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WoottonParishCouncilBedfordshire

DRAFT Minutes of the **Neighbourhood Development Plan Steering Group** meeting held on Wednesday 3rd June 2026 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Agenda no	Agenda item title	Resolution	Action	Power
Open Forum	There were several members of the public who wished to observe the meeting and potentially join this steering group as resident members. Cllr O'Dell stated all present would have opportunity to speak during any relevant agenda items (rather than as part of Open Forum) and moved that agenda item NDP26/015 be determined after agenda item NDP26/021, to allow residents present greater opportunity to learn more about the review process. All present were in agreement. There were no other members of the public or press present and so the meeting continued without adjournment.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs O'Dell (in the chair), Bygraves, Hensher, Lloyd, Noakes and Randell plus resident members Clive Baker and Adam Newland. In attendance: Clare Manders and Olivia Griffin – Representatives of Hyas Associates Ltd. In attendance: Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer).			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
NDP26/012	Apologies for absence. Cllr Wheeler. Cllr Wheeler is also Borough Councillor for Wootton and Kempston Rural.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40.
NDP26/013	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
NDP26/014	To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not	N/A.	N/A.	Localism Act 2011, Ch 7, s33.

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	previously recorded. No requests received.			
NDP26/015	To elect resident members (if applicable) of the Neighbourhood Development Plan Steering Group.	This agenda item was determined after agenda item NDP26/021. Resolved to appoint the following as resident members of this steering group: • Simon Randell. • Isabell Procter. Proposed: Cllr O'Dell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Standing Orders.
NDP26/016	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
NDP26/017	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. None.	N/A.	N/A.	N/A.
NDP26/018	Minutes of the previous meeting. <i>Minutes are published on the Wootton Parish Council website: https://wootton-pc.gov.uk/parish-council/minutes/.</i> Members of the Neighbourhood Development Plan Steering Group are asked to receive and adopt the minutes of the Neighbourhood Development Plan Steering Group meeting held on 15 th April 2026.	Resolved to receive and adopt. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
NDP26/019	Matters arising from the minutes – for information only. None.	N/A.	N/A.	N/A.
NDP26/020	To consider a further response to Hyas Associates Ltd incorporating comparisons between the existing Neighbourhood Development Plan and latest version of the National Planning Policy Framework plus further clarification on points previously raised by Hyas Associates Ltd in relation to an ongoing baseline review of Wootton's Neighbourhood Development Plan and to make recommendation to Full Council as necessary.	Olivia Griffin and Clare Manders (Hyas Associates Ltd – HAL) provided a presentation to those present, which summarised the Neighbourhood Development Plan's (NDP's) current vision statement and planned review, with initial recommendations (see Appendix One). Detailed discussions centred on the	?? to take forward.	Town & Country Planning Act 1990 & subsequent.

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		depth of review, in light of Bedford Borough Council's (BBC's) withdrawal of its Local Plan 2040 which impacted on Wootton's review timescales. It was noted the current NDP still carried relative weight, but this would decrease as BBC continued with its draft Local Plan 2050 programme. BBC's Local Plan 2050 timetable was also shared (also within Appendix One). Concerns were summarised as follows: • It was crucial that BBC consider current NDP policies when drafting its Local Plan 2050 – not least policies restricting developmental density (20 dwellings per hectare). HAL noted WPC should feed that/all requirements back to BBC during its Local Plan 2050 consultation process. • It was expected potential housing numbers for Wootton would not be known until early 2028. HAL noted the Planning Inspectorate's observations when recommending withdrawal of BBC's draft Local Plan 2040, that previous and ongoing growth had focused on Wootton and surrounding areas. • The previous Call for Sites (Local Plan 2040 – now withdrawn) saw		
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		significant land areas within Wootton put forward. It was common knowledge BBC owned land parcels either side of Cranfield Road (see Appendix Two for the Call for Sites information relating to the Local Plan 2040 – now withdrawn). • It was asked whether the Local Plan 2030 was losing weight, leading to application of the ‘tilted balance’ approach in favour of sustainable development¹. HAL confirmed the current Local Plan 2030 no longer accorded with revised Central Government housing figures – leading to speculative planning applications within Wootton and other areas within Bedford Borough. An upcoming appeal due to open on 16th June 2026 in relation to an application for up to 90 dwellings at Hall End was cited as one Wootton example. HAL agreed to investigate BBC’s new ‘Call In’ constitution/policy. • In light of the Universal proposal (recently named Universal United Kingdom Resort), the upcoming review would need to consider local economic growth, traffic through the village as well as potential new housing and controls		
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¹ National Planning Policy Framework (NPPF) Paragraph 11 found [here](#).

