

LAVENDON PARISH COUNCIL

# **Lavendon Neighbourhood Plan 2019 to 2031**



## **Consultation Statement, June 2019**





## LAVENDON NEIGHBOURHOOD PLAN

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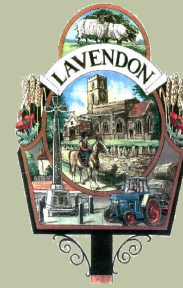
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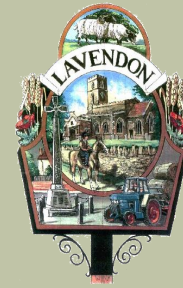




## LAVENDON NEIGHBOURHOOD PLAN

# 1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Lavendon Neighbourhood Plan. As required by Part 5 of the Regulations, Section 15(2) a consultant statement should contain the following:
- Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
  - Explain how they were consulted;
  - Summarises the main issues and concerns raised by the persons consulted;
  - Describe how these issues and concerns have been considered, and where relevant, addressed in the proposed Neighbourhood Plan.
- 1.2 At the start of the process, Lavendon Parish Council identified the importance of consultation to inform the policies and proposals of the Lavendon Neighbourhood Plan. A Neighbourhood Plan Steering Group (NPSG) was formed, consisting of Parish Councillors and residents who volunteered their time to take the lead on organising consultation events and producing the Neighbourhood Plan.
- 1.3 NPSG and the Parish Council have worked closely with Milton Keynes Council throughout this Neighbourhood Plan preparation process. Regular discussions have taken place with Planning Officers to discuss the stages of the plan preparation and direction taken by the policies. Comments were sought on draft versions and incorporated into the emerging plan.
- 1.4 The Parish Council would like to acknowledge and congratulate the efforts that have been made by the NPSG to deliver a neighbourhood plan that embraces the views expressed by the residents of Lavendon and sets out a vision for the Village over the next 15 years.



## LAVENDON NEIGHBOURHOOD PLAN

# 2. Stakeholder and Statutory Consultation

2.1 From the outset of this process in August 2017, the intention to produce a Neighbourhood Plan has been made known the residents of Lavendon and the wider parish.

2.2 Extensive consultation has been undertaken prior to producing the Neighbourhood Plan to gather ideas and identify key issues that were important to the local community. The consultation was open to the following:

- Residents of Lavendon and the parish;
- Local landowners who had an interest in the parish;
- Ward councillors;
- Milton Keynes Council;
- Any other persons or representatives who had an interest in the Parish.

2.3 Under Article 14 of the Neighbourhood Planning (General) Regulations 2012 specifies the pre-submission consultation and publicity requirements. It specifies that:

“Before submitting a plan proposal to the local planning authority, a qualifying body must:

(a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area.

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority.”

2.4 Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 sets out the “Consultation Bodies” who should be consulted on a submission draft Neighbourhood Plan. These include the following:

1. For the purposes of regulations 14 and 16, a “consultation body” means:

(a) Where the local planning authority is a London borough council, the Mayor of London;

(b) A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;

(c) The Coal Authority;

(d) The Homes and Communities Agency;

(e) Natural England;

(f) The Environment Agency;

(g) The Historic Buildings and Monuments Commission for England (known as English Heritage);

(h) Network Rail Infrastructure Limited (company number 2904587);

(i) The Highways Agency;

(j) The Marine Management Organisation;

(k) Any person –

(i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and

(ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;

(l) Where it exercises functions in any part of the neighbourhood area:

(i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section;

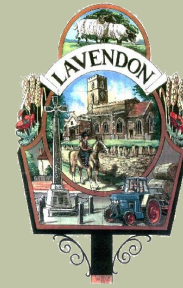
(ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;

(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986;

(iv) a sewerage undertaker; and

- (v) a water undertaker;
- (m) Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;
- (n) Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;
- (o) Bodies which represent the interests of different religious groups in the neighbourhood area;
- (p) Bodies which represent the interests of persons carrying on business in the neighbourhood area; and
- (q) Bodies which represent the interests of disabled persons in the neighbourhood area.

