'.
Seek to encourage the use of sustainably sourced materials in new developments.	Additional criteria (d) added to Policy W12 which states that proposals should incorporate sustainably sourced materials, where possible
Preserving and enhancing the Conservation Area as well other historic elements.	See Objective ; Sub Objective 6a Policies W1, W12 and W19.
Ensure that adequate social and service infrastructure is in place to address new development.	See Objectives 3 and 5; and Sub Objectives 3a, 3b, 3e and 5a. Policies W13, W14, W15 and W18.
Addressing housing needs to include starter homes, smaller homes and developments offering bungalows should also be prioritised.	See Objective 1; and Sub Objectives 1a. Policies W3, W4, W5, W6 and W7
All new developments should provide sufficient parking in order to avoid congestion on the highway.	See Objective 5; and Sub Objective 5c Policies W8 and W12.

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Wootton Neighbourhood Development Plan

Improve safety and traffic management within the village.	See Objective 5; and Sub Objectives 5b and 5c. Policy W18 Non-Land Use Actions
Seek to ensure that flood risk is addressed in new developments.	Policy W12
The protection of open spaces within the Parish.	See Objective 2; and Sub-Objective 2a Policies W1, W9 and W10
Protect local biodiversity and wildlife.	See Objective 2; and Sub Objective 2d Policies W1 and W12
To protect existing community facilities.	See Objective 3; and Sub Objective 3a Policy W13
Ensure that new development can be accommodated in regard to the school and medical facilities.	See Objective 3; and Sub Objectives 3b and 3e Policies W13, W14, W18 Non-Land Use Actions

- 4.2 A total of 313 responses and representations were received as a result of the Pre-Submission Consultation. **Appendix G** summarises the responses and sets out the Parish Council's response and action in relation to each response.

5 Conclusions

- 5.1 This Consultation Statement demonstrates that the Wootton Neighbourhood Plan Steering Group (acting on behalf of Wootton Parish Council) has prepared the Neighbourhood Plan in accordance with the legal obligations as set out in the Neighbourhood Planning Regulations 2012.
- 5.2 All statutory requirements have been met and a significant level of additional consultation, engagement and research has been carried out, including additional arrangements to address the Covid-19 pandemic. 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 Wootton Neighbourhood Development Plan throughout its preparation.
- 5.3 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



2021

WOOTTON PARISH COUNCIL

COMMUNITY ENGAGEMENT POLICY



3 Longden Close
Haynes
Bedfordshire
MK45 3PJ

Clerk@Wootton-PC.gov.uk

Tel: 07531 930 788

Version History

Version	Reviewed at	Approved at
Version 1.00	Full Council Meeting of Wootton Parish Council on 11 th November 2015	Full Council Meeting of Wootton Parish Council on 11 th November 2015
Version 1.00	Annual Meeting of Wootton Parish Council on 11 th May 2016	Annual Meeting of Wootton Parish Council on 11 th May 2016
Version 1.00	Annual Meeting of Wootton Parish Council on 10 th May 2017	Annual Meeting of Wootton Parish Council on 10 th May 2017
Version 1.00	Annual Meeting of Wootton Parish Council on 9 th May 2018	Annual Meeting of Wootton Parish Council on 9 th May 2018
Version 1.00	Annual Meeting of Wootton Parish Council on 15 th May 2019	Annual Meeting of Wootton Parish Council on 15 th May 2019
Version 1.00	Annual Meeting of Wootton Parish Council on 5 th May 2021	Annual Meeting of Wootton Parish Council on 5 th May 2021

To be reviewed at the next Annual Council meeting.

1. Aims and Objectives

Wootton Parish Council's aims and objectives for seeking community engagement and the outcomes it hopes to achieve are:

Aims:

- Work more closely with residents, businesses and community groups;
- Engage with as many people as possible who want to participate in decision-making, monitoring services and planning for the future;
- Ensure that, by getting closer to the community and being accessible to all groups, local democracy is enhanced;
- Ensure that through the use of a wide range of approaches to public involvement and community engagement, Wootton Parish Council actively encourages the involvement of residents, to capture their views and learn their concerns and effectively use those views as an integral part of any decision-making process;
- Ensure that residents have the opportunity to be heard at every stage and the capacity to be effective citizens.

Objectives:

This policy is part of Wootton Parish Council's commitment to creating and maintaining effective working relationships with all sectors of the community, based on trust, openness and constructive challenge. Outcomes of the strategy will include:

- Improved communication through the establishment of new channels of engagement;
- More residents understanding the role of the parish council, clerk and councillors and getting the best effect;
- Improved engagement with the local community, with more people feeling that they are involved in decision-making and a higher percentage of people involved in volunteering;
- Improved satisfaction with services provided by the council.

2. Defining the Community

Wootton is a large village, situated in the south-west of Bedford Borough. Its local (unitary authority) is Bedford Borough Council. There are approximately 1,754 houses accommodating 4,156 residents (as at April 2013).

The community may be defined as the electorate of the parish plus:

- Village Hall Trustees and its users;

- Teachers and Governors of Wootton Lower (including pre-school) and Upper Schools;
- Workers of Bizzy Bees and St. Mary's pre-schools;
- Young people who live and/or are educated in the parish;
- Retail and other businesses in the community;
- Interest groups – clubs and societies;
- Voluntary organisations;
- Church groups;
- Farming community;
- Groups of people defined by a common factor such as age, disability, faith, and other groups;
- Councillors and public service representatives including council staff.

3. Role of Council Members and Officers

Wootton Parish Council is non-political with 15 councillors identified in the community, via the quarterly Wootton newsletter and website.

It employs one officer, the Clerk to the Council/Responsible Financial Officer who implements decisions made by council and provides independent, objective and professional advice, information and administrative support. The Clerk to the Council has an office at The Hub, Wootton New Life Methodist Church, Cause End Road and members of the public are welcome to call in or make an appointment, during the following hours:

Monday morning 10am-12noon (term time only);
Monday morning 10am-12noon (school holidays).

The Clerk to the Council attends meetings and can be contacted via email, telephone or letter also.

4. Provision of Information to the Community

- Messages can be left either by telephone or email. If the clerk is on annual leave or unable to respond a voicemail or out-of-office auto-response will indicate that fact;
- The names, addresses and phone numbers of all councillors are published on the website;
- The parish council website address is widely published and the site contains all the information an individual might wish to know about the work of the parish council – including agendas, draft and signed minutes, financial documents, annual report, all necessary contact details and electronic copies of the Wootton news;

- The parish council produces the Wootton news on a quarterly basis and this is delivered to every household and business within the parish;
- Information, including all meeting agendas is published on the five notice boards around the parish as well as on the parish council website;
- Police Community Support Officers and the ward councillor (Bedford Borough Councillor) are invited to attend every parish council meeting.
- An Annual Report is prepared and printed in the Wootton news and on the website.

5. Opportunities for Community Involvement

- It is recognised that members of the community may wish to engage with the parish council at different levels – ranging from the odd email/letter to regular attendance at meetings;
- A monthly parish council surgery, which allows members of the public to come and talk directly with council members is held in conjunction with the ward councillor at the Library, Lorraine Road on the first Saturday monthly between 11am and 12noon;
- Parish council meetings are open to the public and there is an opportunity to speak under Open Forum at each meeting;
- An Annual Parish Meeting (to be held between 1st March and 1st June annually – please refer to the website for further information) gives the public and local organisations an opportunity to participate in the full meeting. This meeting is advertised widely and is used by the parish council to report on work carried out during the previous year. It is also an opportunity for the parish council to obtain views of residents on any matter which affects the community;
- Wootton Parish Council undertakes consultations by questionnaire (online via its website, in person at the annual FunFest or via the Wootton news) or public meetings as appropriate for specific issues;
- The parish council is always considering practical ways of engaging with people and community groups;
- The parish council will continue to arrange, support and participate in community events, not least the annual FunFest.

6. Involvement with Partnerships

The parish council has a representative(s) on the following:

- Wootton Memorial Hall;
- Wootton Village Hall;
- Bedfordshire Association of Town and Parish Councils;
- Robert Edward Lunniss Charity;
- Wootton Church & Poor's Land Charity/Wootton Poor's Land Charity.

7. Contact the Parish Council:

The clerk to the council may be contacted as follows. Parish council members may be contacted via the website or Wootton news, or through the clerk to the council:

Sue Playford

Email: Clerk@Wootton-PC.gov.uk

Telephone: 07531 930788

Address: 3 Longden Close, Haynes, Bedfordshire, MK45 3PJ.

Website: <https://wootton-pc.gov.uk/>

APPENDIX B

The
Wootton
P A R I S H N E W S

AUTUMN EDITION

SEPTEMBER 2017





Neighbourhood Plan

Your neighbourhood; your future

COME AND HAVE YOUR SAY

**LAUNCH EVENT: FRIDAY 8 SEPTEMBER 2017 (6.00PM - 9.00PM) AND
SATURDAY 9 SEPTEMBER 2017 (10.00AM - 5.00PM)**

WOOTTON SCOUT HUT

ST. MARY'S ROAD, WOOTTON, MK43 9HB

REFRESHMENTS WILL BE SERVED

This is **your opportunity** to influence the place in which we live and how it will change in the future. Your local knowledge and 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 may be protected; and
- How existing buildings' use may change over time.

OUR DRAFT VISION STATEMENT

"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"

SHAPING OUR NEEDS

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

Find out more by visiting www.woottonpc.bedsparishes.gov.uk

COME AND HAVE YOUR SAY

LAUNCH EVENT: FRIDAY 8 SEPTEMBER 2017 (6.00PM - 9.00PM) AND
SATURDAY 9 SEPTEMBER 2017 (10.00AM - 5.00PM)

WOOTTON SCOUT HUT

ST. MARY'S ROAD, WOOTTON, MK43 9HB



COME AND HAVE YOUR SAY

APPENDIX C



Wootton Parish Clerk

8 September 2017 · 0

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COME AND HAVE YOUR SAY

LAUNCH EVENT: FRIDAY 8 SEPTEMBER 2017 (6.00PM - 9.00PM) AND
SATURDAY 9 SEPTEMBER 2017 (10.00AM - 5.00PM)

WOOTTON SCOUT HUT

ST. MARY'S ROAD, WOOTTON, MK43 9HB



1W5wRmYwQBSGMHEtKRFBIInro4UTirAk&ZqveiwMEd-q1PKQ709Enh8C5aFGssqg5yU62WA.xHxtU/xhpHtvHK7odepA-VX3G6NiKZYBaZMkxqQ4...



Wootton Parish Clerk

8 September 2017 · 0

...



COME AND HAVE YOUR SAY

LAUNCH EVENT: FRIDAY 8 SEPTEMBER 2017 (6.00PM - 9.00PM) AND
SATURDAY 9 SEPTEMBER 2017 (10.00AM - 5.00PM)

WOOTTON SCOUT HUT

ST. MARY'S ROAD, WOOTTON, MK43 9HB

REFRESHMENTS WILL BE SERVED

This is your opportunity to influence the plan which will set the path for all future developments. Your local knowledge and views of what needs to be achieved in the village will make a real difference. For the Neighbourhood Plan to be successful, your input is essential.

- The plan will determine where new buildings can be built.
- Where new buildings can be built.
- What new buildings can be built.
- What new buildings can be built.
- What new buildings can be built.
- What new buildings can be built.

OUR VISION FOR THE FUTURE

"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."

CONTACT US

The Neighbourhood Plan is a legal document which will set the path for all future developments. Your local knowledge and views of what needs to be achieved in the village will make a real difference. For the Neighbourhood Plan to be successful, your input is essential.

Find out more by visiting www.wootton.gov.uk



Search Facebook



Wootton Community Group (Bedford)

Private group · 3.9K members



About Discussion Announcements Rooms Topics Men



Bob Hensher

Visual storyteller · 8 June 2018 · 🌐



Come to the new Community Centre to find out what progress has been made with Wootton's Neighbourhood Plan. A Community feedback questionnaire will be delivered to every Wootton household in June and it is important to get your responses, as this will shape the future of our village.





Search Facebook



Wootton Community Group (Bedford)

Private group · 3.9K members



About

Discussion

Announcements

Rooms

Topics

Me

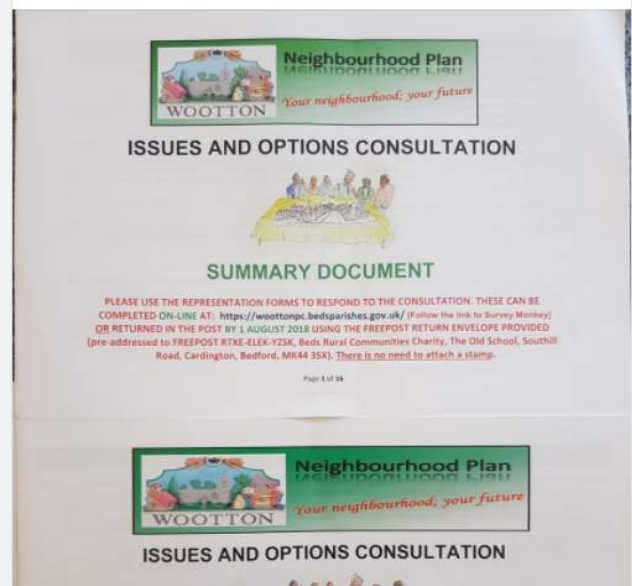


Bob Hensher

Visual storyteller · 2 July 2018 ·

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These documents are currently being delivered to every Wootton household. Please complete the questionnaire and return in the freepost envelope by 1st August. Your views are important and the responses will go towards forming the Wootton Neighbourhood Plan. Every household member over 14 is eligible to have their say so if you require extra copies of the questionnaire please send email request to woottonparishclerk@gmail.com. Alternatively complete the online version at www.surveymonkey.co.uk/r/WoottonNP



Wootton Community Group (Bedfordshire)

Private group · 3.9K members



About Discussion Announcements Rooms Topics Members



Bob Hensher

Visual storyteller · 13 July 2018 · 🌐

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The last of the Public Consultations on the emerging Neighbourhood Plan is on today between 6pm & 9pm. If you want more information or help with the recently delivered questionnaire, please pop in for a chat. It's also your chance to view the new Community Centre.



Wed 26 May

Comments



Bob



Bob Hensher ► Wootton Community Group (Bedford)

9 Oct 2020 · Bedford ·

The Neighbourhood Plan exhibition is running this weekend at the Community Centre. Councillors will be on hand to answer any questions you may have on the proposed village facilities, housing development, local green spaces etc. — at **Wootton Community Centre**



PUBLIC CONSULTATION ON THE DRAFT NEIGHBOURHOOD PLAN

THE CONSULTATION WILL RUN FROM 25 SEPTEMBER 2020 to 6 NOVEMBER 2020

TO OUTLINE THE PROPOSALS A PUBLIC EXHIBITION WILL BE HELD ON:

FRIDAY 25 SEPTEMBER 2020 (6.00PM - 9.00PM)
SATURDAY 26 SEPTEMBER 2020 (10.00AM - 2.00PM)
SUNDAY 27 SEPTEMBER 2020 (10.00AM - 2.00PM)

FRIDAY 9 OCTOBER 2020 (6.00PM - 9.00PM)
SATURDAY 10 OCTOBER 2020 (10.00AM - 2.00PM)
SUNDAY 11 OCTOBER 2020 (10.00AM - 2.00PM)

AT WOOTTON COMMUNITY CENTRE

HARRIS WAY, WOOTTON, MK43 9FZ

Arrangements will be made to ensure appropriate social distancing at the event because of the implications of COVID-19. Endeavours will be made to minimise any inconvenience.



WHAT DO YOU THINK?



Write a comment...



News Feed



Friends



Watch



Marketplace



Notifications



Menu

26 May

Comments



Bob Hensher ► Wootton Community Group (Bedford)

25 Sep 2020 · Bedford · 🌐

The Neighbourhood Plan exhibition is running this weekend at the Community Centre. Councillors will be on hand to answer any questions you may have. — at **Wootton Community Centre**



Neighbourhood Plan
Your neighbourhood; your future

PUBLIC CONSULTATION ON THE DRAFT NEIGHBOURHOOD PLAN

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AT WOOTTON COMMUNITY CENTRE
HARRIS WAY, WOOTTON, MK43 9FZ

Arrangements will be made to ensure appropriate social distancing at the event because of the implications of COVID-19. Endeavours will be made to minimise any inconvenience.



WHAT DO YOU THINK?



Write a comment...



News Feed



Friends



Watch



Marketplace



Notifications



Menu

APPENDIX D

PHOTOGRAPHS OF ROADSIDE BANNERS

1. BANNER DISPLAYED AT BEDFORD ROAD



2. BANNER DISPLAYED AT CRANFIELD ROAD



3. BANNER DISPLAYED AT KEELEY LANE



4. BANNER DISPLAYED AT WOOTTON LOWER SCHOOL, BEDFORD ROAD



5. BANNER DISPLAYED AT FIELDS ROAD



6. BANNER DISPLAYED AT MEMORIAL HALL, BEDFORD ROAD



APPENDIX E

Neighbourhood Plan

Your Neighbourhood: Your Future

THE FUTURE OF WOOTTON IS IN YOUR HANDS

YES, THE FUTURE OF WOOTTON TRULY IS IN OUR HANDS.

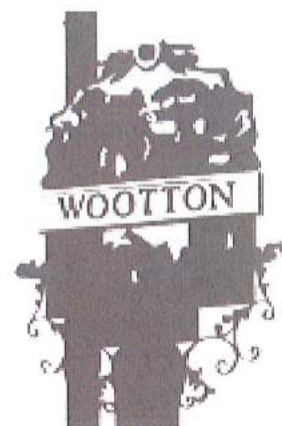
The sceptical members of the community do not believe it, but with a Wootton Neighbourhood Plan we can control how Wootton will change in the next 20 plus years.

The Wootton Community are encouraged to become involved and will be able to:

- Identify existing and new areas of open space that are of value to the community and protect them by having them designated as local green space. Examples of green space areas are sports fields, parks, woodlands, dog walking fields, country parks, etc.
- Identify potential infrastructure improvements such as sports and leisure facilities, parking, traffic management, walkways, cycle routes etc. within the parish.
- Help to promote and encourage support of local businesses, such as public houses, shops, restaurants, businesses, etc.
- If shops, houses, offices are required, the plan can dictate where they can be built, the style, Tudor, Edwardian, Modern, etc. and size, single, two, three storey buildings.

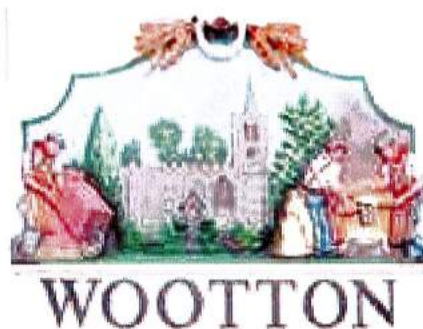
What do we need to do?

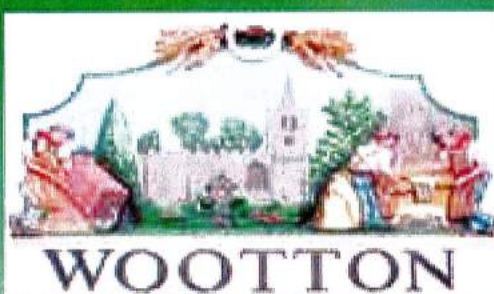
All Wootton residents will shortly be receiving a Housing Needs Survey posted through their doors. The responses from this will give the data needed to identify what type of housing, if any, is needed in the village.



The legal bit

Through the Localism Act, the government has given local communities more power to influence the future of the places where they live. A neighbourhood plan will outline a vision for Wootton and set planning policies for the use and development of land. It will cover where any new development could go and identify green spaces to be protected. Wootton's Neighbourhood plan will be about local issues and focus on guiding development rather than stopping it. Once adopted, a neighbourhood plan becomes a statutory plan and will be used in making decisions on future planning applications.





Neighbourhood Plan

Your neighbourhood; your future

COME AND HAVE YOUR SAY

**LAUNCH EVENT: FRIDAY 8 SEPTEMBER 2017 (6.00PM - 9.00PM) AND
SATURDAY 9 SEPTEMBER 2017 (10.00AM - 5.00PM)**

WOOTTON SCOUT HUT

ST. MARY'S ROAD, WOOTTON, MK43 9HB

REFRESHMENTS WILL BE SERVED

This is **your opportunity** to influence the place in which we live and how it will change in the future. Your local knowledge and 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 may be protected; and
- How existing buildings' use may change over time.