		around a potential rise in second homes and Airbnb property numbers. The wish to protect Green Spaces would be positively framed and investigated more deeply – likely requiring a further referendum. HAL suggested providing residents with options on how this could be reflected in the updated vision statement. After further detailed discussion the following was agreed: • HAL review the overall vision statement using feedback from the previous and tonight's meetings and consider what evidence should be gathered now, for inclusion in the revised vision statement. HAL would also need to consider road/pedestrian access points to Universal and potential impact on Wootton. A first draft would then be considered and amended at necessary at the next meeting of this steering group. • This steering group would delay asking BBC for indicative housing numbers for Wootton (Local Plan 2050) until the Call for Sites process offered fuller information. • The Clerk would approach the Bedfordshire Rural Communities Charity (BRCC) for advice and a		
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		quotation on potentially undertaking a further Housing Needs Survey. It was thought one may be required as BBC had revised housing numbers. No recommendation was necessary to Full Council.		
NDP26/021	To consider the latest information received from Bedford Borough Council in relation to its Local Plan 2050 Call for Sites process and to make recommendation to Full Council as necessary.	This item was covered under the previous agenda item (NDP26/020).	N/A.	Town & Country Planning Act 1990 & subsequent.
NDP26/022	To determine a schedule of future meetings of the Neighbourhood Development Plan Steering Group and to make recommendation to Full Council as necessary.	Resolved the next meeting of this steering group be scheduled for Thursday 3rd September 2026 – venue to be confirmed². No recommendation was necessary to Full Council.	Clerk to take forward.	Standing Orders.
NDP26/023	To call for volunteers to assist at Wootton's Fun Fest event (Saturday 27th June) in the Parish Council marquee, publicising the ongoing review of Wootton's Neighbourhood Development Plan and to make recommendation to Full Council as necessary.	After discussion it was resolved Hyas Associates Ltd would provide a 5-6 question questionnaire, with open questions feeding into any vision amendment. These would be available for completion by residents attending the marquee. Hyas Associates Ltd also agreed to provide a publicity poster to display outside the marquee. The following members agreed to staff the marquee during the Fun Fest event: 1pm-2pm: Cllr Randell. 2pm-3pm: Cllr Bygraves. 3pm-4pm: Cllr Noakes. 4pm-5pm: Cllr O'Dell.	All to note/take forward.	Localism Act 2011, Ch 1, s1-8.

² Confirmed since the meeting as the usual venue – Wootton Community Centre, Harris Way.

		No recommendation was necessary to Full Council.		
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Meeting closed at 8.38pm.

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Neighbourhood Plan Development Steering Group **Wootton Parish Council**

3rd June 2026

Hyas Associates

AGENDA

- Introductions
- Recap of the last meeting
- Review of Bedford Plan status
- Vision
- Questions, Suggestions & Considerations

Recap of the last Neighbourhood Plan Development Steering Group

Question 1

1. Vision for Wootton

Does the current Vision still describe the Wootton you want for the next 10–15 years?

The current Vision emphasises:

- A lively, distinct village identity
- Protection of built/historic environment, open spaces and countryside
- Infrastructure improvements
- Reducing traffic congestion
- Preserving heritage assets
- Ensuring Wootton remains an attractive place to live/work

Key considerations:

- Which parts of the Vision are still correct? Are there any parts that no longer reflect the reality?
- Or are new priorities emerging (e.g. climate change, growth pressure, transport)?