2.5 Not all of these bodies are relevant to the Neighbourhood Plan area. The qualifying body, namely the Parish Council, have determined those that should be contacted for comments.



## LAVENDON NEIGHBOURHOOD PLAN

# 3. Consultation Process

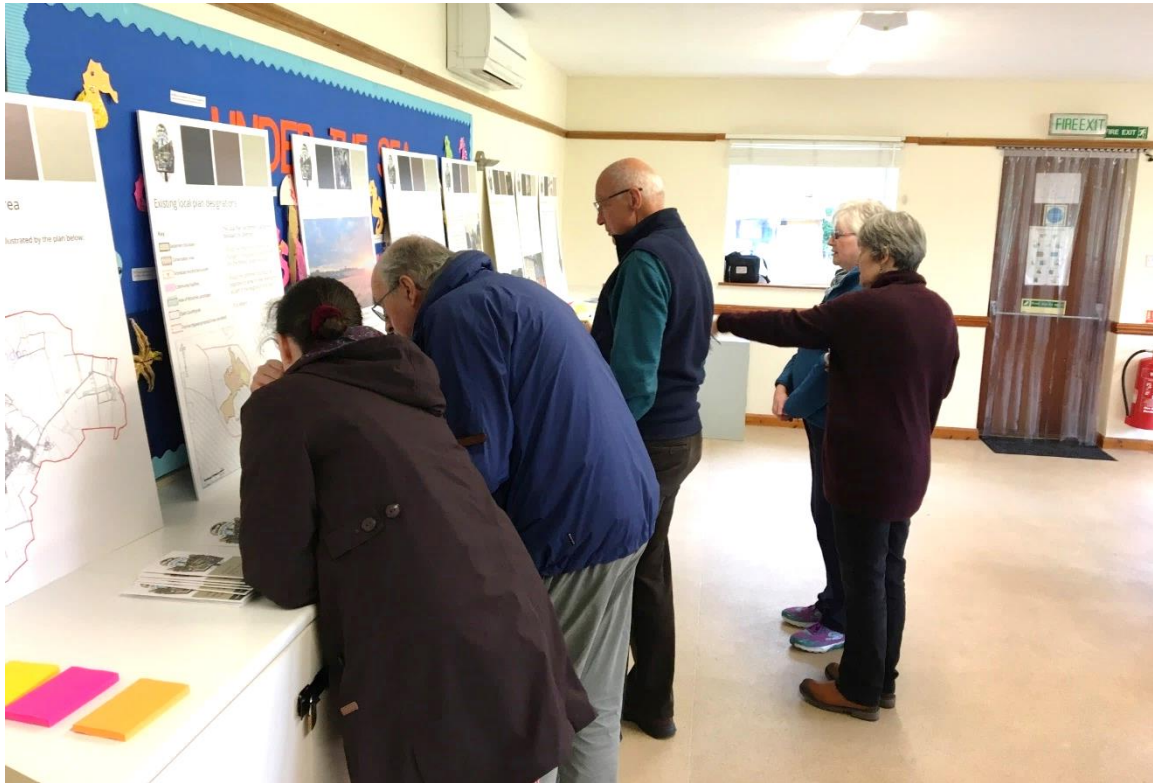
- 3.1 The following is a timeline of key consultation events and other methods of engagement used in the production of the Neighbourhood Plan.

## Neighbourhood Plan Steering Group Meetings

- 3.2 The Neighbourhood Plan Steering Group have held regular meetings, which were open to members of the public to attend and express views on the Neighbourhood Plan and the draft policies. These meetings have been held from the outset and have been well attended at key stages.

## Village Open Day, September 2017

- 3.3 An open day was held in the Pavilion in the centre of Village on the 16<sup>th</sup> September 2017. This was advertised by a flyer delivered to every household in the village, as well as village notice boards, the Parish Council web site and through social media pages.
- 3.4 The event was attended by 75 people and gathered points of view regarding the key issues and concerns held by the Local Community.
- 3.5 The open day included themed exhibition boards on topics such as the Neighbourhood Plan process, environmental issues, traffic and transport, drainage and flood risk, housing and community.
- 3.6 The outcome of this event was the formulation of the vision and objectives for Lavendon, that were then incorporated into the draft of the Neighbourhood Plan.