OUR DRAFT VISION STATEMENT

"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"

SHAPING OUR NEEDS

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

Find out more by visiting www.woottonpc.bedsparishes.gov.uk

Local Plan 2035**Throughout the village****Ongoing**

WPC previously stated it DID NOT wish any further development to take place within the village. A recent consultation on the soundness of Bedford Borough Council's Local Plan 2035 was noted at Full Council in February 2018 – the plan did not affect Wootton

Marston Vale Innovation Park**Towards the A421****Ongoing**

BBC approved the proposal despite WPC's and numerous objections. WPC has now formed a Development Liaison Group (consisting of parish councillors and residents) which aims to meet with all developers and key officers from BBC to ensure information is shared at the earliest opportunity regarding ongoing/future building works both at the Innovation Park site and elsewhere in the Fields Road South/Cranfield Road site. If you feel you could contribute to these discussions and have relevant skill sets (development, engineering for example) – please contact the Clerk

Neighbourhood Plan**The whole civil parish of Wootton****Ongoing**

WPC has employed APC Planning (Planning Professional), Bedfordshire Rural Communities Charity (BRCC) and Regeneration Positive (Neighbourhood Plan Professional) to aid with the production of the Neighbourhood Plan. This will give residents a greater say in the future of the village. The plan has now launched, Green Infrastructure Plan workshops held and the results of those workshops and the first Neighbourhood Plan questionnaire are being collated

Parking restrictions**Several sites within the village****Ongoing**

Some areas have now been yellow-lined but WPC continues to chase BBC as to why other areas still remain outstanding

Planters**To be determined****2018**

Three planters installed along Bedford Road have been well received. WPC is looking to install further planters – what locations would you prefer? Please see page 11 for relevant article.

Recreation ground remodelling works – Jubilee Gardens**Recreation ground****Ongoing**

Plans are to install additional play equipment aimed at 0-5 year olds (including sensory play equipment) and remodel the area to make it more open and accessible. A funding application has been submitted to Veolia – outcome awaited

Roads and Footpaths**Throughout the village****Ongoing**

The Roads & Footpaths Safety Steering Group continues to meet every other month to raise issues for BBC to consider. Minutes to view are available at: http://woottonpc.bedsparishes.gov.uk/files/index?folder_id=10434511 (or request a hard copy from the Clerk to the Council)

St. Mary's churchyard footpath**St. Mary's Church****Ongoing**

Repairs to the footpath leading to the North Side Entrance from Church Road are ongoing



Thank all those residents who have contributed to the emerging plan

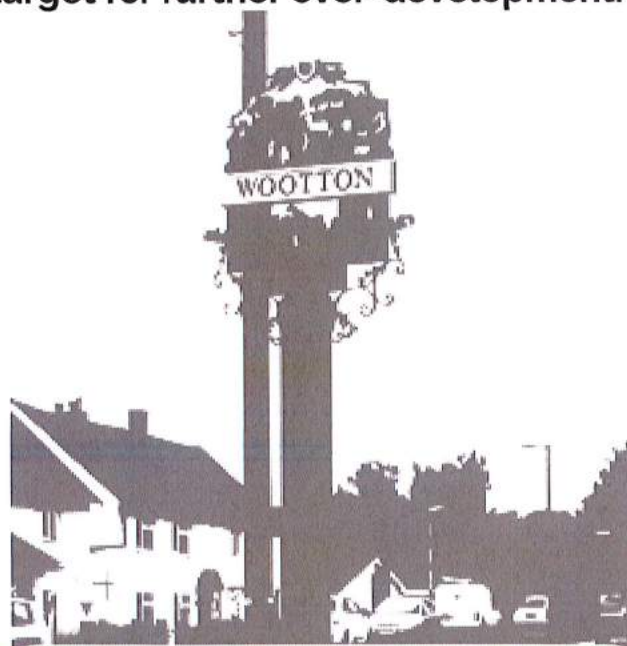
On behalf of the N.P. Committee, we would like to thank all those residents who have contributed to the emerging plan by completing the various questionnaires and attending the numerous meetings and workshops over the past year. This information has now been collated and, based on these responses, our appointed planner will formulate the Wootton Neighbourhood Plan.

When the plan has been completed, the residents of Wootton will be given the opportunity, in a referendum, to vote on whether to accept or reject this plan.

We, the **NP COMMITTEE, WOULD URGE YOU TO VOTE** for it as, **with no plan in place, Wootton could become an easy target for further over-development.**

Along the way, we have received some negative comments, such as 'there's no point, the Borough planners just do as they want anyway' and 'planners have never listened in the past, so why would they listen now'. This may have previously been true, however the latest Government Neighbourhood Planning Act now gives the local community more influence in determining what happens in their area.

This plan gives us more power to determine the future of our village, and includes plans for the Local Environment (green spaces), Village Facilities (shops, local services), Local Economy (business opportunities), Housing (quantity, type, location) and Sustainable Community (footpaths, parking).



This plan gives us more power to determine the future of our village

Outstanding Parish Council Issues & Projects

Item	Location	Deadline
Average Speed Cameras A need for Average Speed Cameras was identified during the Neighbourhood Plan Questionnaire process by residents. This is currently being investigated with BBC's Highways Department as a project to take forward and will be funded using Community Infrastructure Levy funding and s106 Developer Contributions	To be determined	Ongoing
Community Centre The charitable trust is in the process of being formed, following the community centre's transfer into the ownership of the parish council. Any further details regarding bookings and general enquiries should be addressed to the charitable trust at woottoncommunitycentre@gmail.com	Berryfields	Ongoing
Covanta Incinerator It is currently not yet known whether a right of appeal against the Environment Agency's decision to issue a permit will be granted, following the autumn judicial review which rejected claims made against the Environment Agency and Covanta. For fuller information please visit their website: https://bedsagainstincinerator.wordpress.com/	Stewartby parish	Ongoing
Local Plan 2035 (now 2030) The Mayor's Executive approved BBC's final Local Plan for submission in December 2018. It must now be examined by the Planning Inspectorate, which could take several months to complete. For fuller details please visit their website: https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/local-plan-2030/	Throughout the village	Ongoing
Lorraine Road Cemetery extension WPC is ringfencing money annually and will approach the Crown Estate (adjoining landowners) to request it be permitted to purchase an area of land adjacent to the existing cemetery in order to extend it	Lorraine Road cemetery	Ongoing
Marston Vale Innovation Park BBC approved the proposal despite WPC's and numerous objections. A Development Liaison Group (consisting of parish councillors and residents) met in September 2018 with representatives from BBC and Goodmans (who will be developing the Innovation Park). The idea is to pass as much information on to residents to keep everyone informed on latest developments. Please check our website and Facebook page for further information	Towards the A421	Ongoing
Memorial Hall Play Area resurfacing WPC wishes to resurface underneath the existing play equipment in order to make it safer and easier to use in bad weather and intends to use Community Infrastructure Levy funding	Memorial Hall, Bedford Road	2019
Neighbourhood Plan Findings from the second consultation (entitled Issues & Options) have just been published on WPC's website and the Neighbourhood Plan Steering Group continues to make good progress towards delivering a Neighbourhood Plan that meets resident's wants and needs	The whole civil parish of Wootton	2019

Neighbourhood Plan**The whole civil parish of Wootton****2021**

Findings from the second consultation (entitled Issues & Options) were published on WPC's website and the Neighbourhood Plan Steering Group continues to make good progress towards delivering a Neighbourhood Plan that meets resident's wants and needs

Real Time Passenger Information (bus stops)**Four bus stop sites within the village****2021**

Four electronic real time passenger information units are now in place. WPC is planning to add more, again using community infrastructure levy funding.

Roads and Pavements (including proposed crossings for Bedford Road)**Throughout the village****Ongoing**

The Roads & Pavements Safety Steering Group continues to meet every other month to raise issues (including parking restrictions) for BBC to consider. Residents are welcome to attend those meetings. Minutes to view are available at: http://woottonpc.bedsparishes.gov.uk/files/index?folder_id=10434511 (or request a hard copy from the clerk)

St. Mary's stone and railing cemetery wall**St. Mary's Church****Ongoing**

Funds have been earmarked to repair or replace as necessary, as both are in a poor state of repair. A fallen ash tree (December 2016) necessitated some works already and WPC has taken forward a structural engineer report which highlighted the wall's instability in parts. Advice has been sought from Historic England and BBC and the parish council is looking to also seek advice from a suitably qualified brickwork specialist

Street lights**Throughout the village****Ongoing**

WPC is in talks with BBC on a proposal for the ownership/maintenance of all street lights to be transferred to BBC. The project has been delayed as BBC have had numerous similar requests from other parish and town councils, so need to agree how best to proceed

Wootton Village sign(s)**Various locations****2021**

The sign on Bedford/Wootton Road has been cleaned up and re-lettered. A flower bed has been added at the front and has now been planted.

Key:

1. Wootton Parish Council
2. For further information on what Community Infrastructure Levy funding and s106 Developer Contributions are please visit: <https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/community-infrastructure-levy/>
3. Bedford Borough Council

Please note this is a brief overview of ongoing/proposed projects and the list is not exhaustive as changes can occur before the next newsletter edition goes to print. For fuller information on these or other projects, please contact the Clerk to the Council

Why have a Neighbourhood Plan?

This Neighbourhood Plan gives us a chance to control what development happens within the village.

How can this work?

Here is an example of a policy. This policy is not in our neighbourhood plan but helps explain the process. If the 2030 Local Plan included a policy that stated every 3 bedroom and larger dwelling must have a minimum of two parking spaces - our Neighbourhood Plan cannot go against that policy and state a minimum of one parking space. It can however, influence that policy and request sufficient parking be provided to meet the assessed need. Once made, the Neighbourhood Plan and its policies will carry full weight in the consideration of planning applications in the parish.

So, what policies does our Neighbourhood Plan hope to deliver?

Feedback from the Housing Needs Survey (2017) carried out by an independent organisation (Bedfordshire Rural Communities Charity) stated a wish for low density sites and smaller two/three-bedroom dwellings – either starter homes or for those looking to downsize.

How does that help us?

Most developers want to develop high density sites with larger four/five bedroom dwellings in order to maximise profits. Any developer can buy a one-hectare site in Wootton or a one-hectare site elsewhere in the borough for the same price. The Wootton site would have half the number of smaller-sized dwellings – meaning smaller profits. In that scenario – which site would be most likely developed?

The Neighbourhood Plan Process

We contacted all landowners in Wootton to see who may be willing to sell their land for development, and we also conducted a Housing Needs Survey. When the results from the Housing Needs Survey were

known, the landowners were contacted again and informed of the survey results. All larger sites pulled out and we were then left with smaller sites who were willing to reduce their original plans.

So, what happens next?

Once the results from the latest consultation have been reviewed and the Neighbourhood Plan amended if necessary, the Neighbourhood Plan and evidence base will be sent to an Independent Examiner. The examiner, who thoroughly understands the neighbourhood planning process, will go through both the evidence and the Neighbourhood Plan to ensure it is lawful and robust. This process is carried out objectively and independently of the parish council and associated planning professionals. The final stage is a referendum for the people within the parish, to vote to support or reject the plan.

After the vote

If more than 50 per cent of people voting in the referendum support the plan then Bedford Borough Council must bring it into force. The Neighbourhood Plan will become part of the statutory development plan for the area. Developers who own the allocated sites in the Neighbourhood Plan can then produce plans and make their formal planning application submissions to Bedford Borough Council for their determination – as happened with all development to date. The Crown Estate has also agreed to hand over a large amount of green space to the parish council for us to look after, see the map on the next page.

If the majority of votes disagree with the plan, then the parish council will have no control over development and Bedford Borough Council will have total control on determining the number of dwellings that can be built on each site.

Data Collection

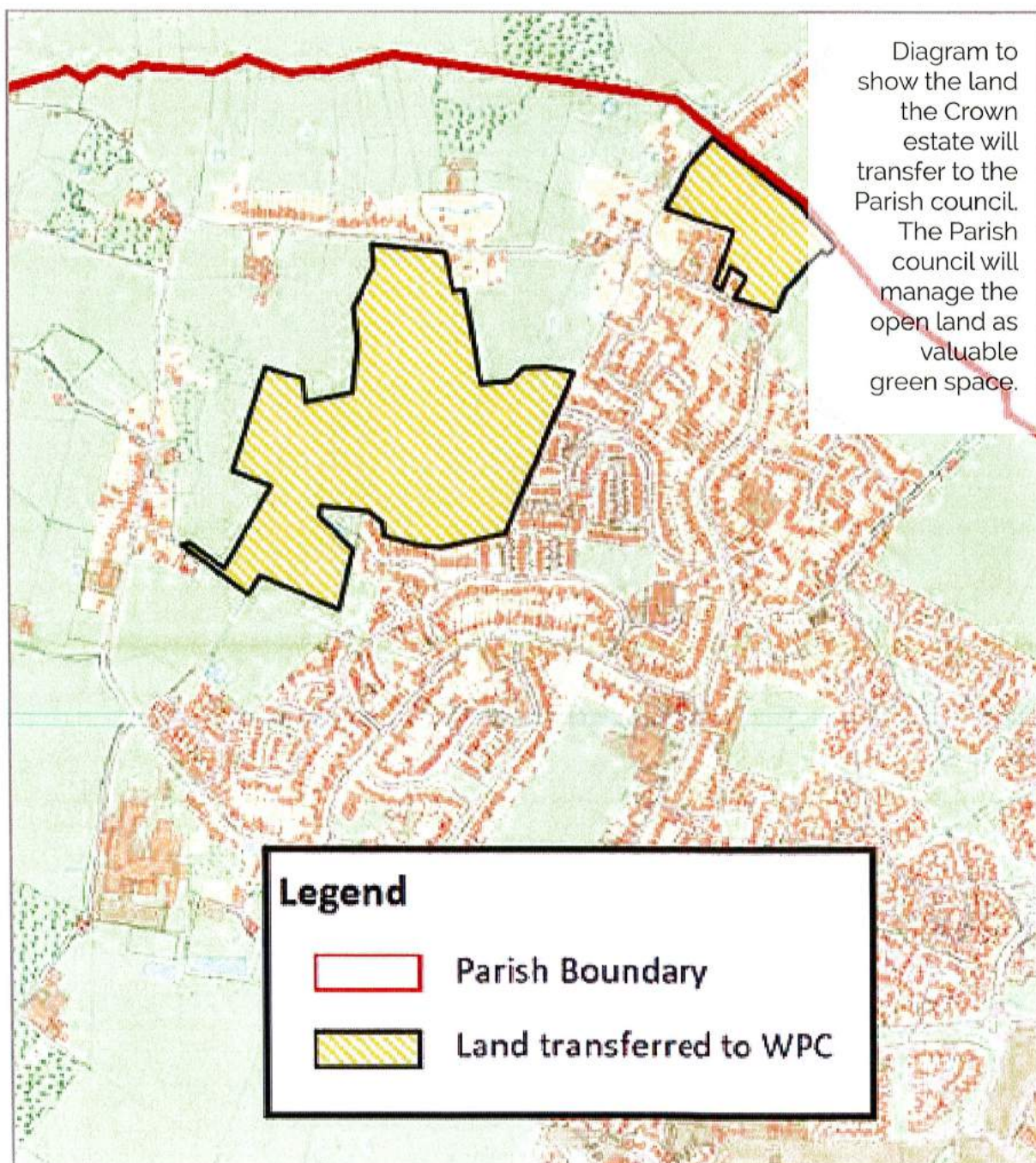
Before anyone in the “Trump administration”

states the data is corrupt or fake, the parish council outsourced this part of the process to Bedfordshire Rural Communities Charity (BRCC). BRCC printed all questionnaires and created the online surveys. They organised delivery of the questionnaires to all households within the parish. Completed surveys were returned to BRCC and they also inputted all paper data received before providing the parish council with the final data.

Summary

We have been open and transparent

throughout the entire Neighbourhood Plan process. We have followed the guidelines set out in producing a Neighbourhood Plan. We have given everyone from the parish, (including landowners) the same opportunity to put their views forward. It may not be popular, but landowners do have the right to sell their land and many have again put forward their land as part of the latest Call for Sites process. Our Neighbourhood Plan is trying to ensure future development meets as identified from the Housing Needs Survey findings. We hope the majority of you will continue to support us.



Neighbourhood Plan**The whole civil parish of Wootton****2021**

Findings from the recent Regulation 14 Pre-Submission Public Consultation have been collated, but not yet discussed in full, due to unavoidable delays

Real Time Passenger Information (bus stops)**Four bus stop sites within the village****2021**

Four electronic real time passenger information units are now installed. WPC has put in a request for additional units but works (to be undertaken by BBC) have been delayed due to Covid-19 restrictions and issues with power supplies

Roads and Pavements**Throughout the village****Ongoing**

The Roads & Pavements Safety Steering Group continues to meet every other month to raise issues for BBC to consider. Residents are welcome to attend those meetings. Minutes to view are available at: <https://wootton-pc.gov.uk/parish-council/minutes/?eeFolder=Meetings/Minutes/Roads-and-Pavements&eeFront=1> (or request a hard copy from the clerk)

St. Mary's stone and railing cemetery wall**St. Mary's Church****Ongoing**

Funds have been earmarked to repair or replace as necessary, as both are in a poor state of repair. A fallen ash tree (December 2016) necessitated some works already to the brick wall and WPC has used its structural engineer report, advice from Historic England and BBC to get detailed guidance on how best to repair that wall from a suitably qualified brickwork specialist

Street lights**Throughout the village****Ongoing**

WPC is in talks with BBC on a proposal for the ownership/maintenance of all street lights to be transferred to BBC. The project has been delayed as BBC have had numerous similar requests from other parish and town councils, so need to agree how best to proceed

Key:

1. Bedford Borough Council
2. Wootton Parish Council
3. For further information on what Community Infrastructure Levy funding and s106 Developer Contributions are please visit: <https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/community-infrastructure-levy/>

Please note this is a brief overview of ongoing/proposed projects and the list is not exhaustive as changes can occur before the next newsletter edition goes to print. For fuller information on these or other projects, please contact the Clerk to the Council.

APPENDIX F

List of Bodies consulted for Regulation 14 Consultation

Access Bedford	O2
Accessibility Bedford	Scottish Power
Anglian Water	Sight Concern Bedfordshire
Autism Bedford	Stewartby Parish Council
BT Open Reach	TalkTalk
Bedford FLAG	Three
Bedford – An Inclusive Town	UK Power Network
Bedford Borough Council	VirginMedia
Bedford Borough Parent Carer Forum	Vodafone
Bedfordshire Clinical Commissioning Group	Wellingborough Borough Council
British Gas	Western Power (East Midlands)
Bulb	
Cadent	
Central Bedfordshire Council	
Coal Authority	
EDF	
EE	
E-on	
East Northamptonshire District Council	
Environment Agency	
Forest of Marston Vale	
Highways England	
Historic England	
Homes England	
Huntingdonshire District Council	
Kempston Rural Parish Council	
Marine Management Organisation	
Milton Keynes Council	
N Power	
Natural England	
Network Rail	

APPENDIX G

WOOTTON NEIGHBOURHOOD PLAN - SCHEDULE OF REPRESENTATIONS

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 (f and h) W14 (i) - Wildlife	Wootton hosts a fantastic array of wildlife from a variety of butterflies, bats barn owls, foxes, red kits, hedgehogs, the list goes on. Please protect this rare and wonderful part of this village. We moved to this village because of its rural setting, walks and countryside. Let's protect our wildlife and keep Wootton wild - thank you	Support noted for Policy W1 (f and h) which establishes design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors Support noted for Policy W14 (i) which states that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats.	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 and W2 Residential Development	Bedford Borough Council has stated Wootton does not need any more houses we have had our share	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the	Review the proposed allocations in the plan.

		development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.	
Policy W6 Land at Tinkers Corner	The cottages at Tinkers Corner have no foundations - so if this should go ahead and it better not. There will be many problems arising from damage which the Wootton Parish Council will have to address. I hope you can understand by building near them you are damaging other properties.	We acknowledge the matter raised but this is an issue that will be addressed at the planning application stage should planning permission be granted by the LPA.	Noted but no further action at this stage.
General Comment	Most Wootton Parish Councillors don't even live in Wootton.	Currently, all Parish Councillors live in Wootton	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W15 Village Facilities	In section W15 the medical health centre is listed as a community faculty. The objective of this section states "to maintain and improve" etc . Will any steps be taken to encourage developers to help in this task? The current medical centre is not fit for purpose and whilst we understand that GP's are responsible for the development of their premises, can't something please be done to aid the production of a decent facility, capable of supporting the needs of this growing village? The health of residents is not being addressed at present.	Policy W15 recognises the importance of supporting the provision of the Medical Health Centre and seeks to protect the facility within the plan. The improvement to the facilities is outside of the scope of the Neighbourhood Plan.	Review the wording of Objective 3, to protect rather than 'to maintain and improve local facilities'.