- What might be missing for the next 10–15 years?
- What makes Wootton special today? Is there anything you want to protect or enhance?
- What do you hope future generations will experience here?
- Does the vision need to be more focused?

NB: Consider aspirations, priorities, fears, and opportunities.

No further additions needed here.

Question 1 'Vision for Wootton'

Hyas:

- Opportunity to further reflect this within the vision, particularly in relation to supporting the visitor economy and mitigating pressures on the road network.
- The vision references reducing congestion and being an attractive place to work and live - could it be more specific reference to key assets and opportunities (including universal).

Recap of the last Neighbourhood Plan Development Steering Group

Question 2

1. Responding to growth in and around Wootton

How should Wootton respond to growth pressures in Bedfordshire?

Key considerations:

- Are there strategic issues related to nearby developments?

Yes – nearby developments at Gibraltar Corner will likely see an increase in traffic through Wootton. Similar concerns have been raised also in relation to the 5k dwellings proposal along the A421 (Lidlington and surrounding areas) plus the Universal scheme.

- How do residents feel about potential impacts on Wootton from nearby development for example increases in traffic, demand on services, or landscape change?

Wootton needs to be protected as far as possible from increases in traffic, demand on services and also landscape change(s).

- What protections or mitigation could the Neighbourhood Plan (NP) focus on?

NB: Think about what are the strategic concerns and possible mitigation ideas.

Green spaces in particular must continue to be identified within the NDP and protected/enhanced. If possible, additional areas should be claimed/created.

Questions

What are the key issues relating to traffic, congestion, and movement within and around the village?

- Through traffic
- Congestion hotspots
- Access to and within the village
- Connectivity
- Reliance on cars
- Sustainable transport options
- Parking pressures

Recap of the last Neighbourhood Plan Development Steering Group

Question 3

1. How to involve the wider local community in the Neighbourhood Plan?

What's the best way to involve the community as the review?

Residents are welcome to join the Neighbourhood Development Plan Steering Group (member numbers are limited to 20).

- What engagement approaches work best (in person events, surveys, workshops)? Workshops worked well in the past (including in person events) as did surveys and an exhibition at the annual Fun Fest.
- Who do you want to engage: younger families, teenagers, new residents, certain interest groups? Concerns have been raised over the use of social media (Facebook) and how it could be best utilised (it was used as a minimum in the past), without attracting trolls/keyboard warriors. It would be good to know what experience Hyas have of other town/parish council's use of the same. Suggestion was made to hold an exhibition at the upper school to engage with students there.

- How do you reach the 'harder to reach' groups?

Do what we did before – workshops and in person events, surveys, Fun Fest exhibition and look to incorporate the upper school and better use of Facebook moving forward.

- How often should updates be provided?

Draft minutes are published usually one day after meetings. A quarterly update could be added to the Wootton newsletter and regular updates could be published via Facebook. (Recommendation was made to set up a separate Neighbourhood Development Plan FB page to promote decisions and events – maybe use it for polling also).

Set up a FB business page for the NDP – to promote decisions and events. Could use it for polling maybe. Then boost as needed.

NB: Think about preferred engagement methods and accessibility considerations.

Recap of the last Neighbourhood Plan Development Steering Group

Question 4

1. Is the current approach to housing growth still the right one for Wootton?

How should the Wootton Neighbourhood Plan review respond in light of recent planning applications and appeals?

- What are your key concerns about the recent applications or appeals (traffic, landscape, schools, drainage, heritage, etc.)?
- Do these applications/appeals indicate gaps in the current Neighbourhood Plan policies (for example design, density, landscape buffers, heritage protection, access standards)?
- Does the Neighbourhood Plan need stronger policies to resist inappropriate development or to guide any unavoidable growth?
- If a new site is emerging, how could it be shaped through new NP criteria? i.e. should it deliver community benefits (green space, footpaths, infrastructure)?