*Figure 1. Village Open Day September 2017*

## Village Survey, November 2017

- 3.7 A survey questionnaire was compiled, and 1044 copies were issued to every home in the Parish, and further copies made available through the Parish Council web site. The following topic areas were covered:
- About you
  - About our Community
  - About our Countryside
  - About our Green Spaces
  - About Homes
  - About Working
  - Other Comments
- 3.8 Completed questionnaires were returned in December 2017. Around 320 surveys were returned, a response rate of 30%. Several key themes and comments were identified from the results, which were analysed to form the basis of the Neighbourhood Plan objectives and policies.

## Call for Sites, July 2018

- 3.9 In July 2018 the Steering Group issued a call-for-sites to determine housing and any other development options around the village. The call for sites was advertised on the Parish Council web site, social media channels, village notice boards, and posters in the Post Office and shop.
- 3.10 A standard form was produced and made available to residents and landowners who wished to promote land for development.
- 3.11 The deadline for responses was set for mid-August 2018. Additional time was given to all those who submitted sites to provide more information. A total of four sites were put forward for consideration.



Figure 2: The Call for Sites poster and Response Pro-Forma



## Regulation 14 Pre-Submission Consultation, November 2018 and February 2019

- 3.12 Work to produce the draft Neighbourhood Plan was completed in late October 2018 and the Steering Group approved the draft plan to take it forward to public consultation under Regulation 14. It was decided to consult with the community first on the contents of the plan, and in particular the different housing options, before then consulting the statutory consultees on a refined version that took account of the first round of feedback.
- 3.13 The draft plan was uploaded to the Parish Council web site, advertised through social media channels and on the village notice boards. An exhibition was held in the Pavilion on the 15<sup>th</sup> November running until the 17<sup>th</sup> November 2018. At this point in time, all of the housing options suggested by the call for sites were included within the plan and the views of the community were sought to narrow down which options would be preferred, as well as seeking general comments on the content of the plan.



*Figure 3. Draft Plan Consultation, November 2018*

- 3.14 The event was well attended by over 80 residents over the three days. Over 170 comments were received on the housing sites alone, which were considered alongside the village survey results to determine the best option(s) to take forward in the Neighbourhood Plan.
- 3.15 The summary of comments made in relation to the housing sites can be seen below. A full list of the comments made and collated together can be found in the following section of this Consultation Statement.



- 3.16 The comments in relation to the housing sites were collated for each of the four suggested sites and grouped into themes, for example traffic, impact on the countryside, heritage issues etc. This analysis can be found at Annex B of the Neighbourhood Plan, which explains how the comments were used to choose the final housing allocation option.
- 3.17 A copy of the Neighbourhood Plan was then sent to Milton Keynes Council and the Statutory Consultees, who were requested to provide comments between late February and April 2019. At the same time the Neighbourhood Plan was again posted onto the Parish Council web site and any further comments were invited from residents.
- 3.18 A copy of the Neighbourhood Plan and a request for feedback was sent to the following consultees:
- Cllrs of Unitary Authority representing the area
  - Affected utility companies
  - Water and sewage organisations
  - The Environment Agency
  - Thames Valley Police
  - Buckinghamshire Fire Service
  - Natural England
  - Historic England
  - The Coal Authority
  - Tele-communications agencies including the Mobile Phone Operators Association
  - BT
  - The National Grid
  - MK Hospital
  - The Highways Agency