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 Residential Development	When there are about twice as many properties in the country as there are homeless people and at a time when office buildings are likely to become available as living space, it is unethical to be covering up farm land that can provide food growing (post Brexit), space for wildlife and co2 sinks for a dying planet. This continued development largely lines	Policy W1 (d) recognises that the presumption of sustainable development which should not affect open land	None needed

	the pockets of the people who profit from it. However in the light of the decades it takes to changes hearts and minds and that this expansion of Wootton will happen. These are my opinions on the proposals.		
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Although I am not in agreement with there being any further housing developments in Wootton Parish especially in the area and location of Keely Lane, I am in agreement with the Parish Council's plans for small housing developments as an outlined in this paper. I hope the Parish Council's plans will deny any further larger development being considered by the Borough Council.	Conditional support for Policies W1and W2 Residential Development is noted	None needed
Policy W16 Provision of new Community Facilities	I would also like to stress to members that they have a responsibility to ensure that the increase in traffic in the village is managed carefully.	Policy W16 (a) recognises that proposals must not result in unacceptable traffic movements	None needed
Policies W15 and W16 Village Facilities	The issues of amenities, facilities and leisure opportunities for the village community are given a high priority for improvement	Policy W15 (2) recognises the importance of not losing current community facilities Policy W16 supports proposals that diversify or enhance the range of community facilities	None needed

		Policy W20 (d) seeks developer contributions to the enhancement of community facilities	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W16 Village Facilities	Bus stop in Field roads by doctors surgery needs marking (ie - signage) and a shelter - in particular for elderly residents	Duly noted and improvements to public transport services is a matter addressed within the Non-Land Use Actions section of the plan.	None needed
Traffic Management	Speeding in fields road must be addressed - maybe average speed cameras are the answer throughout the village	Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan. Speed cameras are already located in Fields Road. Any further provision is a matter which the Parish Council is considering.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Traffic Management	Increased speed cameras to cover all approach roads into village/through the village	Traffic management in the village is identified in Policy W20 as a priority for priority for investment.	None needed

		Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan. Speed cameras are already located in Fields Road. Any further provision is a matter which the Parish Council is considering.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Too many houses being built - Wootton will not be a village. Please no more.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be	Review the proposed housing allocations in the plan.

		demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1Village facilities and W2 Residential Development New Community facilities	We moved to Wootton from Kempston some years ago to give our children the chance to grow and thrive in a village environment. Now adults, they cannot afford to live here. Thanks to the new development already inflicted on what was a village, the infrastructure cannot support the existing residents. Wootton has suffered more than enough development, we have done our part.	Policy W2 limits the provision over the plan period for up to 145 homes Policy W8 requires all housing development to provide a mix of house types, tenures, ensuring the provision of affordable housing. Furthermore, Policy W9 seeks to allocate affordable homes to those with a family or work connection.	None needed
Policy W15 Village facilities	Our schools are vastly over-subscribed	Duly noted, however outside the scope of the neighbourhood plan.	None needed
Policies W1Village facilities and W2 Residential	The GP surgery cannot cope with demand	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council	None needed

Development New Community facilities		acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish.	
Policy W16 New Community Facilities	The streets are no longer safe due to the massive increase in traffic.	Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W19 Community Infrastructure and W20 Developer Contributions	All proposed developments must take into consideration access onto main roads using measures such as signage, traffic islands and mini-roundabouts to avoid additional risk.	Policies W19 and W20 (c) detail how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	I am deeply saddened and disappointed by this neighbourhood plan. I am unable to see how the 5 small developments are in any way beneficial to Wootton at all. It is taking away 5 green spaces when it could just be 1! The location of 4 of the 5 proposed developments are in the only rural areas left of the village, being Hall End and Keeley Lane. These areas should be protected from any developments. They are considered hamlets on the outskirts of Wootton. Part of the plan is to protect Wootton as a historic rural village yet these developments will destroy the only rural feel to the village that is left. The residents of Hall End and Keeley Lane all choose to live in this area because they want to live in a rural area away from the centre of a village. These developments will totally change these areas making them into built up areas, the same as the rest of the village. I am not against a neighbourhood plan. Quite the opposite in fact, but I cannot support a plan that seems like its sole purpose is to destroy the rural part of our village. It is shameful that the Parish Council has not protected these rural	. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure,	Review the proposed housing allocations in the plan.

	areas and deem it acceptable for them to be lost forever.	form, character and size of the settlement.	
Policy W19 Community Infrastructure and W20 Developer Contributions	The infrastructure is just not there to support the developments. I cannot understand why one piece of land in which all 145 houses could be built on that is next to the already built up areas with infrastructure that can support the development and that doesn't infringe on numerous listed buildings hasn't been chosen by the neighbourhood plan. Once the building has taken place there is no going back.	Policies W19 and W20 identify projects for which all new developments will be expected to make appropriate provision towards community infrastructure, including cycle paths, footpaths, bridleways and other community facilities.	None needed
General	It feels very much like residents are being blackmailed into accepting this plan. If we don't agree to it the consequences will be far worse we are told. It is an even further shame that many residents of Wootton will accept these proposals, not because they agree with them, but because they have been told that if they refuse them the consequences could be worse.	Not accepted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Planning to a field adjacent to the Wootton school has been rejected by the Inspectorate, for many reasons including	The application in Hall End the subject of a further Planning Appeal to which the Parish Council will continue to object	None needed

	the road infrastructure and the safety in and out of Church Rd and Hall End Rd		
Policy W11 Local Green Spaces	You're proposing to use our greenbelt fields again reducing more of this beautiful villages character	Policy W11 designates local green spaces where development will only be permitted in exceptional circumstances	None needed
Policy W19 Community Infrastructure and Policy W20 Developer Contributions	Roads can't cope with the increase since 2016 -all which resulted in the development of 81 houses being stopped but we want to build 145 Speeding, pollution, old buildings being damaged by vibration from heavy traffic and pedestrian safety on too narrow foot pavements	Policies W19 and W20 (c) show how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan	None needed
Policies W1 (f and h) W14 (i) - Wildlife	Loss of wildlife	Support noted for Policy W1 (f and h) which has design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors Support noted for Policy W14 (i) stating that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	I feel very uneasy about the majority of the 145 going on the Hall End / Keeley Lane North end of the village open scenic countryside. This opens up an opportunity further down the line for further encroachment.	Policy W1 makes a presumption in favour of sustainable development within the settlement boundary. Policy W2 limits the provision over the plan period for up to 145 homes	Review the proposed housing allocations in the plan.
Policy W19 Community Infrastructure and W20 Developer Contributions	I appreciate some will have to go here but the roads are just not suitable.	Policies W19 and W20 (c) show how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W4 Land south of Keeley Lane Policy W6 Land at Tinkers Corner Policy W7 Land on south side of Keeley Lane	Leave the rural edges of the village alone. Develop the attached previously built on areas. Preserve what little character is left around the edge of the village. Personally I will fight tooth and nail to stop any development at Tinkers Corner or Keeley Lane	Policy W1 seeks to provide for the needs of existing residents while also allowing a limited amount of development for the wider needs and priorities of the local area. Policy W4 limits any development to up to 25 dwellings Policy W6 limits any development to up to 20 dwellings	Consider amendments; review the proposed housing allocations in the plan.

		Policy W7 limits any development to up to 25 dwellings	
Policy W19 Community Infrastructure and W20 Developer Contributions	Allow safe roads for the large house owning community.	Policies W19 and W20 (c) detail how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W19 Community Infrastructure and W20 Developer Contributions	Keeley Lane and Hall End Road cannot take any further increased traffic. The plans for three dwellings at 31 Hall End Road were refused on the grounds that vehicles from them would have a detrimental effect on Hall End Road. Church Road and Hall End Road are dangerous at school start and finish times due to the amount of parked cars and traffic. The buses encroach on the wrong side of the road on the blind bends and there have already been accidents and children injured.	Policies W19 and W20 (c) detail how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan	None needed
Policies W1 (f and h) W14 (i) - Wildlife	There is much wildlife in the field at Tinkers Corner. Please preserve what little wildlife and edge of the village green	Support noted for Policy W1 (f and h) which has design principles including landscaping and boundary treatments	None needed

	space we have. There are many horses kept and ridden round here do not destroy the special horse essence of Wootton.	beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors Support noted for Policy W14 (i) stating that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General	The Wootton Neighbourhood Plan has been completed and being returned herewith - 2020 version. I am also attaching the report I sent in for the last neighbourhood plan 2018 I still say that anyone that loves Wootton must agree to every plan - or submit their own - which of course would plan for no building at all	Noted	None needed
Policy W15 Village Facilities	Knock down the flats Build a proper brick built Clinic	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. Policy W20 (d) seeks developer contributions to the enhancement of community facilities.	None needed
Traffic Management	Stop all the parking on our narrowest roads	Policy W10 recognises the need for compliance with the Borough Council's Parking Standards parking in new developments. Furthermore Policy W20	None needed

		includes the implementation of traffic management measures as a priority project for investment in the local community infrastructure.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	I disagree with further houses being built in the area.	Policy W1 seeks to provide for the needs of existing residents while also allowing a limited amount of development for the wider needs and priorities of the local area. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports	Review the proposed housing allocations in the plan.

		proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development Policy W4 Land south of Keeley Lane Policy W5 Land at The Chequers Hall End Road Policy W6 Land at Tinkers Corner Policy W7 Land on south side of Keeley Lane	I haven't ticked any boxes as the choices I would like to make weren't offered. I am against any more building within Wootton, especially Hall End and Keeley Lane. This area is the only small bubble left of rural land and living in Wootton.	Policy W1 seeks to provide for the needs of existing residents while also allowing a limited amount of development for the wider needs and priorities of the local area. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide	Review the proposed housing allocations in the plan.

		primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement..	
Policies W1 (f and h) W14 (i) - Wildlife	The destruction to wildlife and natural habitats would be destroyed for ever, I find this totally unacceptable. Already the house development on Hall End has obliterated ancient trees and homes to foxes and badgers.	Policy W1 (f and h) establish design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors Policy W14 (i) states that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats.	None needed
Rural Environment	We need to be preserving our small rural space that is enjoyed by many especially during the months of lockdown. Many	Policy W12 identifies important green spaces supporting Section IV (Non-Land Use Actions) which states that the Parish	None needed

	people have said how it's been lovely to walk away from the built up parts of Wootton and walk in the countryside.	Council will maintain the distinct character of the village by preserving, protecting and enhancing the high quality and distinctive rural landscape for present and future generations.	
Traffic Management	The impact on the roads from any more housing creating more traffic would be ridiculous, these lovely lanes would become worse than they are now from all the traffic that has increased from the building already done.	Policies W19 and W20 (c) detail how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan	None needed.
Policy W15 and W16 Village Facilities	I am for the improvements to local facilities which are already under strain from the new estates that have sprung up recently.	Policy W15 (2) states that any development which would result in the loss of community facilities will not be supported. Policy W16 supports proposals that diversify or enhance the range of community facilities Policy W20 (d) seeks developer contributions to the enhancement of community facilities	None needed
Policy W1 House Design and locations	Who approved the designs for these houses? They don't fit into a village environment. More a separate settlement -which may be the way forward if we have to have more housing why not build away from the villages and protect our rural lives.	Policy W1 defines the Wootton Settlement Policy Area boundary and requires new development to be of a scale to complement the traditional character of the village	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W1 Residential and Policy W18 Small Business	Wootton has seen enough recent developments both residential and commercial in the last few years. Recent years have seen more than sufficient housing and industrial developments around Wootton.	Policy W1 seeks to provide for the needs of existing residents while also allowing a limited amount of development for the wider needs and priorities of the local area. Policy W18 supports proposals for small business which will be assessed against impact on residential amenity, access, traffic, impact on landscape and design.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	No more building housing estates. This is becoming a small town, not a village	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the	Review the proposed housing allocations in the plan.

		defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 (f and h) W14 (i) - Wildlife	One site W7, has resident wildlife such as a badger set, foxes, bats, squirrel dray, and we often see deer coming across the field, plus the diverse breeds of birds, such as sparrow hawk, woodpeckers, and owls to name but a few. It's the local fields, flora and fauna, that provide food for these wonderful creatures.	Duly noted, should planning permission be sought for the development of this site, it will require technical reports to be submitted in support of the proposal, including an Ecological Survey. Policy W1 (f and h) establish design principles including boundary treatments beneficial for wildlife, and that existing local habitats and wildlife corridors should be protected and enhanced, and	None needed

		new ones created where practical and possible.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Any development must take into account the poor condition of the water supply in the village. If necessary it should be replaced, not just repaired piecemeal, as at present.	Noted but outside the scope of the neighbourhood plan.	None needed
Traffic Management	Traffic calming measures throughout the village - even on the new estates - is important. Vehicles are still travelling down Potters Cross too fast. How there hasn't been an accident with all of the children and parents on the school run I don't know. This road is too narrow for the existing foot and vehicle traffic, so please do not plan any developments along with road.	Policies W19 and W20 (c) state how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	In general I believe this is too much development but I consider this a genuine attempt to establish some control of the village environment. Hopefully we can maintain the ambience of the area	Support for Policies W1 and W2 is noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Any more building should be kept to an absolute minimum. Wootton has, in recent years, had more than its fair share of building and is unrecognisable to Wootton of a few years ago. The houses that have been built are mainly large and expensive with no thought to starter homes and smaller homes for the elderly. Also they are crammed together and look absolutely like a concrete jungle any future housing should be carefully thought about with hopefully some green fields left to enjoy. So, any more building should be as small as possible and definitely not like the building already finished in Wootton.	Support for Policies W1 and W2 is noted	None needed

Policy W16 New Community Facilities	The Youth Centre could be a good idea but teens being teens make a lot of noise and can be a nuisance to residents when in groups and so the position of this needs careful planning. This I have experienced.	Support for Policy W16 is noted	None needed
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	The new developments in my village have made me seriously consider moving. I have lived in the village for nearly 30 years. What the developers have been done to Wootton has made it look appalling. Please give this area a rest from development, the industrial units between Wootton and Kempston are so over powering. Please keep some of Wootton looking like a village. We need a rest, I wanted to live in a village not a town.	Objection to more residential development noted	Review the proposed housing allocations in the plan.

Resident			
Respondent			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development Policy W4 Land south of Keeley Lane Policy W5 Land at The Chequers Hall End Road Policy W6 Land at Tinkers Corner	There has already been a refusal of planning for a small amount of houses in Hall End road due to congestion, traffic and the road not being suitable for any more dwellings so I do not agree that we should have anything built at Hall End road or Tinkers corner. Besides which the land at the Chequers PH could be of archaeological interest and is a valuable green area that most of the village use.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure,	Review the proposed housing allocations in the plan.

		form, character and size of the settlement.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Considering the massive amount of new build the village has suffered over the last few years, I find it appalling that we are now expected to consider losing more green space for more development!!! The amount of new housing should mean we don't need to consider more new developments for many, many years. Really feel let down by the parish council. This is not what the villagers want.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to	Review the proposed housing allocations in the plan.

		support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Because of the need to build more affordable housing I do reluctantly agree to most of the questionnaire proposals. If Bedford Borough does push for a development greater than that proposed by the Wootton Neighbourhood Plan I suggest, if not already done so, the Parish Council seek donations to a legal fighting fund (via crowd funding/just giving, etc) to pay for a judicial review or take action using section 288 of the Town and Country Planning Act.	General support for the Plan and comments are is noted	None needed
Policy W5 Land at The Chequers Hall End Road Policy W14 Design Criteria	I totally oppose and disagree to the proposal for dwellings by The Chequers Public House. My main reasons for disagreeing to this are:- (1) The area of land up to/by The Chequers Public House is very unsuitable for development as it's low lying, is very easily water logged (even during mild persistent rainfall) and therefore, given the increase in the	Objection is noted However, Policy W14 (f) states that new proposals should not be in areas at risk of flood or increase flood risk elsewhere (b) should preserve and enhance the significance of Wootton's heritage assets – including listed buildings	Review Policy W5 and the proposed housing allocation in the plan.

	frequency of extreme weather due to climate change, could pose a significant flood risk if built on – please note that water logging is considerably worse for site 314. Land at and around The Chequers Public House (and site 314) has very poor natural drainage due to the heavy soil/clay – this is the prime reason why we have spent a considerable amount of time clearing out/dredging the drain at the rear of our property at MK43 9HL. Much to my surprise and rather worryingly - as far as I can see from the Bedford & Wootton online material there has not been a detailed study into the potential impact of future extreme weather flooding (as already seen on numerous occasions in many parts of the UK – including Wellingborough & Milton Keynes) caused by climate change. Particularly over recent years there’s been significant development in Wootton though it would appear there’s been the bare minimum done to protect existing/new housing areas from climate change flooding, new houses along Cranfield Road are in a similar high risk position to the flooding risks for some of the housing at Hall End (including ours at MK43 9HL) and Little Wootton. Of course developments can be built on climate change flood risk areas. However there has to be real up-front investment in		
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	flood protection (not dissimilar to other countries, eg Netherlands). Wootton desperately needs significant tree planting to soak up rainfall in low lying areas – primarily at site 314 and on land leading up to/by The Chequers Public House. Please can we stop putting the cart before the horse and take the undeniable consequences of extreme weather/climate change flooding seriously!! As a listed building The Chequers Public House is a natural and important part of Wootton’s heritage, by building so close to it the historical attraction/significance would be grossly undermined and diminished. Whilst we have a duty of care to build (affordable) homes, we also have a duty of care to look after the environment and preserve/value heritage/historical artefacts - the Chequers Pub clearly falls into this category.		
Policy W14 Design Criteria	We also need to look at this in the context of recent planning where developments have greatly increased the size of Wootton and appear to have created very congested housing that’s completely out of character with the core of Wootton.	Policy W14 states that new development will only be supported where it preserves and enhances the local character and appearance of the village including the size of the building plot (part c).	None needed
Policy W20 New Community Facilities	In addition, the land itself and the surrounding attractive countryside from Hall End and up/beyond the hill by the Upper School is an area much enjoyed by	Policy W20 (a) lists projects as priorities for investment such as improvements to cycle paths, footpaths , bridleways and Parish Walks and furthermore within the	None needed

	many for walking, exercise, tranquillity and horse riding. Wootton, now being such a large village, needs several/different types of outdoor spaces for leisure and now of very high importance – wellbeing and mental health.	Non-Land Use Actions section of the plan, it includes that the Parish Council will work with the Council to develop public rights of way links to support and enhance health and well-being together with the promotion and enhancement of the existing network of Parish Walks.	
Traffic Management	Hall End Road urgently needs traffic calming and speed prevention measures. Hall End Road is in many places very narrow with several ‘obstacles’ (including residents parked cars) and blind spots - a 20mph speed limit, double yellow lines along the entire length and speed humps are needed. Additionally, speed cameras are also needed by the Upper School. In my humble opinion all of these measures should have been implemented prior to the Little Wootton development – this is a classic example of putting the cart before the horse. The cost to implement suitable safety measures is insignificant compared to the cost of damaging &/or losing life through irresponsible/illegal driving.	Policies W19 and W20 (c) show how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan.	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 and W2 Residential Development	I am very disappointed to see that the survey information from 2018 has been used to incorrectly show a support for more development. Every single person I have ever spoken to in this village has been against more development. However your agree/disagree questions give absolutely no scope for answering that I am not in favour of any development at all in the parish of Wootton. For example I am responding "disagree" in W2 as I am in no way in support of the development of 145 houses. This does not mean I disagree with the terms set out in Policy W1. If I am ignored and the development of more building is to take place in Wootton it must adhere to the Policy set out in W1 and go above and beyond it. The appalling layout of this question just lends itself to misuse of the data to allow it to be shown people were not in favour of Policy W1. Outrageous. So just to be clear I am in no way in support of any more developments in Wootton. Protect its character, its nature, its history by not building more new properties. The only way to, as you put it- preserve the heritage of Wootton is to stop building	Objection to Policies W1 and W2s is noted. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the	Consider amendments to Policies W1 and W2 and review proposed housing allocations.