There was a lot of debate here on whether we can/should act now or whether we should wait to learn the outcome of BBC's upcoming Call for Sites process as part of its draft Local Plan 2050*.

NB: If windfall sites do come forward are there considerations that need to be made? What have been the issues to date with speculative applications?

WPC has made it quite clear that any speculative application not in accordance with the Neighbourhood Development Plan will not be supported. Feelings are strong that the Neighbourhood Development Plan belongs to Wootton and not WPC, so should be adhered to in all instances.

Question 4 Is the current approach to growth still the right one for Wootton?

- Further clarification regarding the Neighbourhood Plan belongs to Wootton and not WPC

Recap of the last Neighbourhood Plan Development Steering Group

Question 5

1. What are the key issues you want to focus on in the Neighbourhood Plan

Review – Can you rank the following list and/or identify those most important:

1. Locations for housing (identifying sites for development – four sites currently allocated, NP seeks to maintain a tight settlement boundary)

Unclear whether any additional locations should be considered before the Call for Sites process as referenced above*.

2. Housing needs (types of housing ie. Starter homes, downsizing options, affordable homes)

It was considered important to ensure potential future housing mixes be more prescriptive than those featured in the current Neighbourhood Development Plan. Ratios should be included for example – we are aware that current developers have used loopholes to build fewer bungalows, accessible and starter homes – instead focusing on larger 4-5 bedroom properties.

3. Local character, heritage and design considerations (materials, layout, protection of the conservation area and heritage assets etc.)

No further comments made.

Question Q5 - 2

- How can the Neighbourhood Plan respond to identified housing needs?
- How can potential future conflicts with emerging Local Plan policies be avoided?

In light of the scale and nature of development (Universal):

- Are there concerns around housing types and mix?
- To what extent are second homes becoming an issue?

Is there an opportunity to introduce a policy on second homes?

• Should Policy W7 be strengthened to address:

- Density, Housing mix
- Second homes

How can policies better reflect:

- Local housing needs, Historic issues, Future development pressures

Current Neighbourhood Plan Context

Housing

Current Neighbourhood Plan – ‘the right mix’

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

1b) To meet new housing demand in a way that ensures that the right type of housing is built in the right locations, and that protects the village from uncontrolled, large scale, or poorly placed development;

Housing

- The need for a better mix of housing (tenure and price);
- The type, tenure and cost of new housing should meet the housing needs of the local area;
- Any new housing should help to broaden the range of stock available in the Parish with a priority for elderly accommodation, bungalows and 2-3 bedroom houses;
- The need for some good quality affordable housing provision;
- Growth will impact on local services and facilities and, as such, capacity issues must be addressed with careful integrated planning
- The need to avoid major growth due to the impact on local services and facilities;
- To enable new and existing homes to be better served by utility infrastructure;
- Small scale housing developments (e.g. less than 25 homes) are preferred to meet identified need, growth targets and help sustain local services and facilities.

Policy W7 – Local Housing Needs (Objective 1 and 1a)

To meet defined local 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 and disabled people.

Recap of the last Neighbourhood Plan Development Steering Group

Question 5

5. Protection and strengthening of green space and environment (green spaces, landscape buffers, biodiversity and other key issues)

Green spaces must continue to be identified within the NDP and protected/enhanced. If possible, additional areas should be claimed/created.

6. Key transport and movement issues (congestion and parking issues, HGC movement through village, cycling and pedestrian connectivity)

Access into and through Wootton needs to be considered, especially in light of proposed developments at Gibraltar Corner, along the A421 (Lidlington and surrounding areas, 5k dwellings) and Universal. It was suggested a one-way system could be considered for parts of the village (Cause End Road area).

Concerns were raised over increased parking issues – it was possible visitors to Universal would park and walk/cycle from Wootton. A likely increase in AirBnB properties would further exacerbate potential congestion.

7. Protection or delivery of community facilities and services (services being protected, new facilities planned for)

Proposed external developments would put further pressure on existing facilities such as the doctor's surgery.