## LAVENDON NEIGHBOURHOOD PLAN

# 4. Responses to Regulation 14 Consultation

4.1 The responses to the Regulation 14 consultation can be seen below.

Consultee Comments	NPSG Response	Amend NP?
<b>Countryside and Environment</b>		
Countryside should be preserved by not allowing greenfield developments.	Agreed in principle but the NP needs to positively plan for new housing, which depends upon sites being put forward.	
Landscaping should be well integrated into new development to maintain the character of the village.	Agree with the principles of this and included within Policy E2.	
Agree with the Council's policies and objectives.	Thank you.	
WWF reported that wildlife has declined by 60% over the last 100 years due to development and agricultural improvement, it has to stop.	Policy E2 seeks to improve biodiversity.	
The protection and maintenance of existing countryside and hedgerows should not be adversely affected by development.	Agreed, NP Policy E3 seeks to protect trees and hedgerows.	
Nature should be preserved, new planting not a substitute for long established wildlife sites.	Agreed, development should avoid sensitive sites.	
Rural landscape is essential to the character of Lavendon.	Agreed, protecting the rural character of the village was a theme when developing our policies.	
Habitat preservation is vital to maintain biodiversity, wildlife is declining due to development pressures.	Policy E2 seeks to improve biodiversity.	

Consultee Comments	NPSG Response	Amend NP?
<b>Flood Risk</b>		
Houses in the centre of the village have been flooded in the past, needs to be addressed.	There is only so much that the NP can deliver in respect of flood mitigation and improvements. We have a community project that seeks to address known problem areas.	
More houses means more concrete and surface water run-off.	Development should attenuate storm water to existing greenfield levels. See Policy FR1.	
Flooding has been experienced in Soames Close within the last four years.	Policy FR2 seeks to deliver flood storage ponds.	
Agree with the Council's policies and objectives.		
Historical flooding is a major concern, all developments add major risks unless comprehensive plans in place.	Development should attenuate storm water to existing greenfield levels. See Policy FR1.	
New housing should not create a flood risk.	As above	

Consultee Comments	NPSG Response	Amend NP?
How will the building of 95 houses account for flooding, as Soames Close has flooded already?	The 95 houses off Olney Road were approved at appeal and are not part of the NP housing allocation.	
Flooding is a major problem, need regular info on how this can be prevented.	A community project has been suggested to help address flooding in the future.	
More development will increase the risk of flooding.	Development should attenuate storm water to existing greenfield levels. See Policy FR1.	
Historical flooding is a major concern, more properties in Castle Road would put us at risk.	Concerns are noted. The comments on housing allocations will be taken into account when selecting preferred site(s).	Take into account for housing sites.
Historical flooding should be of a concern to us all, the additional houses in Castle Road were objected to due to this concern.	As above	Take into account for housing sites.
Regularly clean the drains.	This will be investigated but is not a land use policy for the NP.	
Working parties to clear the ditches.	A community project has been drafted to address this.	

Consultee Comments	NPSG Response	Amend NP?
Lack of clarity about who is responsible for the stream beyond Soames Close, getting more overgrown.	A community project has been drafted to address this.	
Flooding is an increasing problem worldwide, must have investment in this area whether we expand or not.	Funding for improvements is limited and has to be connected to appropriately located development.	
Flooding caused by run off on Northampton Road, can a new storm drain be created further up New Road.	Policy FR2 seeks to address this.	
Flood prevention should be one of our priorities.	As above	
Can we remind people of their obligation to keep the brook clear where it flows across their land? Would join a working party to clean other people's ditches if needed.	A community project has been drafted to address this.	
Encouragement needed for homeowners to not install block paved driveways to help flooding and drainage and wildlife habitat.	Permeable surfaces would be appropriate.	
Where are we with flooding schemes?	Policy FR2 supports the delivery of flood storage ponds.	
I agree with comments about paving over driveways, water could flow from fields and be unable to drain away.	Policy FR1 covers development and flood risk. Certain works do not require	

Consultee Comments	NPSG Response	Amend NP?
	planning permission so are beyond our control.	
<b>Transport and Parking</b>		
Parking on street is the only option in many parts of the village	Agreed.	
The village hall car park is too small	Increasing the car park capacity is a suggested community project.	
Traffic speeds through the village on the A428 and Olney Road	Policy HT2 supports measures to reduce the impact of traffic.	
Speed cameras would help to address speeding	As above	
Walking in the village is hairy with the amount of lorries	As above	
New housing will lead to increased car ownership and traffic in the village	The NP seeks to promote a small housing allocation to positively plan for the future of the village.	
Traffic calming will only hold vehicles in the village for longer	Reducing vehicle speeds could reduce traffic noise, emissions and perceived risks, so there are benefits.	