	any more new developments. The scale and character is simply impossible to maintain if more buildings are built however many provisions you put in place to supposedly protect this village. It is not historic to build new buildings. It would be ludicrous to think that building work can be sympathetic to 100s of years old hedgerows, conservation areas and heritage assets. Nobody is fooled by the arbitrary offer to utilise native species quickly followed up by "if this is not possible" as a perfect get out of jail free card for developers who will just tear the lot down. I feel massively let down that there is even any more talk of expanding this village that our family is so closely tied to. After speaking to you on the phone your advice was to not answer any questions and simply write a letter and that you will read it. I hope you read this and take from it that I do not feel it appropriate to build any more developments within Wootton however many settlement policies you put together. Wootton has already seen an enormous amount of development in the last 10-12 years. Enough is enough.	scheme is appropriate to the structure, form, character and size of the settlement.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 and W2 New Residential Development	I feel that the village has already grown at an alarming rate over the last few years. The feel and look of it has dramatically changed. It no longer has a village feel or appeal anymore. The proposed sites all except Tinkers Corner will dramatically affect the look and feel of the areas proposed. I feel for the existing residents whose outlook and feel of their home will be changed for the worse.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure,	Consider amendments to Policies W1 and W2 and review proposed housing allocations.

		form, character and size of the settlement.	
Traffic Management	Even more important is that the village is out growing the amenities. The schools are at capacity the roads are getting busier and more congested.	Policies W19 and W20 (c) detail how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan.	None needed
Policies W1 (f and h) W14 (i) - Wildlife	I fully approve of the green space development so as to preserve the local wildlife and try to keep some village feel to the area. At some point enough is enough and I personally feel Wootton is at that point	Comments duly noted. Policy W1 (f and h) establish design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors Policy W14 (i) states that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W16 Provision of new Community Facilities	Ensure proper provision of sports/recreation facilities - e.g. changing facilities showers for the team sports and proper sports pitches. Improve existing community facilities before building any	Policy W16 states that proposals which enhance the range of community facilities will be supported	None needed

	more Safe Routes to School is required Connect existing and new developments to the village to eliminate and reduce the 'them and us' syndrome.	Policy W20 (d) also seeks developer contributions to the enhancement of community facilities 'Safer Routes to Schools' is addressed within the Non-Land Use Actions section of the plan which confirms that the Parish Council will work with relevant bodies to create and enhance routes.	
General	Ensure Berryfields estate land levels are corrected. All verges green spaces are 50mm too low. Fix/finish estates properly. No more greenbelt deals.	Noted by the Parish Council but the infrastructure on this developments have not yet been adopted by the Borough Council	None needed
General	Otherwise please keep up the good work	Comment noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W15 Village Facilities	The medical centre cannot cope with the volume of villagers. This needs to be urgently resolved. The medical centre is still in a temporary building - this needs to be resolved	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish	None needed
Traffic Management	The state of some of the roads is appalling- this needs to be resolved. We are already seeing HGVs including Amazon coming to the village. This needs to be reduced and enforced. Speeding is an issue. This needs to be reduced and	Inconsiderate parking (including on pavements) is currently the subject of a Government review of the law, which the Parish Council is supporting.	None needed

	enforced. Parking on pavements needs to be reduced and enforced. Parking on both sides of the road near the Fox and Duck needs to be resolved. Parking on Fields Road at peak times needs to be prohibited.	Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management including the problems of parking and speeding is also addressed within the Non-Land Use Actions section of the plan.	
Policies W1and W2 Residential Development	No more houses please and if we must sort out critical amenities first	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development	Consider amendments to Policies W1 and W2 and review proposed housing allocations.

		contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.	
Resident			
	Respondent		
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W1 Residential Development	We have just moved from North London to Wootton in August. First impression – Village has reached its comfortable size. Three shops for pubs, three schools etc so only small scale development Planting more trees within the village	Support for small scale development noted Policy W1 states that development proposals should demonstrate landscaping and boundary treatments using native species and retain mature trees	None needed
General Comment	People friendly and like living here Cafe culture - opportunity for developing a cafe culture using existing pubs Community halls etc. Could somebody be commissioned to create a village map (eg - Redbourn Herts has a village map) to be purchased.	Comment noted	None needed
General Comment	Parish Council comes across as very committed to the village	Comment noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Developing and increasing the number of houses in Wootton is understandable due to its location	Support for Policies W1 and W2 is noted	None needed
Village Facilities	But the current infrastructure cannot cope with the population (30+ children in primary school classes. and a six week waiting time for a doctor's appointment (pre-Covid). You can only look to increase the population if you improve local facilities and services This is highlighted as a key objective and really needs to be the Key focus if new houses are a must.	Policies W19 and W20 (c) show how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management. Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Wootton and surrounding villages are all becoming over -crowded and not quiet lovely villages any more. I am totally against any further development. I believe when money is concerned councils and governments would do what they like regardless of what the village population says and their views. This has already happened down Fields Road Cranfield Road etc. This is a totally	Objection to Policies W1 and W2 is noted. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the	Consider amendments to Policies W1 and W2 and review proposed housing allocations.

	pointless exercise. The councils are killing this rural area.	development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General	Ensure local residents comply with reducing noise - eg Music in order to not disturb other people	Outside the scope of the Neighbourhood Plan but duly noted by the Parish Council.	None needed
General	Pavement and road resurfacing in key areas of the village to avoid people tripping up	Outside the scope of the Neighbourhood Plan but duly noted by the Parish Council.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Wootton can become a much more desirable place to live and be proud of. Great planning idea by great people we welcome this plan	Support for the Plan is noted – particularly Policies W1 and W2	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W20 Community Infrastructure	Please ensure there is a public footpath from the new development on Keeley Lane to Wootton Upper School. Idea - cycle path from Wootton to Chimney Corner station	Policy 20 (a) identifies developer contributions to improvements to cycle paths, footpaths and bridleways as a priority. Furthermore, within the Non-Land Use Actions section of the plan, it includes that the Parish Council will work with relevant bodies to create and enhance ‘Safer Routes to Schools’.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	There is already major residential building in Wootton and its surrounding areas. I strongly reject the need to give	Objection to Policies W1 and W2 is noted. Wootton is identified within the Local Plan as a ‘Key Service Centre’ providing a good range of services; well	Consider amendments to Policies W1 and W2 and review proposed housing allocations.

	permission for any further residential spaces.	connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.	
Policy W14 Development Design Criteria	All the proposals in this booklet will reduce green natural field space which in itself is a heritage feature of Wootton. Please stop	Policy W14 (i) states that new development will seek to incorporate high quality green infrastructure and landscaping and furthermore within the Non-Land Use Actions section of the plan, it includes the need to protect, improve	None needed

		and enhance community open spaces as well as protecting wildlife sites/areas and habitats.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W15 Village Facilities	My biggest concern about further development is the lack of school places for new families. To build a community spirit it is vital that families can access local schools. The lower school is already oversubscribed before the completion of current agreed development. Children should not be bussed out of the village to school.	This is outside the scope of the Neighbourhood Plan, however, the parish Council recognise the pressures upon local schools and any further development will need to contribute towards both infrastructure and facilities, as detailed within Policy W19 of the Neighbourhood Plan.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Traffic Management	Wootton has had its fair share of building. The roads are not big enough to support the extra traffic. Building more equals more traffic. Roads like Hall End Road are not two way when evenings arrive, single file traffic only. Build behind the pub and next to the school the next of cars in traffic extra entrance all safety hazards School times is like wacky races	Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management including the problems of parking and speeding is also addressed within the Non-Land Use Actions section of the plan	None needed

	to add even more to the danger. Not against houses but this is the wrong area - Wootton is full. The main reason the land owners are happy to supply land is they are speculators. Purchased the land exactly for reasons to make money		
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy 13 Protection of Views	Policy W13 is important to maintain as the perimeter of Wootton Close to A421 is at capacity of warehouses that bring H GV traffic at high levels and open green space at the boundary of Wootton it is important to keep separation between settlements.	Support of Policy W13 is noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	We do not want/need further housing in Wootton. The roads aren't big enough to take traffic in our country lanes. We loved being a village but we will be a small town joined to Kempston. Enough is enough. Build your houses elsewhere and leave our Village alone. A lot of Wootton residents will say the same.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within	Consider amendments to Policies W1 and W2 and review proposed housing allocations

		Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement To confirm the aspirations of the plan are to avoid coalescence with neighbouring settlements.	
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Resident			
Respondent			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Development should not take place in the village. It has already grown substantially.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure,	Consider amendments to Policies W1 and W2 and review proposed housing allocations

		form, character and size of the settlement.	
Traffic Management	Infrastructure won't cope with more traffic. We have already had a serious incident with a child being knocked over and hospitalised.	Traffic management in the village is identified in Policy W20 as a priority for investment. Furthermore, traffic management including the problems of parking and speeding is also addressed within the Non-Land Use Actions section of the plan	None needed
Policy W1 Wootton Settlement Policy Area	The greenbelt around Wootton has already being developed but more development could severely impact on bio diversity and ecosystems within the area.	Policy W1 defines the Wootton Settlement Policy Area boundary and its design principles – which include protection of existing local habitats	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	So contradictory - plans for so many new houses yet there are statements about preserving our community. I filled in one of these awhile back same questions and what has happened? More new houses no real infrastructure more traffic more crime Looking to move away as things are getting worse and nobody listens.	Disagree. Policies W1, W10, W14, W15 are about preserving the community Policy W20 (d) seeks developer contributions to the enhancement of community facilities	Amendment to be considered

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	I really don't think any of our views will be listened to as all of the decisions would have already been made.	Disagree. The Neighbourhood Plan process follows a strict process and will be subject to independent examination	None needed
Policies W1and W2 Residential Development	I understand we need housing but Wootton used to be a small village and is now a large village. More housing would just make it into a town	Policy W1 (b) proposes that new development shall be of a scale to complement the scale, form and character of the existing settlement. In respect of W2, the Housing Needs Survey confirmed the need to provide for more homes in the Parish.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Like most local residents I am alarmed at the rate and size of new developments. The Berry Wood area has particularly affected the rural feel of this area going Wootton to Wootton Green and ruining the community I would be very against any further development in this area of the village. Recognising the need for more housing I would support infill and developments on the Kempston side of the village	Support for Policies W1 and W2 is noted	None needed
Policy W15 Village Facilities	Our GP facilities continue to be dire despite so many more folk living here and		None needed

	a care home facility with high needs. How can this continue? Thank you for the opportunity to comment.	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W4, W6 and W7 Residential Developments	Many of the developments detailed in the attached documents are in areas where the infrastructure is not suitable currently without additional development cars and traffic. Keeley Lane and Hall End are already extremely congested with traffic parked cars School bus and school traffic at pickup and drop-off times. There are no paths and children are expected to walk on the road. Current plans particularly for W4 / W6 and W7 would result on an increased amount of cars parked on Keeley Lane. Access to these developments should be in one place only and should not have additional pedestrian access as this would result in additional cars.	Objections to sites in Keeley Lane and Hall End are noted. All sites as detailed within each respective policy would need to demonstrate no unacceptable harm in terms of highway safety.	Review proposed housing allocations in the Plan.

Hedgerows and Wildlife Policies W1 (f and h) W14 (i) -	Existing hedgerows and ditches need to be left in place for wildlife and flooding - it is not necessary to remove these. Developments should be built around these.	Policies W4-W7 state that, as far as possible, existing hedges and trees should be retained. Policy W1 (f and h) establish design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors Policy W14 (i) states that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats.	None needed
Policies W11 and W12 Green spaces	Green spaces in developments should benefit existing residents as a priority over new residents	Policies W11 and W12 identify important green spaces but it is not practical to limit their use, or any new green spaces, to particular users	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W16 New Community Facilities	I cannot agree with youth centres Time and again these have caused noise illegal drink and drug problems. Young people have enough provision already. A centre would add to problems.	Comments are noted. Policy W16 states that a range of community facilities will be supported provided that they do not result in unacceptable traffic movements, <u>noise</u> , fumes or other disturbance to residential properties	None needed

Policies W1and W2 Residential Development	Finally please do not allow developers to buy up land on the cheap and cram unsuitable housing on every inch of space. Do not let their greed turn our beautiful village into a Poor Man's version of Milton Keynes or something similar. The vast majority of residents Love living here and do not want any more development like the one behind the doctor surgery. 500 people dumped on us making a nonsense of getting medical appointments.	Policy W1 makes a presumption in favour of sustainable development within the settlement boundary. Policy W2 limits the provision over the plan period for up to 145 homes only.	Review proposed housing allocations in the Plan.
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comments	Q W20 - you can't answer all those questions with one box. Each deserves its own. Providing the youth centre and staffing it will be a far greater value to the community than average speed cameras. The government's plan is that new vehicles will be fitted with automatic speed limiters so speed cameras will be obsolete by 2040. No mention of the incinerator - - impact on parish - traffic and pollution. Air monitoring equipment would be a good use of parish funds	Noted by the Parish Council	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	There are already too many houses in Wootton and too much development.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the	Review proposed housing allocations in the Plan.

		scheme is appropriate to the structure, form, character and size of the settlement.	
Policy W15 Village Facilities	You cannot get a doctor's appointment within a month. It took me three months to see the current doctor re: possible skin cancer. I was told by one that there were too many houses. Build another surgery Medical Centre first before more houses	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish	None needed
Traffic Management	The traffic is awful parking and speeding our problems. The schools of thought to bursting point.	Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the Neighbourhood Plan..	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	I feel that ongoing residential and commercial developments within Wootton have been dis-proportionally large for a village location. Surely Wootton has provided enough surrounding land given over to developments over the last five years?	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan	Review proposed housing allocations in the Plan.

		recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Policy W18 supports proposals for small business which will be assessed against impact on residential amenity, access, traffic, impact on landscape and design.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W15 Village Facilities	With the continued development of the village and the developments of surrounding villages towns then needs to	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council	None needed

	be an improvement of the doctor's surgery. This facility cannot cope as it stands. The building needs replacing and more doctors' health workers employed.	acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish.	
Policy W15 Village Facilities	The same goes for the local schools how many children parents are driving to the local schools because they cannot get into their own village Schools.	This is outside the scope of the Neighbourhood Plan, however, the Parish Council recognise the pressures upon local schools and any further development will need to contribute towards both infrastructure and facilities, as detailed within Policy W19 of the Neighbourhood Plan)	None needed
Policy W15 Village Facilities	Provisions should be made for access to dental and optician facilities within the village to reduce the need to travel outside of Wootton.	Noted, however outside the scope of the neighbourhood plan.	None needed.
Traffic Management	Parking in residential areas around Harris way school is somewhat a joke. There needs to be more restrictions around that area to stop people parking blind bends. Lorries parking at the path layby and around the roundabout at the bottom of Fields Road nights one day causing damage to the footpath	Noted by the Parish Council	None needed
General Comment	Finally the condition of the old A421 is absolute shambles along with the junction from Kempston Hardwick. Something needs to be done here	Noted, but outside the Parish boundary	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Instead of bolt-on new housing onto existing villages that I'm not designed extra traffic due to old road layouts (causing congestion in a small village before you even reach town as well as dangerous driving) could we consider making new villages. As an example - Wilstead - Wixams? More housing = more traffic of school runs due to distance from home to school. More traffic = more potholes and heavy traffic flows causing congestion in villages which is unacceptable more housing = more noise, crime, impact on environmental issues and pollution - is there a carbon footprint thought? Sustainability plan? Where are all the residents working? Some have moved into the village from London and Luton into social housing. Are we moving the problem from one area to another? Doesn't fix the issue.	Noted, however this Neighbourhood Plan can only relate to the extent of the Parish.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Please include monitoring of air quality before during and after all of this development I have noticed a significant fall in the quality of air over the last 10 years And constantly see health and safety breaches on the development sites	Noted by the Parish Council	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	In the last 20 years Wootton has become an urban sprawl. Enough housing has already been built. I cannot support more houses with the added light pollution that will contribute to the already ruined night sky. No fixed structure for a Medical Centre but you want more housing - madness.	The Housing Needs Survey confirmed the need to provide for more homes in the Parish.	Amendment to be considered
Traffic Management	More traffic on an outdated congested road system. It is madness.	Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the Neighbourhood Plan.	None needed

Policies W11, W13 and W14 Local Green spaces and Design Criteria	W11 / W13 / W14 - how can I agree or disagree? I agreed to open green spaces but disagree with development that might or will happen.	Noted	None needed
General Comment	This submission is a tick box for decisions that have already been made.	Disagree	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W15 Village Facilities	Wootton is a village not a Town. Amenities should be put before any more housing. Our doctors' surgery is only small, how will it cope with more people? Please leave us some greenery. Nature before greed.	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish. Both Policies W11 and W12 look to retain important green spaces in the Parish.	

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	I would personally like public access from Potter's Cross to Elmsdale Road. This might be resolved by the new development on Mount Pleasant which is	Noted but outside the scope of the Neighbourhood Plan.	None needed

	the current route however it is not maintained.		
General Comment	I would also like the roads on Berryfields completed as, as far as I am aware, no more houses are being built.	Noted by the Parish Council but the infrastructure this development has not yet been adopted by the Borough Council	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	This is all noble and decent stuff however the village has already been adversely affected by the warehousing industrial units at the bottom of Fields Road. Utterly ridiculous to allow this Plus all HGV access in our village. Once those units are fully occupied the traffic situation will be dreadful. So this future plan looks like tinkering around the edges versus whether worst issues will be.	Noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W14 Development Design Criteria	I am disappointed to see that there is no mention having or providing secure parking for powered two wheelers in this document PTW's eg motorcycles mopeds scooters are present in the village and surrounding area in greater	Noted, this is addressed within the Council's Parking Standards.	Consider amend Policy W14 (g) to read 'vehicle parking'

	numbers then you may realise and are invaluable for low emissions commuting and transport from many, including the younger workers and low-paid workers. I would like to see some consideration given to this		
Policy W15 Village Facilities	I would also like to see plans for a larger permanent surgery at Wootton Vale Healthy Living Centre, an invaluable resource for the village	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Policy W1 - Whose presumption?	This is derived from national planning policy guidance. There is a presumption in favour of sustainable development at the heart of the planning system, which applies to both plan-making and decision-taking	None needed
General Comment	W1 - what was the defined need for the monoliths on the southside of Fields Road?	Comment noted	None needed
Policy W4 Land south of Keeley lane	W4 - this destroys the rural view across the St Mary the virgin church for at least eight dwellings in Keeley Lane.	Objection noted	None needed

Policy W7 Land on south side of Keeley Lane	W7 - leg straps PH is already causing overspill parking onto Keeley Lane	Policy W7 requires that any development of this site should address highway safety implications.	None needed
Policy W13 Protection of Views	W13 - see W4	Noted	None needed
General Comment	Non land use actions - Point 1 - treeplanting—the decision in the 70s village plan to enhance the north side of Church Road with trees has never been implemented Point 8 - as raised at 70s Parish Council meeting the then proposed upper school should have been built in the vicinity of the old A421 and Fields Road junction - not where it is now causing all its vehicle traffic to slow through the village.	Noted	None needed
Policy W21 Protection of Heritage Assets	W21 - conservation means preservation protection from change loss or injury it is an adjectival constant not a descriptive variable Policy/Vague aim	Noted This policy has been derived from a similar policy which has been found acceptable by an independent examiner and now forms part of an adopted Neighbourhood Plan.	None needed
General Comment	One would be grateful to have confirmation that someone on the Parish Council has read these responses and noted the points made.	Noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Any further housing developments in Wootton would seriously detract from the appearance of the village. Sufficient development has already been carried out and has made our village into a small town.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.	Review proposed housing allocations in the Plan.

		Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Public footpath should be one side of the road for pedestrians Roads in Potters Cross should be adopted Balancing tanks should be incorporated rear Boyles house Bedford Road Fields Road adjacent Wootton doctors surgery Why were three-storey flats built in Fields Road? 30 mile speed signs should be in position where needed Slow down signs required on the band opposite Ames' entrance (already 1 death)	Comments noted, some of which are outside the scope of the Neighbourhood Plan. Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management including the problems of parking and speeding is also addressed within the Non-Land Use Actions section of the plan	None needed
Policy W15 Village Facilities	Doctors surgery should be kept up-to-date in line with the number of houses belts	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Please remember this is still a village. The decisions made now impact the area for a lifetime, for example the Fields road and Cranfield road area has now become over- crowded and extremely unsightly. Traffic flow has increased dramatically and the thought of any more larger developments is depressing for somebody who has lived in the village all my life. I know this short paragraph will probably not be taken seriously, but do not ruin our village please.	Policies W19, W20 and W21 seek to ensure that there is investment in local community infrastructure, facilities and that that the villages heritage assets are protected. Furthermore, traffic management in the village is identified in Policy W20 as a priority for priority for investment as well as being addressed within the Non-Land Use Actions section of the plan	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Based on the assumption that all proposed developments will provide sustainable, environmentally sensitive & robust measures to prevent flooding to existing & new housing - I agree with the majority of proposals	Support for Plan (except Policy W5) is noted	None needed
Policy W5 Land at the Chequers Public House Hall End Road	However I do not agree to the development proposed for the 2.01 ha of land at The Chequers Public House. This area of land appears to be relatively low lying when compared to the other	Objections are noted	Amendment to be considered and review this proposed housing allocation policy.

	proposed areas & is prone to heavy water logging (even in short spells of medium rainfall), the risk of flooding here (which is even more so at sites 313 & 314) is therefore significantly higher. Given the increased frequency of heavy rainfall over recent decades & the dramatic climate change scientific predications it's imperative we implement tangible steps to prevent flooding. Additionally I object because Hall End Road is currently totally unsuitable for any more traffic - the road is very narrow in places, some residents park on the road, there are several blind spots (hedges, parked cars) along the road and the section by the school thru to Church Road is particularly narrow & very busy during peak hours.		
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	I do not support any further housing development in the village. It has already been over developed and has long since ruined your original vision for protecting and strengthening Wootton historical integrity and community by doubling the size of the village with excessive development. Traffic is already gridlocked in Hall End at school start/finish times	Objection noted. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the	Review proposed housing allocations in the Plan.

	and it is a miracle there have not been any accidents. Stop putting money and development before the lifestyle needs of the community.	development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish.	
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Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	This is full of leading questions, and combinations of issues or exclusions, designed to receive agreement. It is not a consultation nor does it give choice or explanation. It is poorly designed and vague.	Disagree, this plan has been the subject of public consultation meeting the relevant regulations.	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	They have allowed 3 story houses at the boundary of our listed building at 49 Cause End Road. This important historic asset will be lost to the village behind cheap prefab town houses that tower above everything else. Arguably the oldest property at 1525. Gone	Offensive comment removed. Otherwise, not relevant in regard to the Neighbourhood Plan	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W4 Land south of Keeley Lane, W5 Land at The Chequers PH, W6 Land at Tinkers Corner, W7 Land on South side of Keeley Lane	All of the developments proposed off Hall End Road and Keeley Lane are not in a suitable location given the roads are not suitable for the resulting increased traffic (too narrow and lack of footways). These roads are currently heavily used by cyclists, runners, walkers and horse riders, as part of encouraging community leisure and fitness, and more traffic would make this unsafe for them. Given that Hall End Road is an access road for Wootton Upper School, the traffic can often be beyond a safe level, and new housing would only exacerbate this problem. Given the quiet nature of these roads in their current state especially during the night time, and their location within green open spaces makes them a valuable wildlife corridor. Building on either side of these roads would disrupt that, thereby going against the neighbourhood plan.	Objections to Policies W4, W5, W6 and W7 are noted	Amendments to be considered and review of proposed housing allocations in the plan.

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	I am strongly against anymore new development, residential or commercial, within Wootton and its boundaries. There has been far too much already.	Objection noted. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form,	Review proposed housing allocations in the Plan.

		character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W1 Residential Development	We are very fortunate to have the Marston Vale land at the edge of the village and this is extremely used as a wonderful green space for walking and cycling. However, from the map this all appears to be within Kempston Rural. Keeping Wootton separate from Kempston is vital. Wouldn't it be a good idea to extend this strip with Woodland and link with Marston Vale... but so we have the trees in Wootton as the boundary? (Areas 1, 2 + 3) W3 - A thin strip of green land is not enough to separate Wotton from Kempston - a definite larger strip of trees is needed within the Village	Policy W1 makes a presumption in favour of sustainable development within the settlement boundary. Comments noted	None needed
Policy W5 Land at The Chequers PH Hall End Road	Hall End Road is a narrow country road with no footpath along a large part of it. There are already traffic issues, which will increase due to the planned housing. Whilst I agree that the plan is a	Support for Policy is noted, subject to road issues	Amendment to be considered

	reasonable possibility, I consider that the road issues need to be sorted out and a pathway to the Village incorporated		
Policy W7 Land on south side of Keeley Lane	Whilst I agree with this plan I would like to have it noted that the large fields surrounding the site are used by walkers + dog walkers and they provide a much needed green space at this side of the village.	Support for Policy W7 is noted	None needed
Policy W12	Not sure what is meant by 'community managed facilities' - but it would be nice to see some trees planted within the Wootton boundary and I would definitely not want to lose these fields as they're used extensively for dog walking.	Noted by the Parish Council Additional tree planting in the Parish is identified within the Non-Land Use Actions of the Neighbourhood Plan.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W1 Residential Development	I agree that these principals should be met but they are not as demonstrated by recent developments. Wildlife is clearly suffering and wildlife pathways are not created. Houses may be built in accordance with these principals but no houses should be built. The Village is green belt and to remain as a Village should be left alone now.	Comment noted The village is not however, protected under green belt status.	None needed
Policy W2 Housing Delivery	145 homes is too many.	Objection noted	Amendment to be considered

		The Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2	
Policy W3 Land between Potters Cross and Wootton Road	50 houses is too many, leave it as land.	Objection noted	Amendment to be considered
Policy W4 Land south of Keeley Lane	25 houses is too many, leave this as a field that provides a vital haystock to surrounding livestock and small holdings.	Objection noted	Amendment to be considered
Policy W5 Land at The Chequers PH Hall End Road	Leave this as a field that is home to foxes, deer and other wildlife. A recent build on Hall End road has already destroyed wildlife.	Objection noted	Amendment to be considered
Policy W6 Land at Tinkers Corner Keeley Lane	Leave this as a vital hay field that supplies local small holdings.	Objection noted	Amendment to be considered
Policy W7 Land on south side of Keeley Lane	Do not build on green belt land, fix up ruined buildings in Kempston and Bedford first.	Objection noted	Amendment to be considered
Policy W8 Local Housing Needs	The houses are not in keeping with a Village.	This policy reinforces national planning policy guidance to ensure that the needs of groups with specific housing requirements are addressed. Furthermore, Policy W14 sets out more development design criteria including the need to respect the character of the village.	None needed
Policy W9 Allocation of Affordable Housing	Should be for those brought up in the Village living here for 18+ years if at all.	Disagree. Policy W9 is reasonable	None needed
Policy W10 Residential Parking	So far none of the developments offer sufficient parking and make local roads dangerous for existing residents.	Policy W10 states that new residential developments will be assessed against the Borough Council's Parking Standards	None needed

Policy W11 Local Green Spaces	I agree it should be protected, it cannot be built on without ruining the purpose.	Support noted	None needed
Policy W12 Other Important Green Spaces	The wood and surrounding land should be protected as valued heritage of the Village.	Support noted	None needed
Policy W13 Protection of Views	Creating a separate settlement is better than destroying the current Village.	Comment noted	None needed
Policy W14 Development and Design Criteria	I agree this should be done but houses are not required in Wootton, and these rules are not met in any development.	Support and comment noted	None needed
Policy W15 Village Facilities	All facilities should remain and support jobs for local residents	Support Noted	None needed
Policy W16 New Community Facilities	Only suitable facilities should be built such as a farm shop, not warehouses.	Support Noted	None needed
Policy W17 Communications Infrastructure	On the basis that broadband is updated for all residents.	Support and comment noted	None needed
Policy W19	Road structures are not sufficient.	Comment noted	None needed
Policy W20 Community Infrastructure	Many bridleways are ruined by fast busy roads, due to new houses. They should be protected and well managed. This is a horse riding village and should be safe	Comment noted. Bridleways are a priority included within the Policy	None needed
Policy W21 Protection of Heritage Assets	This should be done. However it is not. Recently listed properties have been destroyed and built over ruining the heritage. Do not build any more houses. This village has already been ruined by developments with too many cars for the roads, lorries and driving through the Village causing dangers and damaging roads. Green belt is valuable and no further building should take place in the chance of preserving what is left of the	Comments noted	None needed

	horse-riding, family village. Due to the increase in houses wildlife has been killed more frequently due to a loss of habitat and increased road usage, this danger has also extended to children as several have been hit by cars. Due to large houses being built town/city people are moving here with no respect for countryside calling the police for equine related complaints while their children drive up the crime rate with car thefts and arson attacks. The crime rate in Wootton has risen exponentially since the recent houses were built, it is no longer the same village for many elderly residents who have lived here their whole life.		
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W1 Residential Development	I was very interested in the issues of possible development in Wootton. But I found the structure of the questions very confusing. I am against any more developments in Wootton and feel Wootton as a Village is lost. Wootton seems like a small town that has too much traffic, litter and anti-social behaviour, and the town I knew from when I attended Wootton Upper is gone.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide	Review proposed housing allocations in the Plan.

	I believe adding more developments to an already problematic Village will take it further away from a nice place to live. So if my answers may seem contradictive it's because I felt like the questions were worded in a way that I was agreeing to development. But please take this as I'm not agreeing. Wootton village not Wootton town.	primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	No more houses please. Houses are being built in theory for our kids but are being filled with people with kids. The Schools are full, the roads are busy. wildlife is being killed off. Please stop	The Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2. Furthermore, Policy W9 looks to ensure that all new affordable housing is allocated to a detailed criteria including those with a strong local connection. The situation regarding the schools is duly noted as with traffic congestion in the Parish. Traffic management is identified in Policy W20 as a priority for priority for investment as well as being addressed within the Non-Land Use Actions section of the plan	Review proposed housing allocations in the Plan.

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	The condition of the majority of footpaths needs urgent attention and should be on the priority list of the council.	Noted by the Parish Council but outside the scope of the Neighbourhood Plan. However, within the Non-Land Use Actions of the plan, the Parish Council will work with the Council to enhance the existing network of footpaths.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Traffic calming measures often cause more problems than good.	Noted by the Parish Council. Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management is also addressed within the Non-Land Use Actions section of the plan.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 and W2 Residential Development	No more houses. No more developments please. More trees planted	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside	Review proposed housing allocations in the Plan.

		including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2. The identification of areas of land for tree planting in the Parish is detailed within the Non-Land Use Actions part of the plan.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 and W2 Residential Development	Please no more developments. This will no longer be a lovely village, but a town like Kempston	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does	Review proposed housing allocations in the Plan.

		not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Policy W2 limits the provision over the plan period for up to 145 homes	
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Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 and W2 Residential Development	No more development	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the	Review proposed housing allocations in the Plan.

		settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2. Policy W2 limits the provision over the plan period for up to 145 homes	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 and W2 Residential Development	I do not support any more housing development in the village. Anymore development will completely destroy what was once an attractive village - soon to be an urban sprawl joined up with all surrounding villages.	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable	Review proposed housing allocations in the Plan.

		community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Policy W2 limits the provision over the plan period for up to 145 homes	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 and W2 Residential Development	As longstanding residents of Wootton, we are concerned that the selection of development sites does not take into account reasonable alternatives. Have some available sites which are more sustainably located than the chosen sites been deliberately ignored? We would like to see all sites within the Bedford SHLAA carefully assessed.	To confirm, the site assessment has been based upon the sites identified within the Council's SHLAA.	Review proposed housing allocations in the Plan.

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General comment	Make Cause End Road one way at the church and stop buses using that narrow stretch + stop them speeding	Noted by Parish Council	None needed
General Comment	Please fill in the Potholes outside Tesco	Cause End Road to be re-surfaced early in 2021	None needed
Policy W15 Village Facilities	Improvements to healthcare, i.e. have a proper Doctors surgery - rather than the porta-cabins plus add Dentist and Opticians units. Develop amenities for the elderly - i.e. Bowls Green / Bar for socialising. A small Restaurant like an Indian - or even better, a well designed food court for a number of small food outlets in same area to create nightlife/vibe and variety. This would be Hawker style - walk up & buy from the outlet and then sit in communal area to eat. Mix of meals/Desserts/Drinks. They could also do takeaway business to compliment walk up trade	Paragraph 93 of the plan reflects the support for a more permanent doctor's surgery in the village as well as the provision of a dental surgery. However, providing these facilities is outside of the scope of the Neighbourhood Plan, however, Policy W16 seeks to support proposals that diversify or enhance the current community facilities. Duly noted on comments for amenities for the elderly.	Comments noted but no amendments required to the plan.
Policy W11 Green Spaces	Please keep the villages Green Spaces.	Support noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Vision, Key Themes and Objectives	I agree wholeheartedly with pages 12 to 19 and feel they should be or have been a priority together with the current new estates in Wootton. Surely housing for young people elderly etc should have been a consideration with the current new builds.	Support noted	None needed
General Comment	We need a solid brick built surgery. Incidents of antisocial behaviour and higher levels of crime are already apparent with little evidence of police presence. The large industrial buildings on the edge of the A421 are an eyesore.	Comments noted	None needed

Respondent		Agent	
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W21 Protection of Heritage Assets	Conservation of historic elements should be evaluated and action taken For example - The Lion Head water pumps should be restored The use of cement mortar for pointing over existing lime mortar should be discontinued. The Fox and Duck is being treated this way as we speak. Perhaps a conservation officer should be appointed to advise on these and other matters. Also why not con-	Comments are noted, the plan and in particular Policies W1, W14 and W21 are seeking to ensure that any development preserves and enhances the heritage aspects of the village, in particular in the Conservation Area and listed buildings. In the assessment of planning applications within the Conservation Area or involving listed buildings, the Council's	None needed

	serve and maintain what we already have and add value to our village instead of urbanising more and killing the special characteristics of our village.	Conservation Officer provides advice in the assessment of proposals.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comments	It is a real shame that this type of plan was not implemented a decade ago. Wootton has been really destroyed by the huge developments to the south and east sides without any appropriate infrastructure to support this vast growth. A shop and school several years later. Huge traffic issues. Only the north side and east have retained any character. Even in the north we are delighted. I have a huge warehouse sheds on the Dranston Way.	Comments noted	None needed
Policies W1 and W2 Residential Development	You now propose more developments eating away at green spaces to the north and east is completely unacceptable. Surely Wootton has suffered enough with inappropriate housing developments and warehouses on the fringes. Why damage the only village areas left even more. Development needs to focus elsewhere. This plan is completely the wrong approach and will make Wootton less	Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide	Review proposed housing allocations in the Plan.

	distinct and less of a good place to live. Needs a total rethink.	primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2.	
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Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	It is very hard to agree/disagree with sections that contain a lot of different points. I found it very hard in this document to represent my actual view.	Comment noted	None needed
General Comment	Where possible could any development use sustainably sourced materials and be as planet friendly as possible in design.	Comment noted	Consider amendment to Policy W14 Development Design Criteria to incorporate sustainably sourced materials.
Policy W12 Green Spaces	I welcome the attempts to protect biodiversity and the possibility of community green space but there is no getting away from the fact that these developments are tearing up existing green space and losing valuable habitat in an ecological emergency	Support noted	None needed
General Comment	I feel it is important to focus on sustainable transport in any further developments. Good bike lanes and access the buses is really important to me.	Policy W20 identifies cycle paths as a priority and furthermore, the Non-Land Use Actions section of the plan includes the promotion of sustainable transport, by encouraging viable alternatives to move around the village.	None needed
Policies W1 (f and h) W14 (i) - Wildlife	Any opportunities to provide further habitats for wildlife within the plan would be much appreciated to replace those lost.	Policy W1 (f and h) establish design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors Policy W14 (i) states that new development will seek to incorporate high quality green infrastructure and	None needed

		landscaping to improve links together with protecting and enhancing wildlife habitats. Furthermore, the Non-Land Use Actions section of the plan examines ways to protect and enhance the biodiversity of the area, local wildlife and areas of ecological interest.	
Policies W1 and W2 Residential Development	I essentially think we shouldn't build any further housing that involves tearing up green space. I feel that the Borough Council should be protecting our countryside rather than asking us to lose it. The Government is aware of the climate emergency so it feels like there should be room for some plausible around the building in the countryside. I'm sure there are many arguments why it is not that simple but I think we are past that and it should be that simple at this point.	Objection to further development on green space noted.	Review proposed housing allocations in the Plan.

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Too many new houses being built on estates that are too large. Access to Village Hall poor and existing roads riddled with potholes and in dreadful condition. Likely due to huge increase in quantity of vehicles using. Parking is insufficient on new estates and residents	Comments noted. The PC acknowledges the issues raised in your comment. On the issue of parking, the PC are seeking to introduce a policy (W10) 'residential parking in new developments' which seeks to ensure that overspill parking does not preclude road safety & to avoid	None needed

	park in a manner that at times would prevent large emergency vehicles accessing the houses deeper within the estates.	car-dominated environments. The introduction of this policy is as result of the concern raised by residents.	
Policies W1 and W2 Residential Development	Yes. New houses needed but the new estates are overbuilt on and any new plans ought to be for smaller developments	Support for houses on smaller developments is noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	We moved to Wootton 24 years ago when it was a 'nice' sized village. It has now become a town with of the explosion of houses being built. The roads schools shops doctors etc cannot cope with this expansion as the villages history has not been taken into consideration. I would not choose to move in to Wootton now and we're looking to move away because of all the building work. It will go on for years with muddy roads lorries through the village and roads that are left unfinished endlessly.	Objection to the Plan is noted, however a number of issues are outside the scope of the Neighbourhood Plan. Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	I am pleased to see you have mapped out the likely arrangements of roads and houses in the various development areas. Hence my support for the proposals. I am concerned that Bedford Borough Council may insist something of the green spaces are filled with more houses. I am against more filling in. Wootton will be plenty big enough with the planned expansion of housing outlined in this proposal.	Support for the Plan is noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Can anything be done about the litter and building waste lying around Bedford Borough Council's chosen developer sites off Field Road and Cranfield Road? Plastics metal timber bricks breezeblock fragments cable ties and litter from the workers meals and drinks disfigure these sites. Can anything be done about the eyesores around the light industrial area the Borough Council has allowed between Fields Road and the dual carriageway?	Noted by the Parish Council but the infrastructure these developments have not yet been adopted by the Borough Council.	None needed

	This land now looks thoroughly neglected with pools of water and bits of road and other hard surfaces going to ruin as weeds take hold.		
Policies W1and W2 Residential Development	It is vital that the new developments for housing in this Neighbourhood Plan are implemented as proposed or the village of Wootton will be ruined by more of the higher diversity townscapes that the Borough Council has encouraged on its sites either side of Field Road and between Fields Road and Cranfield Road. Thank you to those who prepare this document and the proposals in it. It is obviously a labour of love and community spirit. Thank you for all your hard work and dedication to the task.	Support for the Plan is noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 and W2 Residential Development	I do not agree with the proposals in this plan, as I believe that the correct approach would be to build a small number of houses in just one location rather than on five sites. I also feel that the number of houses being quoted (145) is far more than residents voted for in the 2017 survey, given that the original BBC Local Plan to 2035 (now 2030) did not allocate any housing to Wootton at all —	Objection to number of new dwellings is noted. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the	Review proposed housing allocations in the Plan.

	as other key sites in Sharnbrook, Bromham, Gt Barford and Clapham were to take 500 houses each. Granted that may change given the more recent re-review of numbers by government, and so some housing may indeed be expected of us, but again this number is far higher than residents originally indicated would be acceptable to them.	development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2.	
Policy W2 New Residential Development	Disagree I do not believe the proposals are sympathetic to the 'scale form and characteristics on the existing settlement' and I believe the developments would 'affect open land of significance to the form and character of the village', through development on multiple sites	Objection noted	Amendment to be considered

	rather than just one, mostly in areas with strong rural character. Looking at the map on page 5 — it can be seen how large and significant the proposed areas to be developed are in relation to the village as a whole.		
Policies W1 (f and h) W14 (i) - Wildlife	The proposals will destroy the local wildlife habitats and wildlife corridors, in multiple areas rather than just one area. Grassland is a valuable commodity to wildlife, far more than arable land, and would be a huge loss for eco diversity and damaging to the numerous wildlife living there	Policy W1 (f and h) establish design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors Policy W14 (i) states that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats. In addition, the Non-Land Use Actions section of the plan seeks to encourage the protection of locally designated and non-designated wildlife sites/areas and habitats together with the extension of green space and new nature conservation wherever possible.	None needed
Policy W1 New Residential Development	Disagree The survey conducted by WPC in 2017 asked in Q35 how many homes were acceptable to be built in the period to 2035. The answer most selected by respondents was 0-50 homes. The option 150-200 homes was only selected by 6.96% of respondents. The follow up consultation at the Community Hall in the summer of 2018, was attended by around	Comment noted. The Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2.	Amendment to be considered