Questions Q5 – 5

- Are there opportunities to designate or create additional green spaces?
- Are there specific sites or locations in mind?
- Or is this a general aspiration for the area?

Question Q5 – 7

- Regarding community facilities are there specific pressure points or locations of concern? Or is this a wider, general issue across the area?

Recap of the last Neighbourhood Plan Development Steering Group

Question 5

8. Support for small businesses (how to support homeworking and rural enterprise, managing impacts on employment development and Marston Vale innovation park)

No further comments made. An additional comment was made in relation to Universal and whether Wootton could or should be considered as an attraction to visit. It was crucial that future developments outside Wootton be considered on a case-by-case basis to ensure infrastructure concerns/remedies were factored into the decision-making process.

9. NB: Consider what you want to NP review to focus on to deliver the vision for Wootton, what are the key issues for the parish now, what has been successful or unsuccessful in the existing NP?

Question Q5 - 8

- Should the Vision explicitly reference the Universal development?
- Should it set out the Parish's ambition for Wootton as a destination/visitor location? Why yes, or why no?

Bedford Local Plan Timetable

Stage	Commentary	When
Call for sites	Request potential site nominations from developers, landowners, residents and other interested parties	June/July – October 2026
6-week public consultation on the scope and approach to engagement	Consult on what the plan should cover and explain how people and organisations can get involved; outline the key priorities and long-term vision; invite ideas on how the borough should grow and develop.	September – October 2026
Gateway 1 assessment	Review and self-assess the initial work, including the scope and proposed methods of engagement (4 weeks)	April 2027
6-week public consultation on the emerging draft plan	Consult on the refined vision and objectives, the spatial options informing the overall strategy and emerging policy approaches.	February - March 2028
Gateway 2 assessment	Support the early resolution of soundness issues (4 weeks)	October 2028
8-week consultation on the final draft plan	Consult on the final draft plan to gather feedback on its policies and proposals, focussed on its content (soundness) and how it has been prepared (legal compliance).	January - March 2029
Gateway 3 assessment	Final 'stop/go' assessment to ensure the plan meets relevant legal checks and procedures before the examination (4 weeks)	March 2029
Submission	Submit the final draft plan and supporting information (including representations from the previous stage) to the government	April 2029
Independent examination	Conduct a series of hearing sessions under the oversight of a government appointed planning inspector to ensure the final draft plan meets relevant legal and national policy requirements, Consult on the proposed modifications where the inspector requires changes to ensure the plan is sound (6 weeks). This will extend the timetable at least 3 months.	April - October 2029
Adoption	Formally adopt the plan once the inspector's report on the outcome of the examination is published	November 2029

Key Local Plan Questions

What is different this time compared to the last withdrawn Local Plan?

The reformed plan-making system introduces earlier scrutiny, clearer requirements and stronger alignment with national policy from the outset, including formal gateway checks. The Local Plan 2040 encountered difficulties at a late and costly stage.

The new approach front-loads evidence preparation, infrastructure planning and risk management, significantly reducing the likelihood of late-stage failure.

Is there any indication of which sites will be allocated?

Not as of yet – this will come forward through the Call for Sites process.

The Inspector did raise questions regarding the approach Bedford took – and thought that growth should be distributed across the Borough.

Neighbourhood Plan

Vision

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.

The WNDP will

- Facilitate a lively, diverse and distinct village identity to underpin our thriving community and ensure day to day services that enable the social and recreational needs of our population to be satisfied whilst protecting and enhancing its built environment, open spaces, adjacent countryside and green infrastructure;
- Ensure new development contributes to the provision of the necessary infrastructure improvements, enhances the present historic environment, prevents physical coalescence with surrounding settlements and secures open spaces (including Local Green Space) and the networks of footpaths and cycleways;
- Encourage measures to reduce traffic congestion within the village;
- Preserve and enhance the significance of the village's heritage assets;
- Ensure that Wootton remains an attractive place to live and work.