	250 people, who then agreed that 145 homes was a suitable number to build		
Consultation Process	I would strongly argue that this follow up consultation was probably only attended by only those living locally to the hall (new estate) and was intentionally poorly advertised by the council. Where are the figures showing the postcodes of those who attended the 2018 consultation and 'voted' for the proposed changes as was done with the 2017 survey?!	All Consultation events were advertised extensively by means of posters, leaflets, social media and 'Wootton News'. The Scout Hut and, Memorial Hall were used as locations, in addition to the Community Centre.	None needed
General Comment	The allocation of 'new public spaces' is misleading and rather presumptuous — you are effectively saying these spaces will be amenity land for the public to have free access to. I wonder if you have spoken to the landowners about this? (Doubtful as you did not when proposing a new road on Kempston parish land!)	Comment noted, in regard to the proposed local green spaces to be designated under Policy W11 and Other Important Green Space (Policy W12), the PC can confirm that the landowners were approached.	None needed
Policies W4-W7	Disagree. In the 2017 survey, looking at the graph for Q38, the clear 'winners' for development were clearly; Site 650 48 Potters cross Site 651 Wootton green Site 305 Berry farm Site 309 Wootton house Yet despite this WPC then selected completely different sites to put forward as the chosen development sites, instead choosing 5, 4 of which came in the top 8 out of 16 sites that residents said they would prefer not to be built on. Q39 only further cements the views of the residents at the time, full of 'No Building' Comments. In a further	Objections noted	Amendment to be considered

	question Q40 of the 2017 survey, residents were asked to tick preferred choices 1/2/3 for sites to build on. Again the graph tells one story but you used a weighted average to somehow deduce the sites that people wanted to build on as completely different ones to the ones they voted for. I don't know what the weightings were that you gave to options 1 2 and 3 but there must be something wrong with it! Looking purely at number of votes the sites most popular for development were Wootton Green (308) 48 Potters (650) and Berry Farm (305).		
Policy W8 Local Housing Needs and W9 Allocation of Affordable Housing	Disagree. When the 2017 survey was carried out, Q36 asked what type of housing should be built. The winners by far were sheltered, bungalow and retired. Affordable homes were behind all of these coming in 7th place out of 10...and yet come the 2018 consultation, you have put forward 'affordable' and 'starter homes' as a key inclusion within the housing on all the proposed sites. Even 'no homes' was higher than number 7 in the survey.	Comments noted. Policy W8 does not specifically affordable housing, the policy's aim is to ensure that housing developments provide a mix and range of house types and tenures to address housing needs in the Parish.	None needed
Policy W10 Residential Parking	Disagree. Recent planning applications in the Hall End area have resulted in rejection due to road safety issues. How can you propose housing at sites 653 Tinkers Corner and 652 The Chequers when clearly these are in exactly the same locations and the existing on street	Policy W10 requires developments to be assessed against the Borough Council's Parking Standards. Furthermore, each housing allocation policy requires the proposed development to demonstrate that it does not result in unacceptable harm in terms of highway safety.	None needed

	parking and bottle necks/pinch points in the area are already at a point causing 'significant congestion for other road users and serious threat to road safety' AND 'creating a car—dominated environment (from on street parking).		
Policy W12 Other Important Green Spaces	Disagree. I fail to see how you can allocate land as green space when you haven't even sought permission or agreed in principle a sale of the land for the purpose of	Comment noted, to confirm the designations have been discussed with the landowner.	None needed
Policy W13 protection of Views	Disagree. Wishy washy statement holding no value — surely many of the proposed sites for development in your plan could arguably be on a prominent edge!	We consider that the proposed wording of the policy meets with the basic conditions.	None needed
Policy W14 Development Design Criteria	Disagree. I fail to see how development in Hall End and Keeley could possibly enhance the areas characteristics or protect the street scene. The area has always been very rural and people chose to live in these areas for this reason, putting their money into building assets the price of which reflected the areas setting. A hundred houses added to those areas alone will result in a large increase in traffic (for arguments sake you could say each house has two cars, each journeying out and back once per day, that's 400 movements per day). They are called 'lane' and 'end' because that's what they are supposed to be, already becoming ruined by the increases in	Policy W14 sets reasonable design criteria – including the need to take account of the Village Design Statement and sufficient level of off-street parking	None needed

	traffic already seen from previous development and the increased use of the Upper school. The speed limits are not enforced, cars regularly speed well over the 30mph limit.		
Policy W15 Village Facilities and W20?	Whilst I do not disagree with the statements —would it not have been better to get builders to agree to gift build us a better Dr surgery on the site if they want to build here — would have thought this would be first on the list!	This policy sets out to safeguard identified local community facilities. Twenty facilities are listed in the policy. The second part of the policy indicates that proposals that would result in the loss of the facilities unless one of three circumstances can be demonstrated. The approach adopted is both thorough and appropriate. The policy meets the basic conditions. Medical facilities come under the responsibility of the CCG and not within the scope of the NP. Policies W19 and W20 seek to ensure that there is investment in local community infrastructure and facilities	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W1 New Residential Development	To be quite honest I really feel that Wotton has been spoilt already by the masses of houses that have been built over the last few years. Therefore I object to any more houses especially the industrial estates and large ugly	Objection noted	Amendment to be considered.

	retirement flats (how did they get that passed?) Wootton isn't a village anymore sadly. However I am realistic and have agreed to all your comments in this booklet. You're trying to do the best you can for Wootton, I just hope the outcome is as laid out in here. Thank you so much for all your hard work in trying to keep new housing to a minimum let's hope it wasn't in vain.		
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Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W1 New Residential Development	Any more housing around Wootton would make the local village disappear. It is all down to greed and it has to stop at some point. Developers move somewhere else - as we do not have the roads or facilities to cope with any more new housing.	Objection noted	Review proposed housing allocations in the Plan.

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Traffic Management	Traffic calming should not introduce ramps and obstacles. Average speed cameras are the most suitable option. Ramps and obstacles increase noise.	Comments noted, some of which are outside the scope of the Neighbourhood Plan.	None needed

		Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management including the problems of parking and speeding is also addressed within the Non-Land Use Actions section of the Plan.	
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Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Do we really need any more housing developments? Will new drainage pipes be offered? Will existing drainage pipes be inspected for suitability?	Comment noted.	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	I hope this will be the end to the development in Wootton, in agreeing to 145 new houses, as I do feel this village has had its fair share of new housing.	Support for the Plan is noted	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W14 Development Design Criteria	Ensure any future developments look good in years to come unlike all the Fields Road style of houses. Their paintwork is already looking shabby. Little Wootton are far more in keeping with a village style.	Policy W14 states that new development must preserve and enhance the local character and appearance of the village as well as ensuring that the use of materials respond to local character as detailed within the Village Design Statement.	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Wildlife Policies W1 (f and h) W14 (i) - Wildlife	Our house will be backing onto this and we have substantial wildlife in this area which will be adversely affected	Duly noted, should planning permission be sought for the development of any allocated sites, it will require technical reports to be submitted in support of the proposal, including an Ecological Survey. Policy W1 (f and h) establishes design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors. Policy W14 (i) states that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together	None needed

		with protecting and enhancing wildlife habitats.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W14 Development Design Criteria	Protect local wildlife, protect current residential views and sunlight/daylight, expand on open space, expand on allotments. Policy W7 would allow for all of this without making a huge impact on the overall neighbourhood plan.	Support for Policy W14 (i) is noted. New development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Traffic Management	Harris Way desperately needs traffic calming measures put in place along with the repainting of the zebra crossings. Cars speed along the road and with young children coming out of the school plus youngsters walking to and from the park at the end of Harris Way, there will inevitably be an accident.	Concern noted by the Parish Council. Road infrastructure and crossing markings due to be completed in early 2021.	

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1 (f and h) W14 (i) - Wildlife	All land that inhabits badger setts should be incorporated into the neighbouring green land	Policy W1 (f and h) establishes design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors Policy W14 (i) states that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats.	None needed
Policy W14 Development Design Criteria	Buildings should not infringe on current residents sunlight, especially in the evenings during the summer when garden time is at its prime and day light hours and sunlight views are reasons why residents purchased their properties.	Support for Policy W14e is noted	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W11 Local Green Spaces and Policy W12	In supporting green spaces this should be considered for all areas of the parish and not just to older areas. New developments have additional levies for green spaces. This plan would outline the	Support for Policies W11 and W12 is noted. To confirm, the proposed local green spaces are derived from the Green Infrastructure Plan which included a review of existing and proposed open spaces in the Parish. In addition, the	None needed

	parish council aligning all areas and ensuring parity for all parish residents.	proposed allocations met with the stringent criteria specified at para graph 100 of the NPPF.	
Policy W15 Village Facilities	The medical facilities are insufficient for the number of residents. The GP provision urgently needs support and developments to meet the demands of the parish	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Practically nobody in Wootton wants new houses built, stop developing what's left of a traditional village and just improve what's already there	Objection to further housing is noted. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the	Review proposed housing allocations in the Plan.

		defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2.	
Traffic Management	Improve the roads	. Traffic management in the village is identified in Policy W20 as a priority for priority for investment. Furthermore, traffic management including the problems of parking and speeding is also addressed within the Non-Land Use Actions section of the Plan	None needed
Policy W11 Local Green Spaces and Policy W12	Improve the green areas	Support for Policies W11 and W12 is noted	None needed

Resident		Respondent	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	Prior to the development and building of the housing estates either side of Fields Road, we as Wootton residents were consulted through the Wootton Neighbourhood plan survey. The response from residents confirmed that we wanted less houses built, better infrastructure for added residents, protected habitat, no construction on known flood plains and a new surgery, etc, for the growing population of Wootton. Years on, I personally feel none of these have been achieved, and to bring to your attention that yes we have a new Chemist, in the New Wootton area, thus meaning residents of the real Wootton Village have lost the Tithe Barn Road Pharmacy which was central to the old village. As much as i would like to think this current public consultation concerning limiting new house builds to 150 in allocated areas will be adhered and approved, from previous experience to the village extension that has doubled the size of our lovely village, and has brought with it higher crime rate, anti-social behaviour, more traffic, etc, it will fall on deaf ears within the Bedford Borough Council. In conclusion, I am	Objections to the Plan are noted. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure,	Review proposed housing allocations in the Plan.

	against any further developments dwelling wise, and all for protecting the current countryside and habitat left surrounding Wootton village.	form, character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	It was agreed that no further housing development should take place in Wootton. We've had more than enough already.	Objection to further housing is noted. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an	Review proposed housing allocations in the Plan.

		identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2.	
Policy W20 Developer Contributions and Community Infrastructure	Horse riders need to be accommodated in these plans, not just pedestrians and cyclists. Please include bridleways on new green spaces, and allow horse riders/carriage drivers to use cycle routes/paths. A lot of local permissive bridleways have been lost recently and riding on the road is very dangerous in this village.	Policy W20 identifies improvements to bridleways as a priority and furthermore, the Non-Land Use Actions also addresses the need to promote and enhance the existing network of bridleways.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	The village can't cope with the houses already built. More to the north will make it even more difficult. Cause End Rd is	Objection to further housing is noted. Whilst outside the scope of the Neighbourhood Plan, the Parish Council recognise the need that the appropriate	Review proposed housing allocations in the Plan.

	falling to pieces. The sewer or water pipe work is being constantly worked on.	infrastructure should be in place with new developments.	
Traffic Management	Roads are gridlocked in school runs.	Comment noted and traffic management is identified as a priority project within Policy W20 and is also dealt within the Non-Land Use Actions section of the plan.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	Well done to all involved. Hopefully once the NP is accepted this will put an end to speculative planning applications (eg land west of Wootton School) and will enhance the preservation of the Conservation Area which lies within the SPA (Settlement Policy Area).	Support for the Plan is noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W15 Village Facilities	You cannot say you will bring infrastructure when the village has already doubled in size and we still have no permanent health centre.	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish	None needed

Policies W1and W2 Residential Development	You cannot build thousands of houses and plant a few trees to compensate. Our village is being ruined before our eyes. Local horse riders are losing our tracks and more roads are becoming unsafe for us to use. Have you ever been by the Upper School at kick out time? Cars are parked for a mile on a blind bend. Please, please stop ruining what countryside we have left in our beautiful village. Build somewhere else, we have had too much building done here already. Leave our green spaces and wildlife alone. We are a village and not a town. I've grown up here and lived here for 30 years. I want my children to grow up in a rural lifestyle like I did, not in a concrete jungle. We should be proud of where we live and these plans are ruining it. Please no more building 'affordable housing' that isn't affordable to the average Joe born and bred in our lovely Wootton. Stop and smell the roses, not the freshly laid tarmac	Objection to further development is noted. Policies W11 and W12 seek to protect existing open space. Traffic management is identified as a priority project within Policy W20 and is also dealt within the Non-Land Use Actions section of the plan.Policy W20 identifies improvements to bridleways as a priority and is also addressed within the Non-Land Use Actions section of the plan.	Amendment to be considered.
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	I support carefully considered small-scale necessary housing development in Wootton that is mindful of maintaining the character of the village. I do not support further large estates as seen off Fields Road and the Cranfield Road. I have fairly recently moved to Wootton and I appreciate the welcome of the community and think highly of its assets.	Support for Policies W1 and W2 is noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W11 Local Green Spaces	Wootton is already highly populated. All green areas are disappearing. People move to this area because it had a village feel. This is disappearing.	Support for Policy W11 is noted	None needed
Policy W15 Village Facilities	The local surgery cannot at all cope with the number of local residence now. The waiting time is appalling and dangerous	Medical facilities come under the responsibility of the CCG and not within the scope of the NP. The Parish Council acknowledge the demands upon the current GP surgery and Policy W20 recognises the need to enhance existing community facilities with new development in the Parish.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W8 Local Housing Needs	I think there should be a concentration on the developments which offer starter homes and smaller homes with larger gardens to encourage younger people to move into the village and to help them buy their first home. Developments offering bungalows should also be prioritised as these homes are cheaper and have a smaller impact on the visual environment.	Support for Policy 8 is noted	None needed

Respondent			
Non-resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	I grew up there and have lived there for over 20 years. I now live nearby, but come into Wootton weekly. There is an obvious need for more housing in the area and I think it is a necessity. There should be a focus on developments with affordable houses and houses with larger gardens as most new-builds now have smaller gardens and focus on larger family homes. This provides people with more green space and makes homes more accessible for younger people.	Support for the Plan is noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W14 Development Design Criteria	Keep the north of the village free from development so that the character of the village is not completely changed. We are Rural, not Urban.	Policy W14 states that new development will only be supported where it preserves and enhances the local character and appearance of the village Policy W1 (b) proposes that new development shall be of a scale to complement the scale, form and character of the existing settlement	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General	Well thought out and presented.	Support for the Plan is noted.	None needed.

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W20 Developer Contributions	The village currently struggles with traffic volume and speed the current expansion in the village has increased this problem therefore further housing will only make it even worse	Traffic management is identified as a priority project within Policy W20 and is also dealt within the Non-Land Use Actions section of the plan.	None needed

Policies W1and W2 Residential Development	The drainage at the lower level of the village is currently poor further housing will create further problems. Affordable housing in other areas of the village will move antisocial behaviour further. Wootton is no longer a heritage village with modern housing far exceeding traditional. No further new housing required No footpath between Hall End Road and Keeley Lane is unsafe for further housing.	Objection noted, any further development will need to resolve drainage infrastructure.	Amendment to be considered
General Comment	When my house was purchased in 2006 the village boundary line was garden line of Elmsdale Road. Therefore, development on area 1 is Kempston.	Disagree. Land is within the Parish boundary	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Traffic Management	Parking along Bedford Road is atrocious. Many park on the footpath which, when pushing a wheelchair, is incredibly difficult and dangerous. Signs such as those on Ridge Road to remind people not to park on the kerb would be fantastic.	Parish Council is aware of these issues and it awaiting a decision from Central Government on new legislation	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Traffic Management	Parking, traffic, large delivery lorries need looking at as this is getting out of control	Traffic management is identified as a priority project at Policy W20 (c) identifies that developer contributions to traffic surveys and implementation of traffic management will be a priority and is also dealt within the Non-Land Use Actions section of the plan.	None needed

Respondent		Agent	
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W1and W2 Residential Development	The village doesn't need any more houses. There is precious little actual countryside left that doesn't border very busy roads or warehousing. Just creating patches of grass amongst a huge development of buildings does not equate to the same green spaces. The skyline in Wootton is already getting ruined and with houses struggling to sell in the village there is no need to build even more.	Comments noted. Wootton is identified within the Local Plan as a 'Key Service Centre' providing a good range of services; well connected to larger town centres by regular public transport; providing a strong service role for the local community & surrounding area. Whilst, the adopted Local Plan does not allocate a level of housing within Wootton, the development plan recognises growth in the key service centres will provide primarily new homes but also services for the local community. Furthermore, Policy 6 of the Local Plan states that development outside the defined Settlement Policy Areas will be	Review proposed housing allocations in the Plan.

		permitted if it is appropriate in the countryside including within a Neighbourhood Development Plan. This policy supports proposals where it can be demonstrated that it responds to an identified community need; identifiable community support and it is made or supported by the Parish Council; its scale is appropriate to serve local needs or to support local families; and the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. Furthermore, the Housing Needs Survey confirmed the need to provide for more homes in the Parish and this is reflected in Policy W2.	
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General	The Parish Council is to be congratulated for the work they have done in preparing such a detailed neighbourhood plan consultation document in which I agree with everything being proposed.	Support for the Plan is noted	None needed
Policy W11 Local Green Spaces	I approve of the green spaces that you identify. I would just add that it would be ideal if you could create a circle of green	Support for Policy W11 is noted	None needed

	spaces around the existing perimeter of the village and insist that as far as possible all future development should take place outside that circle so that future generations could see what the village of Wootton looked like before it became part of the Milton Keynes/Bedford conurbation.		
Traffic Management	Leaving Keeley Farm Court by car, especially when turning right, is potentially dangerous as some vehicular traffic entering the village, come around the bend at the junction of Keeley Lane and Bedford Road well in excess of the 30mph speed limit taking just a few seconds to reach the court yard entrance. When speed cameras are installed I would suggest one should be placed somewhere near the bus stop to slow down traffic coming round the bend.	Request for speed cameras in part of Bedford Road noted by Parish Council	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policy W7 Land at south side of Keeley lane	The houses proposed will affect the sunlight into gardens to the right of the plot (as pictured on page 10) from spring through to autumn, from late afternoon into the evening. This completely goes against policy W14 (e) which is there to	Any planning proposal would be subject to the normal planning considerations – which would include the protection of residential amenity and ensuring that neighbouring properties are not detrimentally affected by reason of overlooking, loss of daylight and sunlight.	None needed

	protect residential amenity from loss of daylight, sunlight, visual bulk.	To confirm, the layout provided with Policy W7 is for illustrative purposes only.	
Policy W7 Land at south side of Kelley lane	In addition, W7 look like they will be built on a badger sett (an active one that house a family of badgers). As a protected species the plans for this policy are too close to the sett from reading the government guidelines	Should planning permission be sought for the development of this site, it will require technical reports to be submitted in support of the proposal, including an Ecological Survey. Policy W1 (f and h) establish design principles including landscaping and boundary treatments beneficial for wildlife, and protection or enhancement of local habitats and wildlife corridors should be protected and enhanced, and new ones created where practical and possible. In addition, Policy W14 (i) states that new development will seek to incorporate high quality green infrastructure and landscaping to improve links together with protecting and enhancing wildlife habitats.	

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	The Parish Council is doing a wonderful job	Comment noted	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Traffic Management	How about speed cameras accompanied by 'Police Warnings'?	Policy W20 (c) identifies that developer contributions to traffic surveys and implementation of traffic management will be a priority and in addition within the Non-Land Use Actions section of the plan, it states that the Parish Council will work with the Highway Authority to secure and enhance traffic calming measures in the Parish.	None needed

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comments	Thank you for supplying your public consultation document. I appreciate the composition of this document must have taken time and money. I find the agree/disagree sections somewhat ambiguous. Please can you provide some clarity on what exactly I am agreeing/ disagreeing with for each of the 'W' sections. I feel a simplified questionnaire would be more user friendly.	Comment noted	None needed
Policy W1 Residential Development	For example, W1 how can I agree to sustaining the environment while building and growth is affecting our	Objection noted.	Review proposed housing allocations in the Plan.

	village, when actually I disagree with any further development bearing the significant increase in dwellings since 2012!! I think that further expansion in the 'so called' Village of Wootton is detrimental to community, history and infrastructure.		
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Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General Comment	I have looked at the proposed building plan and while I am against any building in Wootton due to it totally ruining what was a lovely village. I am very disappointed that in this plan not once were horse riders mentioned this has been a big part of Wootton for many years more housing means more traffic which means more danger for horses and riders on the roads. If the building does go ahead i would like to see safety measures for horse riders and other vulnerable road users.	Policy W20 (a) lists projects as priorities for investment such as improvements to cycle paths, footpaths , bridleways and Parish Walks and furthermore, the Non-Land Use Actions also addresses the need to promote and enhance the existing network of bridleways.	None needed
Traffic Management	If the building does go ahead I Would like to see safety measures for horse riders and other vulnerable road users speed cameras speed bumps lower road speeds. Already riding round Wootton has become increasingly more dangerous	Policies W19 and W20 (c) detail how all new developments will be expected to make appropriate provision towards community infrastructure and facilities, including improved traffic management.	None needed

	with the traffic including a lot more heavy bigger vehicles i hope this is something that can be taken seriously in your plans	In addition within the Non-Land Use Actions section of the plan, it states that the Parish Council will work with the Highway Authority to secure and enhance traffic calming measures in the Parish.	
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WOOTTON NEIGHBOURHOOD PLAN - SCHEDULE OF REPRESENTATIONS

Respondent			
Anglian Water			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
Policies W3 – W7 – general comments	The adopted Local Plan includes Borough wide policies relating to managing the risk of flooding, foul sewerage and sewage treatment. As the Development Plan is intended to be read as a whole it is not considered necessary to include similar requirements in the above policies of the NP.	Comments are noted, however, Policies W3 and W7 do not specifically address the issues raised.	Noted, no further action required.
Policy W3 – Land between Potters Cross and Wootton Road	No objection to the principle of residential development on the above site.	Noted.	No further action required.
Policy W4 – Land south of Keeley Lane	No objection to the principle of residential development on the above site.	Noted.	No further action required.
Policy W5 – Land at The Chequers Public House, Hall End Road	No objection to the principle of residential development on the above site.	Noted.	No further action required.
Policy W6 – Land at Tinkers Corner, Keeley Lane	No objection to the principle of residential development on the above site.	Noted.	No further action required.
Policy W7 – Land on south side of Keeley Lane	No objection to the principle of residential development on the above site.	Noted.	No further action required.
Policy W14 – Development Design Criteria	We would ask that Policy W14 be amended to make it clear that the use of sustainable surface drainage systems (SuDS) are the preferred method of surface water management for all development proposals. It is therefore proposed that Policy W14 be amended as follows:	Comments are noted and happy to amend criteria f of Policy W14 as suggested by Anglian Water.	Action: amend Policy W 14, part f as: <i>not be in areas at risk of flood or increase flood risk elsewhere and shall include the use of Sustainable Drainage Systems</i>

	<i>“f) not be in areas at risk of flood or increase flood risk elsewhere and shall include the use of Sustainable Drainage Systems”</i>		
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Respondent			
Bedford Borough Council			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General	Officers of BBC have offered informal comments throughout the preparation of the draft Plan with the aim of helping you improve the document. The NP is your document and you have final responsibility for its approach and detailed contents. Consulting on the final draft Plan, as required under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, it is appropriate that Officers of the Council focus on those matters that could cause issues at the formal examination, particularly in relation to the operation of the policies when planning applications have been submitted to the LPA for determination.	Noted.	No action required.
Education Issues	Wootton remains in a 3 tier education system. Discussions have been held about changing to a 2 tier system, no timeframe for that change at this stage. Further development in Wootton may yield that pupils will need to be educated outside of the village for lower/primary phases and therefore, if needed, the Council will seek developer contributions towards school transport as well as funding for infrastructure at the planning application stage. Recommended that the site allocation policies include a clause for developers to contribute towards education transport if required.	Duly noted, the Parish Council are aware of the issues relating to education provision within Wootton.	Action – as suggested by BBC need to amend current Policies W3, W4, W6 and W7 to include this clause for developers to contribute towards education transport if required. In addition, would suggest that this is also added to the list within Policy W20 – Developer Contributions and Community Infrastructure.

General Highway Issues	Housing policies allocate sites on the edge of the settlement and there is little indication of how the proposed sites will be linked to the existing highway network and facilities within the village. The cumulative impact of the combined developments will need to be assessed. To deliver any potential for sustainable transport/movement and access, & encourage journeys by non-car modes. Sites W4 & W6 would need to be connected and the open space (W12) would need to deliver safe and direct walking/cycling routes which connect onto the existing highway network. A reliance on white lines on existing lanes & roads to create spaces for pedestrians & cyclists is no longer supported by LTN 1/20 (the recently published Local Transport Note on the design of cycle facilities) & would be difficult to implement. Site W3 can be connected to a bus route as well as W5 (to a different route) but Keeley Lane itself is not on a bus route. Therefore at least two of the 5 proposed sites are dependent on car use & are therefore not sustainable in terms of transport, or a contribution will need to be secured from the developer to fund such a route. It is therefore recommended that the site allocation policies include a clause for developers to contribute towards public transport if required.	Duly noted, in regard to each proposed housing site, the site promoter/agent has provided preliminary transport assessments. The need to address connectivity of the proposed housing allocation sites is noted. Propose that the site allocation policies include clauses to address connectivity to bus routes and where not possible add a clause for developers to contribute towards public transport if required.	Action – resolve to include the transport assessments for each housing allocated site as Evidence Base to the NP. Action – as suggested by BBC need to amend current Policies W3, W4, W6 and W7 to include this clause for developers to contribute towards public transport if required and in addition review each policy to address the need to provide safe & direct walking/cycling routes which connect onto the existing highway network/bus routes.
Page 5	Please add the OS copyright number to the map.	Noted and agreed.	Action - add the OS copyright number to Figure 1 on page 5.
Paragraph 49	Historic Environment, third bullet point – please remove the last sentence regarding Section 72- this section relates to Conservation Areas.	Noted and agreed.	Action – remove the last sentence of the third bullet point under the heading of

			Historic Environment at paragraph 49, page 19.
Policy W1 – New Residential Development	Part d – we suggest you add the words ‘new proposals shall not affect or compromise open land’ at the start of the sentence. The policy does not include any amenity impacts such as overlooking, overshadowing or visual bulk & these form part of an assessment when considering impact on neighbouring residents. It is a positive that special mention has been made of non-designated heritage assets ‘including ridge and furrow earthworks’.	Noted and agreed. Noted, however part g does address residents’ amenity and furthermore Policy W14 part e also addresses matters of overlooking, loss of daylight, sunlight, visual bulk and noise pollution. This policy was also be applicable in the assessment of any future applications for new development in the Parish. Noted, thank you.	Action – part d to amend to read as – ‘new proposals shall not affect or compromise open land which is of particular significance to the form and character of the village’ Noted, no further action required. Noted, no further action required.
Paragraph 58	The SPA Boundary is not out of date because it was reviewed in the Allocations and Designations Local Plan in 2013 and is shown on the policies map. The NP does not make it clear how the SPA boundary will change as a result of the proposed allocations and the plan should reflect this.	Noted, will amend this sentence to refer to the Allocations and Designations Local Plan. In addition, the Policies Map will be reviewed to address the SPA boundary.	Action – amend second sentence of paragraph 58 to read as follows: <i>“The settlement boundary was reviewed in the Allocations and Designations Local Plan in 2013.”</i>
Paragraph 61	Wootton is not allocated any development by the Local Plan 2030 spatial strategy, even though it is designated as a Key Service Centre.	Noted, typo in the original text of the second sentence.	Action – amend second sentence to read as: <i>“Whilst, the spatial strategy does not allocate a level of housing within</i>

			<i>Wootton itself, the Local Plan recognises growth in the key service centres will provide primarily new homes but also services for the local community."</i>
Policy W3 – Land between Potters Cross and Wootton Road	The policy mentions that the development must be sensitive to nearby heritage assets which is positive. The policy specifically mentions a 'pre-determinative' archaeological evaluation to mitigate any impact of any heritage assets of archaeological interest'. It is considered that the site can be delivered without causing harm to any heritage asset. Furthermore, the proposal indicates that there is an area of 'possible future housing land to the south east of the area shown as developed. There would be no heritage constraints to developing here and given the assessment, below, it is strongly encouraged that the number of dwellings allocated here is increased to reduce/remove the sites below. There may be a need for other types of housing to be provided during the plan period and not just that identified in the Housing Needs Survey and there could be a need for larger family homes. You could amend this sentence to read 'to provide a range of housing types including bungalows and smaller homes. Vehicular access to the site needs to be assessed to make sure it is acceptable in highways terms before the site is allocated. The illustrative layout shows possible future housing land. Has it been considered whether more housing could be allowed on this land in the future? If so, the development could be designed to allow this, especially the vehicular access off Bedford Road.	Duly noted and will consider an amendment to the first criteria of Policy W3. Duly noted. At this stage, the PC do not wish to allocate any further development in this location but will assess any future housing at a later date.	Action: amend first criteria to read as: <i>a maximum of 50 dwellings with an affordable housing contribution in line with the policies within the development plan and to provide a range of housing types including bungalows and smaller starter homes.</i>

Policy W4 – Land south of Keeley Lane	First dot point – There may be a need for other types of housing to be provided during the plan period and not just that identified in the Housing Needs Survey and there could be a need for larger family homes. Could amend this sentence ‘to provide a range of housing types including bungalows and smaller homes’. Whilst the policy does require any future development to “be sensitive to the site surroundings and nearby heritage assets”, we have serious concerns that the layout shown and the number of dwellings proposed could nit feasibly avoid harm to the setting of surrounding listed buildings, Deep Thatches and 35 Keeley Lane. This is identified in the very brief site assessment made, which recommend that ‘a smaller scheme responding to the pattern of development could be viable’. This means that the scale of the allocation is contrary to the NP’s own published assessment. The site forms part of the setting of Deep Thatches, a Grade II listed dwelling located to the west of the proposal site. Reference to S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic mapping shows Deep Thatches historic setting was entirely rural; although this has been eroded by early 20th century residential development on the north side of the street as well as the later farm complex to the south. The proposal site contributes positively to how the listed building is understood in relation its use and the wider development of the setting. Given the amount of intervening development, screening and relative distance between the sites; the harm to No.35 is likely to be considerably less.	Duly noted and will consider an amendment to the first criteria of Policy W4. Review the proposed allocation and possible layout.	Action: amend first criteria to read as: <i>a maximum of X dwellings with an affordable housing contribution in line with the policies within the development plan and to provide a range of housing types including bungalows and smaller starter homes.</i> Action: Steering Group to consider amendments to the proposed allocation.
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	The indicative plan shows development running deep into the site, The plan bears no relation to the historic pattern of Keeley Lane, which is typical of an 'End' type settlement common in Beds. Development will remove the existing character of the site entirely and will increase the amount of harmful development within the setting of Deep Thatches; destroying the wider character (especially if the site put forward under Policy W6 is supported). Whilst there may be scope for 2-3 houses in the site, fronting the road and isolated from the listed building; the scheme currently proposed will undoubtedly cause at least moderate, less than substantial harm to the significance of Deep Thatches cumulatively when considering the development at Tinkers Corner. 25 dwellings could not be realistically delivered without causing this level of harm. The NPPF is clear in that 'great weight should be given to the asset's conservation' & 'any harm to, or loss of, the significance of the listed building 'should require clear & convincing justification'. This presents a fundamental problem should the NP go to independent examination in its current form, as it cannot currently demonstrate that special regard has been taken to the desirability of preserving any listed building. The cumulative harm to the listed building would be moderate, less than substantial it is not clear that public benefits arising from the scheme would outweigh the harm caused. Strongly advised that this site is removed from the allocation, or reduced to a nominal number, and the 25 houses are accommodated in the land allocated at Policy W3.		
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	It should be determined before the site is allocated whether vehicle access can be achieved in terms of highway safety.		
Policy W6 – Land at Tinkers Corner, Keeley Lane	First dot point – There may be a need for other types of housing to be provided during the plan period and not just that identified in the Housing Needs Survey and there could be a need for larger family homes. Could amend this sentence ‘to provide a range of housing types including bungalows and smaller homes’. The site is located at Tinkers Corner, a historically undeveloped rural area of land to the west of Keeley Lane hamlet. The site takes in an agricultural field to the west of Deep Thatches. The proposed development does not respond to the context of the wider area and the pattern of development. It would also remove a sizable aspect of Deep Thatches remaining rural setting which contributes positively to how the asset is appreciated and understood. The cumulative impact of development arising from W4 and W6 would remove any vestiges of this historic setting entirely. Whilst an effort has been made to screen the development from Deep Thatches; the perceived loss of its rural setting & its failure to mask the loss of its former character will cause harm – probably moderate, less than substantial. The NP does not demonstrate that special regard has been taken in terms of preserving the significance of the listed building, & again it is advised that this site should be removed from the allocation or significantly reduced to better reference the established grain of development. The NP’s own site assessment classifies the site as unsuitable whilst a ‘smaller scheme may be viable’.	Duly noted and will consider an amendment to the first criteria of Policy W6. Review the proposed allocation and the number of homes to be provided at this location.	Action: amend first criteria to read as: <i>a maximum of X dwellings with an affordable housing contribution in line with the policies within the development plan and to provide a range of housing types including bungalows and smaller starter homes.</i> Action: Steering Group to consider amendments to the proposed allocation.

Policy W7- land on south side of Keeley Lane	First dot point – There may be a need for other types of housing to be provided during the plan period and not just that identified in the Housing Needs Survey and there could be a need for larger family homes. Could amend this sentence ‘to provide a range of housing types including bungalows and smaller homes’. The site contains well preserved ridge & furrow earthworks, development as proposed would involve the destruction of the earthworks across the frontage of the site. The Historic Environment Team (Archaeology) would be likely to object to a planning application for development at this site. Here, the depth of development is limited to the northern end of the site, & there is a degree of screening offered to the front. The plan form responds better to the settlement pattern than in W4, W5 and W6 but still appears too deep in relation to that seen along Keeley Lane (strong linear built form). The indicative site plan shows in relation to No.35 Keeley Lane, a linear development & the development at depth will not be readily appreciated when experiencing the asset. If this is the case, the impact on No.35 will be reduced. The proposal is still likely to harm the significance of 18 and 20 Keeley Lane and Pear Tree Cottage. Despite a level of screening to the northern boundary, the existing rural character of the site will fundamentally change & be incongruous to the pattern of development. The scale of harm will depend on the way in which the site contributes to each specific asset, but is likely to be ‘very minor, less than	Duly noted and will consider an amendment to the first criteria of Policy W7. Review the proposed allocation and possible layout.	Action: amend first criteria to read as: <i>a maximum of X dwellings with an affordable housing contribution in line with the policies within the development plan and to provide a range of housing types including bungalows and smaller starter homes.</i> Action: Steering Group to consider amendments to the proposed allocation.
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	substantial' at least depending on the form of development. This is the only site which appears to have been appraised in terms of its impact on heritage assets. Whilst the report is of sufficient detail & elements are agreed with in terms of assessment of impact on the setting of listed, the ridge & furrow here forms part of a larger block which represents some of the best preserved ridge and furrow earthworks in the Borough. The Historic Environment Team therefore disagrees with the assessment made in the report. The site assessment document states that: 'given the site's location on the edge of the built up area of Wootton, a smaller scheme could be viable subject to meeting technical requirements detailed above. The assessment notes that 86.5% of response 'strongly disagreed/disagreed with the site being a preferred site.'		
Policy W8 – Local Housing Needs	After affordable housing insert 'where applicable thresholds have been met'	Amendment duly noted and agreed.	Action – amend Policy W9 to read as: <i>To meet defined housing needs, all housing development shall provide a mix and range of house types and tenures, ensuring provision of affordable housing (where applicable thresholds have been met) and housing designed to meet the needs of the elderly, the disabled and the vulnerable.</i>
Policy W9 – Allocation of Affordable Housing	This can only be for exception sites and not for general affordable housing in accordance with the BBC's allocation scheme. This policy should therefore be deleted.	Noted, however there was strong support for all affordable housing to be allocated to qualifying candidates first with a family	Action – to resolve whether to delete the policy in its entirety or to amend the policy to relate to exception sites only.

		or work connection given the experience within the Parish.	
Policy W10 – Residential parking in new developments	Insert after SPD – ‘or successor document’.	Amendment duly noted and agreed.	Action – amend the first sentence of Policy W10 to read as: <i>The need for parking provision within new residential developments will be assessed against the Borough Council’s Parking Standards for Sustainable Communities: Design and Good Practice SPD or any successor document.</i>
Policy W12 – Other Important Green Spaces	How will this policy work and what weight will this have in assessing planning applications? It is not necessary to secure the transfer of land to the Parish Council as a planning obligation or condition. The owner of the site could manage this open space and still allow public access.	Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment including by protecting valued landscapes (in a manner commensurate with their statutory status or as identified in the development plan). The Green Infrastructure Plan as well as the public consultation carried out has sought to identify other important green spaces in the Parish, as identified in this policy. Turning to the transfer of land, the Parish Council wish	No further action required.

		to secure the identified land forming part of Policy W3.	
Policy W13 – Protection of Views	What are prominent sites and where are they? There needs to be some sort of designation i.e. Listed Building , Conservation Area or a Village Open Space to be able to justify their protection because no one has a ‘right’ to a view per se. If development would not adversely affect the views in and out of the settlement, would it be acceptable? The protection of views is not something which planning can take into consideration so the title of this policy needs to be reconsidered. Protection of views is not a material consideration unless it relates to something like setting of listed buildings or the conservation area or area of special landscape value. This would be very hard policy to apply as it is relatively subjective without more substance to identify the key features that need protection. Might also be helpful for the important local views to be mapped instead of described by words.	We consider that the policy is drafted in accordance with the strategic Policy 41S (v, e) of the Local Plan 2030. As detailed in the neighbourhood plan, the views shown on the Policies Map comes from the Village Design Statement which forms part of the Evidence Base.	No further action required.
Policy W14 – Development Design Criteria	Point (i) only says ‘seek’ which does not give much certainty. What does point (i) mean and how would this be applied? Point (g) is already covered in Policy W10.	Comments noted and review parts g and i of Policy W14, consider that it is important to keep part g in Policy W14 given the generic nature of the policy but look to review wording.	Action- suggest the following amendments, part g – to be amended to read as ‘provide adequate off-street car parking to meet the assessed need’. part i – to be amended to read as ‘ seek to incorporate high quality landscaping within and around new developments together with protecting and enhancing wildlife habitats.’

Policy W17 – Supporting Communications Infrastructure	It would be helpful if you could define ‘major development’ in the supporting text.	Comments noted.	Action – include definition of ‘major development’ within the policy’s supporting text.
Policy W18 – Supporting the Development of Small Businesses	The second sentence which starts – ‘All such proposals’ should be reworded to identify that the support in the first sentence of the policy is contingent on the proposal not negatively impacting on the criteria listed in i) to iv).	Comments noted. Review wording of policy.	Action – amend the policy’s first sentence to read as “Proposals for the development of small businesses within and beyond the Settlement Policy Area will be supported where they involve: Leave the remaining part of the policy as stated [this approach was agreed by the Examiner with the Carlton and Chellington NP]
Policy W19 – Provision of Community Infrastructure	Most developments will already be required to pay CIL contributing to all of these things already. This policy may therefore not be needed. This policy needs to acknowledge the Reg 122 tests for requiring contributions. A blanket policy requiring contributions is not acceptable. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms (lists the required tests). This is why contributions are generally only required for major development and not for single dwellings for example. The policy is a blanket policy and does not reflect that not all developments would tip the balance for a contribution being necessary.	Comments noted and will be considered.	Action – resolve whether to retain or omit this policy from the plan given the payment of CIL and Policy W20 of the plan.
Policy W21 – Protection of Heritage Assets including Listed Buildings	We suggest an additional point here to cover the retention of extant historic earthworks including ridge and furrow.	Comments noted and will be considered.	Action – need to discuss if we wish to include the Council’s suggestion but it relates to other comments made on a number of the housing allocated sites in the Plan.