The Vision will be achieved by focusing on:

- Developing and deploying a strategic level of thinking enabling a coordinated approach to any future development within the p
- Retaining the open countryside, developing footpaths and bridleways, and protecting local green spaces and heritage assets;
- Providing community infrastructure to ensure all residents needs are met.

Suggestions

Vision

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, **whilst positively responding to strategic growth in the wider area and supporting opportunities arising from the emerging visitor economy.**

The WNDP will:

Facilitate a lively, diverse and distinct village identity to underpin our thriving community and ensure day to day services are provided that enable the social and recreational needs of our population to be satisfied whilst protecting and enhancing its built environment, open spaces, adjacent countryside and green infrastructure;

Ensure new development contributes to the provision of the necessary infrastructure improvements, enhances the present built and historic environment, prevents physical coalescence with surrounding settlements and secures open spaces (including Local Green Space), woodlands and the networks of footpaths and cycleways, **including the identification and creation of new green spaces where opportunities arise;**

Encourage measures to reduce traffic congestion and **promote sustainable transport choices within the village;**

Support the sustainable growth of the visitor economy, including opportunities arising from the proposed Universal development and other strategic sites, ensuring that any associated benefits for the local economy are realised in a way which protects Wootton's character and environment;

Preserve and enhance the significance of the village's heritage assets;

Ensure that Wootton remains an attractive place to live and work, **with development and change carefully managed to maintain its landscape setting and village character.**

The Vision will be achieved by focusing on:

Developing and deploying a strategic level of thinking enabling a coordinated approach to any future development within the parish, **including responding proactively to planned growth at Gibraltar Corner, along the A421, and wider strategic proposals in the Borough;**

Retaining the open countryside, developing footpaths and bridleways, and protecting local green spaces and heritage assets, **whilst strengthening green infrastructure networks and access to the countryside;**

Providing community infrastructure to ensure all residents' needs are met, **and ensuring that the cumulative impacts of nearby development on services and infrastructure are appropriately mitigated.**

Suggestions/ Questions

Speculative Development

St Ives Neighbourhood Plan Example

Outside of the built up area of the town development will be restricted to the limited and specific opportunities provided by the development plan for the countryside focussing on improving access to, and the enjoyment of, the countryside and enhancing the multi-functional value of the Great Ouse Valley Green Infrastructure Priority Area, as shown on the Policies Map.

Suggested wording

Proposals for development will be supported where they accord with the policies of this Neighbourhood Plan and the Local Development Plan. Development that conflicts with these policies will not be supported unless material considerations indicate otherwise.

Development on sites not allocated in this Neighbourhood Plan will only be supported where it demonstrably accords with the spatial strategy and does not undermine the delivery of the Plan.



Considerations

Housing

Second HomeStreteNeighbourhoodPlan

POLICY SNP9: PRINCIPAL RESIDENCE REQUIREMENT

1. New housing, excluding replacement dwellings or those managed by a registered social landlord, will only be supported where there is a restriction to ensure its occupancy as a principal residence.
2. This must be guaranteed through a planning condition or legal agreement.
3. New unrestricted second homes will not be supported at any time.
4. A principal residence is defined as one occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home, and the condition or obligation on new open market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.

High Court Example: [St Ives Neighbourhood Plan & Plan-led control approach](#)



Next Steps

- Review and update vision and propose changes to the Plan.
- Status of the Local Plan consider the risks of going ahead. Could request a growth figure from the Council.

NPPF, Paragraph 70

Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

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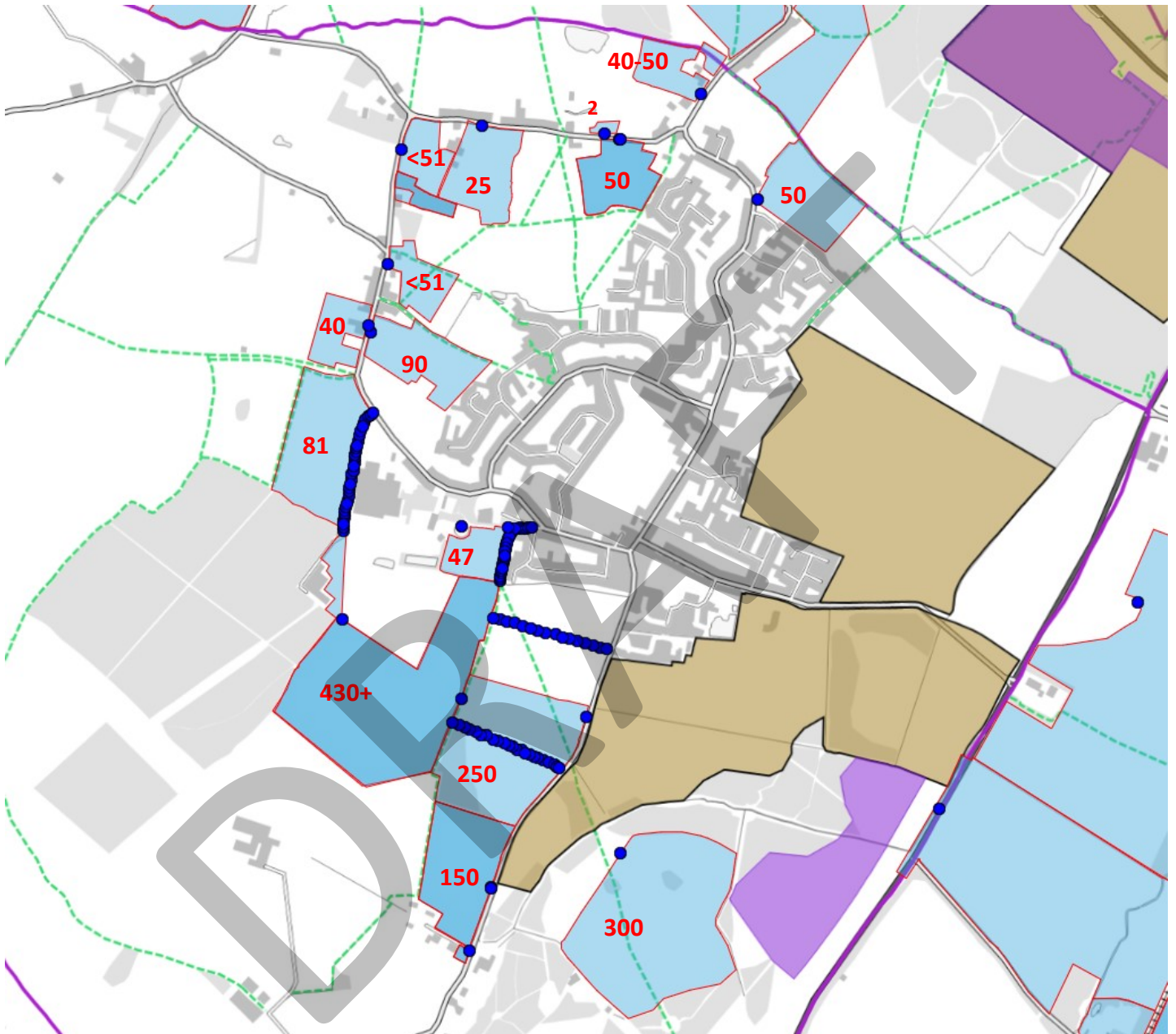


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Appendix Two



Bedford Borough Council - Local Plan 2040



Figures in **red** are number of proposed houses per site.

Map and figures taken from Bedford Boroughs Councils website

Bedford Boroughs Call for site information and Issues and Options Responses

<https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/local-plan-review/>

Please note this Appendix is for indicative purposes only and serves to highlight POTENTIAL land parcels available within Wootton for development. This document formed part of Bedford Borough Council's Draft Local Plan 2040 Call for Sites Process - that draft Local Plan was **WITHDRAWN in October 2025.**