Appendix 1	This is not a map produced by BBC so the logo needs to be removed & the OS copyright number of Wootton Parish Council added to the map. How does the Settlement Policy Area change as a result of the allocations? This should be shown on the Policies Map as well.	Comments noted.	Action – remove BBC logo and add Wootton Parish Council OS Copyright number. Review the SPA to include allocations.
Glossary of Terms	Affordable housing – the definition in the NPPF 2019 should be used. Conservation Area definition should be added, as follows: Conservation Area: An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Core Strategy definition is no longer relevant and can be deleted.	Comments noted and will be incorporated.	Action – amend definition of Affordable Housing; add definition of Conservation Area; and delete definition relating to the Core Strategy.
Village Design Statement	It is a positive that the VDS charts the importance of the various ‘ends’ of Wootton and their individual importance, & makes a good point here: “the relationship between the built form & the open space is less segregated in the various Ends, where small clusters or individual houses relate to and address the landscape in a way more typical of village morphology”. It seems odd therefore to support a NP which plans on introducing a suburban character at odds with the surrounding rural landscape & the existing built form through four of the five allocated sites. Page 7 – “there is no clear and prevailing settlement pattern or grain which it is expected new development should follow”. This is disagreed with. The settlement pattern of the specific location should be reflected, for example in the instance of Keeley Lane any cul de sac providing access to residential development at depth		

	(completely at odds with the linear grain of development of the historic End) will not be sympathetic to the character of the area in the slightest. Page 15 – The Hall Character Area is a good summary and in itself highlights why the proposed development to the rear of The Chequers is not in any way characteristic of the settlement. Page 17 – Keeley Lane Character Area – again, a good assessment which captures the character of the area – rural, dispersed, linear and un-engineered. This does not appear to have informed the design of both W4 and W5. Page 18 – Keeley Green Character Area – again this assessment does not point to W7 being reflective of the existing urban grain except in reference to modern development (Hollies Walk) which is harmful to the significance of the group of listed buildings. Page 25 – Important Views and Landmarks – we agree with the assessment that the rural surroundings contribute positively to the character of the area and create ‘a positive experience when approaching along the footpaths from the west.’ It would also appear that existing attractive views of the rural surroundings in conjunction with historic, in some cases statutorily listed buildings will be impacted by Policies W4, 5, 6 and 7. For example, views of the rear of The Chequers from footpaths 33 & 32 in particular will be detrimentally affected by Policy W5. The same is clearly the case on the approach to Keeley Lane from footpaths 38 and 28 from the south as well, in terms of the development proposed there.		
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	The document is very well written, & in the absence of a Character Appraisal & Management Plan for the Conservation Area, welcomed. However, the allocated sites clearly fail to replicate the form and character of existing surrounding development. Page 59 – in the section about Stewartby brick, this is not always achievable & we are not convinced that we would win an appeal against refusing a development if a suitable quantity of bricks could not be sourced. It may not always be possible to achieve with materials for roofing materials. If the Council adopts the footpath the materials will be whatever the s38 and s278 agreements require.		
Green Infrastructure Plan	The designated Local Green Spaces need to be checked against the existing permitted development such as at Berry Wood to ensure that the boundaries are correct.	Comments duly noted, need to review the boundaries shown with report author.	Action: discuss plans provided in the LGS assessment with BRCC.
Site Assessment Report	This document provides an assessment for the 16 sites put forward (including those now put forward in the NP as preferred sites). It would seem that the sites have been allocated despite this report suggesting that four sites are unviable, at least with the numbers proposed. In some cases this document recommends further investigation and assessment, which does not appear to have been undertaken.	Comments are duly noted. It is important to note that the assessment carried out in this document relates to larger sites than what is reflected within the NP. To confirm, the further investigation has been sought with the site promoters who have provided further evidence addressing heritage, highways and other considerations.	No further action required at this stage.

Respondent		Agent	
The Gates Family		Phillips Planning Services	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General	Representations made on behalf of the Gates family, regarding the progress in the preparation of the neighbourhood plan and the inclusion of client's land located south of Keeley Lane, Wootton (Policy W4) into the NP as a housing allocation site. Statement outlines response to our client wishes to make known regarding the development of the neighbourhood plan thus far and possible suggestions as to how the objectives of the plan can be met. Hope that by engaging with the Parish Council, can assist in the development of a concise strategy to sustainably meet present and future needs by taking into account the vision and objectives already established by the community in the formation of the WNDP. NPs and NDO must meet a set of Basic Conditions before they can be put to a referendum and be made. Basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (lists the 6 basic conditions to be met.	Comments noted.	No further action required.

	After reviewing the technical evidence documents that were used to compile the neighbourhood plan, we see no reason as to why the Basic Conditions have not been met. Paragraph 22 of the WNDP acknowledges the importance of the newly adopted Local Plan 2030 and makes reference to 34 policies that have been taken into account. This document, itself was subject to scrutiny by an independent examiner to establish its consistence with the policies of the NPPF 2019. Paragraph 10 of the NPPF 2019 confirms that a presumption in favour of sustainable development is at the 'heart of the Framework' & this is explained in paragraph 11. Local Plan 2030 has already been shown as being consistent with national policies therefore referencing of 34 policies of this development plan in the WNDP is strong evidence that Basic Conditions 1, 2 and 3 have been met. The remaining Basic Conditions are not thought to impact the neighbourhood planning area for Wotton and, therefore they are considered met. It is our view that the WNDP can proceed to a referendum.		
VISION, KEY THEMES AND OBJECTIVES	As outlined at paragraph 46 of the WNDP, the Vision for Wootton was put forward during the Issues and Options consultation in 2018, gained much public support with 90% of respondents agreeing or strongly	Comments noted.	No further action required.

	agreeing to the guiding principle of the WNDP. Paragraph 49 explains how the Key Themes of the plan were directly derived from the surveys and consultation events organised by the parish council, which in turn were used to structure the six Objectives of the plan. The clarity of how the objectives of the plan were formulated from initial community feedback can be easily appreciated. It is hoped that this will be reflected in the results of the subsequent referendum with the community acknowledging the role that they have had in the production of the WNDP. The policies set out in the WNDP reference back to which of the six objectives they concern to maintain a thread of continuity from the early community consultation stages. These policies offer clear instruction to how the objectives of the plan will be met, including how our client's site at Land South of Keeley Lane, Wootton (Policy W4) will contribute to the goals of the WNDP.		
POLICY W4 LAND SOUTH OF KEELEY LANE	The Key Themes outlined in the WNDP state there was a desire raised during the Issues and Options consultation that housing developments should be of a smaller scale to meet identified need,	Comments noted.	No further action required.

	growth targets and help sustain local services and facilities. The figure of 25 homes or less was stated as an example, and this would correlate to the number of housing units that are being proposed on our client's land. This also corresponds with Policy W2 which makes provision for up to 145 homes outlined within the site specific policies W3 – W7. Paragraph 60 of the WNDP confirms that this figure of 145 dwellings was put to the public during a consultation event in August 2018 which showed that 73% of respondent agreed or strongly to this level of growth, therefore, we are confident the number of dwellings at land south of Keeley Lane will be deemed appropriate by the community. Evidence from the Housing Survey compiled by Bedfordshire Rural Community Charity and from the Neighbourhood Questionnaire confirms that there is a desire for future housing provision to feature a mix of housing types to respond to local needs. 70% of respondents to the Neighbourhood Questionnaire expressed a strong desire for more affordable housing for sale or rent, for young people and for the elderly. Development on the land south of Keeley Lane will enable this identified need to be met onsite so that it will be possible for first time buyers within the community,		
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	and those wishing to downsize, to find suitable accommodation within the village. The Strategic Environmental Assessment produced for Wootton identifies that there are no constraints preventing safe vehicular access being achieved at the land south of Keeley Lane. Apart from accessibility by private vehicles, the Site Assessments Report identifies that the site is located in close proximity to public transport facilities and that footpath FP31 runs along the southern boundary of the site. The combination of access options available will give future residents the choice of how they interact with the village to ensure there is not a disproportional reliance on private vehicle transportation. Both the Site Assessment Report and the Strategic Environmental Assessment Report identify a Grade II listed farmhouse named 'Deep Thatches' which is approximately 100m away from the development site. The location of the listed building has been indicated by the yellow star on the indicative layout of the proposed development shown below. It can be understood from the diagram above that the boundary treatment along the western edge of the site will feature a selection of planting to soften the view towards the designated heritage asset.		
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	This will ensure the character of the farmhouse building is preserved whilst also boosting the quantity and quality of plant life so that there is a net gain in biodiversity onsite. The consideration given towards the listed building in the proposed site layout is also consistent with policies W1 and W21 of the WNDP which advises on the treatment of designated heritage assets in relation to development. The degree of separation between the built-up areas of the development and the listed building had been a conscious thought throughout the design process in order to maintain its historic setting, but also enhance the rural atmosphere of Wootton by creating pockets of green that are seamlessly interlinked. The point of reference for these design decisions came from the Wootton Village Design Statement from 2011 which inspired the low density layout of approximately 6-7 dwellings per hectare onsite in order to maintain a village feel, and to allow for ample open space so that views through the countryside can still be enjoyed. This is a sentiment stressed in paragraph 85 and policy W13 of the WNDP. The view enjoyed southwards through the site is onto the land described in policy W12 of the WNDP which is comprised of		
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	15.97 hectares of green, open space that will be safeguarded and made accessible for the community. Landscaping work done as part of policy W4 will reinforce the perimeter of this approximately 16 hectare country park and will enable a gentle transition from activity on Keeley Lane to the future community gardens, orchards and wild British meadows that will make up this feature landscape of Wootton. The Site Assessments Report confirms that the land is currently available for development and that the project could be built out within the next 5 years. Wootton is experiencing high levels of development pressure to meet the stated demand for housing within the parish. The benefits of development at this location have been documented and various aspects of the proposal have already been put to the community at consultation events. Technical evidence has shown that this scheme is deliverable and that it, along with all seven site allocations, will help satisfy housing demand into the longer term and in a structured way which will ensure the country park vision for Wootton is also realised. On the basis of the above we therefore fully agree with proposed Policy W4 of the Neighbourhood Plan.		
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	a site visit in this instance, but we offer some advice and guidance below, which may be of assistance. 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. Paragraph 185 of the National Planning Policy Framework (2019) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place. It is important that, as a minimum, the strategy you put together for your 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		
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	your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework. The government's National Planning Practice Guidance on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a <i>neighbourhood</i> scale. Your Neighbourhood Plan is therefore 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. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan.		
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	We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing. The plan could also include consideration of any Grade II listed buildings or locally designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies. If you have not already done so, we would recommend that you speak to the staff at Bedford Borough Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway. 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. Your local authority might also be able to provide you with more general support in		
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	the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website. Wootton Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be	In the absence of a Conservation Area Appraisal, the Parish Council commissioned the preparation of a Village Design Statement to support the NP which forms an Appendix to the NP.	
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	included as an appendix to your plan. Historic England's guidance notes. The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of Wootton. 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, including avoiding over engineered highways infrastructure in rural locations. 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. You can also use the neighbourhood plan process to identify any potential Assets of	This is particularly addressed within Policies W1 and W14. Four Local Green Spaces are designated under Policy W11.	
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	Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website. 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	Policy W15 seeks to protect village facilities which are valued and important to residents. Policy W20 identifies projects (6 in total) for investment in local community infrastructure.	
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	recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. The impact of high levels of traffic is often one of the things villages suffer most from, and can detract from the historic environment indirectly and directly, through noise, vibration, pollution or collision. Useful suggestions can be found for ways in which to reduce that impact can be found in this document, produced to support activity in the Dorset Area of Outstanding Natural Beauty. 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		
POLICIES W3, W4, W5, W6 AND W7	We note that your plan includes a number of site allocations. As a general point, we consider that the illustrative layouts shown for each of the policies need to be refined in order to better reflect the rural character of the parish. For example, although only illustrative, they appear to show standard highways form, including areas set aside for unnecessary footways	Comments made on the illustrative layouts are duly noted and will be reviewed at the detailed stage to reflect more the rural character of the parish.	No further action at this stage.

	on small rural cul-de-sacs, and standard carriageway widths, where this would be potentially be overengineered. As the government's guidance on street design "Manual for Streets" makes clear, standard highways geometry is not appropriate for low traffic rural locations, and moreover they will not preserve or enhance the character of the area. We would recommend reviewing not only Manual for Streets but also the Hamilton-Baillie document above, and Historic England's own Streets for All advice, which may also provide inspiration as to how you could tailor your housing allocation policies to achieve outcomes that are more closely aligned with the positive statements set out in your aims and objectives. We would also note that the illustrative plans show relatively uniform, detached house and garage layouts, seemingly based on the principles of the now superseded Design Bulletin 32, rather than Manual for Streets 1 and 2. It is unclear how this It is unclear how this responds to Wootton's local character and history, and we would suggest that the neighbourhood plan group consider producing a design guide for development in the parish that takes inspiration from existing historic characteristics. Much of		
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	this information could be derived from your village design statement. 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. Links provided to a series of other documents.		
GLOSSARY	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.	A glossary of terms forms Appendix 3 of the Neighbourhood Plan.	No further action required.

Respondent			
Resident			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General	I appreciate the composition of this document must have taken time and money, I find the agree/disagree sections somewhat ambiguous. Please can you provide some clarity on what exactly I am agreeing/disagreeing with for each of the 'W' sections. For example, W1 how can I agree to sustaining the environment while building and growth is affecting our village, when	Thank you for your comments. We sought to ensure that all residents had the opportunity to respond to each of the detailed policies (W1-W21) provided within the draft plan. During the consultation period, we provided opportunities for residents to seek clarity on points arising following a review of the document.	No further action required.

	actually I disagree with any further development bearing in mind the significant increase in dwellings since 2012! I think that further expansion in the 'so called' Village of Wootton is detrimental to community, history and infrastructure. I feel a simplified questionnaire would be more user friendly.	Duly noted on the approach to the questionnaire.	
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Respondent			
Natural England			
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General	Thank you for your consultation on the above dated 17 September 2020 Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.	Comments and advice noted.	No further action required.

	Natural England does not have any specific comments on this draft neighbourhood plan.		
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Respondent		Agent	
The Palmer Family Trust		Phillips Planning Services	
Subject	Comment	Steering Group & Parish Council Response	Amendments to NDP
General	Representations made on behalf of The Palmer Family Trust, regarding the progress in the preparation of the neighbourhood plan and the inclusion of client's land located to the rear of Chequers Pub (Policy W5) and at Tinkers Corner (Policy W6) into the NP as a housing allocation sites. Statement outlines response to our client wishes to make known regarding the development of the neighbourhood plan thus far and possible suggestions as to how the objectives of the plan can be met. Hope that by engaging with the Parish Council, can assist in the development of a concise strategy to sustainably meet present and future needs by taking into account the vision and objectives already established by the community in the formation of the WNDP. NPs and NDO must meet a set of Basic Conditions before they can be put to a referendum and be made. Basic conditions are set out in paragraph 8(2) of	Comments noted.	No further action required.

	Schedule 4B to the Town and Country Planning Act 1990 (lists the 6 basic conditions to be met. After reviewing the technical evidence documents that were used to compile the neighbourhood plan, we see no reason as to why the Basic Conditions have not been met. Paragraph 22 of the WNDP acknowledges the importance of the newly adopted Local Plan 2030 and makes reference to 34 policies that have been taken into account. This document, itself was subject to scrutiny by an independent examiner to establish its consistence with the policies of the NPPF 2019. Paragraph 10 of the NPPF 2019 confirms that a presumption in favour of sustainable development is at the 'heart of the Framework' & this is explained in paragraph 11. Local Plan 2030 has already been shown as being consistent with national policies therefore referencing of 34 policies of this development plan in the WNDP is strong evidence that Basic Conditions 1, 2 and 3 have been met. The remaining Basic Conditions are not thought to impact the neighbourhood planning area for Wotton and, therefore they are considered met. It is our view that the WNDP can proceed to a referendum.		
VISION, KEY THEMES AND OBJECTIVES	As outlined at paragraph 46 of the WNDP, the Vision for Wootton was put forward	Comments noted.	No further action required.

	during the Issues and Options consultation in 2018, gained much public support with 90% of respondents agreeing or strongly agreeing to the guiding principle of the WNDP. Paragraph 49 explains how the Key Themes of the plan were directly derived from the surveys and consultation events organised by the parish council, which in turn were used to structure the six Objectives of the plan. The clarity of how the objectives of the plan were formulated from initial community feedback can be easily appreciated. It is hoped that this will be reflected in the results of the subsequent referendum with the community acknowledging the role that they have had in the production of the WNDP. The policies set out in the WNDP reference back to which of the six objectives they concern to maintain a thread of continuity from the early community consultation stages. These policies offer clear instruction to how the objectives of the plan will be met, including how our client's sites at Land Rear of Chequers Pub, Wootton (Policy W5) and Land at Tinkers Corner, Wootton (Policy W6) will contribute to the goals of the WNDP.		
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POLICY W5 LAND AT THE CHEQUERS PUBLIC HOUSE AND POLICY W6 LAND AT TINKERS CORNER, KEELEY LANE	The Key Themes outlined in the WNDP state there was a desire raised during the Issues and Options consultation that housing developments should be of a smaller scale to meet identified need, growth targets and help sustain local services and facilities. The figure of 25 homes or less was stated as an example, and this would correlate to the number of housing units that are being proposed on both of our client's land holdings. This also corresponds with Policy W2 which makes provision for up to 145 homes outlined within the site specific policies W3 – W7. Paragraph 60 of the WNDP confirms that this figure of 145 dwellings was put to the public during a consultation event in August 2018 which showed that 73% of respondent agreed or strongly to this level of growth, therefore, we are confident the number of dwellings proposed at land rear of Chequers Pub and land at Tinkers Corner will be deemed appropriate by the community. Evidence from the Housing Survey compiled by Bedfordshire Rural Community Charity and from the Neighbourhood Questionnaire confirms that there is a desire for future housing provision to feature a mix of housing types to respond to local needs. 70% of respondents to the Neighbourhood	Comments noted.	No further action required.
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	Questionnaire expressed a strong desire for more affordable housing for sale or rent, for young people and for the elderly. Development on the land rear of Chequers Pub and land at Tinkers Corner will enable this identified need to be met on the sites so that it will be possible for first time buyers within the community, and those wishing to downsize, to find suitable accommodation within the village. The Strategic Environmental Assessment produced for Wootton identifies that there are no constraints preventing safe vehicular access being achieved at the land rear of Chequers Pub or the land at Tinkers Corner, and the proposed site layouts confirm that a pavement will be included along Hall End Road to link both sites as part of this development. In addition, the Site Assessment Report confirms that both sites are in locations that would enable future residents to take advantage of public transport facilities, therefore, options will be available for sustainable means of travel that don't rely on private vehicles. The Site Assessment Report and the Strategic Environmental Assessment Report identify nearby designated heritage assets in the vicinity of both sites. The land at Tinkers Corner is in the vicinity of a Grade II listed farmhouse along Keeley Lane known as 'Deep		
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	Thatches', while the land at Chequers Inn features the Grade II listed Chequers Public House towards the west of the site. This site is also adjacent to 41-45 Hall End Road which is also Grade II listed. It can be understood from the layout that the boundary treatment along the eastern edge of the site (Land at Tinkers Corner) will feature a selection of planting to soften the view towards the designated heritage asset. This will ensure the character of the farmhouse building is preserved whilst also boosting the quantity and quality of plant life so that there is a net gain in biodiversity onsite. The proposed site layout for the land at Chequers Inn and the yellow star indicates the location of the Chequers Public House. The degree of separation between the built-up area of the development and the listed building had been a conscious thought throughout the design process in order to maintain its historic setting. The consideration given towards the listed buildings in the proposed site layouts is also consistent with policies W1 and W21 of the WNDP which advises on the treatment of designated heritage assets in relation to development. The point of reference for these design decisions for both sites came from the Wootton Village Design Statement from 2011 which inspired the low density		
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	layouts onsite in order to maintain a village feel. Gaps in the building line have been included so that views towards the south and east through the newly planted trees and open countryside can be enjoyed. This is a sentiment stressed in paragraph 85 and policy W13 of the WNDP. The views are onto the land described in policy W12 of the WNDP which is comprised of 15.97 hectares of green, open space that will be safeguarded and made accessible for the community. Landscaping work done as part of policies W5 and W6 will reinforce the perimeter of this approximately 16-hectare country park and will enable a gentle transition from activity on Keeley Lane to the future community gardens, orchards and wild British meadows that will make up this feature landscape of Wootton. The Site Assessments Report confirms that the land is currently available for development and that the projects could be built out within the next 5 years. Wootton is experiencing high levels of development pressure to meet the stated demand for housing within the parish. The benefits of development at these locations has been documented and various aspects of the proposals have already been put to the community at consultation events. Technical evidence		
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	has shown that these schemes are deliverable and that they, along with all seven site allocations, will help satisfy housing demand into the longer term and in a structured way which will ensure the country park vision for Wootton is also realised. On the basis of the above we therefore fully agree with proposed Policy W5 and Policy W6 of the Neighbourhood Plan.		
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