Consultee Comments	NPSG Response	Amend NP?
Should encourage the provision of a cycleway to Olney	Policy HT1 encourages non-car modes transport choices. Policy E1 seeks to improve access to the countryside.	
Would welcome cycle path to Cold Brayfield and other nearby villages	Policy E1 seeks to improve access to the countryside. Funding to deliver new cycle paths is limited.	
Concerned about increase in traffic from the Olney Road development	This development has already been allowed and appeal and is not part of the NP suggested housing sites.	
Should have on street parking restrictions on Olney Road to improve safety	Reducing parking can increase traffic flow and speeds, so this may have the opposite effect.	
Agree with the Council's policies and objectives		
Would like to see improvements to address speeding traffic problems	Policy HT2 supports measures to reduce the impact of traffic.	
Concerned about traffic speeding	As above	



Consultee Comments	NPSG Response	Amend NP?
Should reduce HGV's running through the village, damage to road surface and dangerous to pedestrians. Road should be detrunked	A weight restriction could create wider issues for traffic being diverted onto other roads.	
Install a speed camera where the existing speed measuring sign is	Policy HT2 supports measures to reduce the impact of traffic.	
Install a 3rd bus stop at the bottom of Harrold Road	Noted, this will be investigated but is not part of the NP policies.	
Should be a cycle path to Olney to allow school children to cycle to school	Requires significant funding to deliver this.	
Cycle path between Lavendon and Olney	As above	
Olney ought to be an easy cycle ride but it is narrow with lots of traffic	As above	
Is there any chance of a cycle path from Lavendon to Olney?	As above	
Footpath and cycle path from Cold Brayfield to Lavendon and Olney	As above	
New footpaths would be welcomed, but not tarmaced	Policy E1 seeks to improve access to the countryside.	

Consultee Comments	NPSG Response	Amend NP?
Road safety is a priority, more houses means more cars	Policy HT2 supports measures to reduce the impact of traffic.	
Car parking is a major issue across the village	Policy HT3 covers parking for new development. The NP cannot address issues with existing parking.	
The 96 house development will lead to serious problems with traffic and flooding, the developer must be made to directly address these issues with radical solutions	This development has been allowed at appeal. The NP cannot alter this.	
Traffic around the memorial should be one way	That would require additional signage to direct traffic that could detract from the character of the memorial.	
Speed reduction plan essential regardless of development, railings from Harrold Road to the school required due to danger to school children	Policy HT2 supports measures to reduce the impact of traffic.	
Increase in traffic movements over the last five years, should limit any further housing	The NP makes a small allocation for new housing, and will then help us to constrain further larger scale development.	

Consultee Comments	NPSG Response	Amend NP?
Increasing traffic and trucks using the A428, should have weight limit on vehicles, more should be done to reduce on street parking, provide separate cycleways	The policies in the NP tackle these issues where they are within the scope of what the plan can deliver. Weight limits are not a planning issue.	
Very concerned about the additional traffic in Olney Road that the proposed development would bring	This development has been allowed at appeal. The NP cannot alter this.	
Too much traffic going through Lavendon, air quality is an issue, bus service to Bedford much worse	The NP includes policies that seek to reduce the impact from traffic in the village, but this is a wider issue and largely caused by traffic commuting through the Parish not traffic generated from within it.	
Traffic in lower Castle Road an issue with parking and junction with A428 dangerous	Comments are noted and will be taken into account when assessing housing sites.	Take into account for housing sites.
Pathways and pavements are in a dangerous state	The condition of pavements can be raised with MK Highways if they are in poor condition and require improvement.	

Consultee Comments	NPSG Response	Amend NP?
With development of Lavendon, please lobby for a bypass	The amount of development being proposed would not support the delivery of a by-pass.	
<b>Community</b>		
Great community atmosphere in the village which would be threatened by new housing developments	Policy H3 of the NP seeks to ensure that new housing is integrated into the existing village and does not become isolated.	
Preschool, pubs and shop would all benefit from the village increasing, but the school is already fit to burst and has no room to expand	This is an issue beyond the scope of the NP and for the education department of MKC.	
Needs to be land for school expansion and growth	Agreed with the principle, but no land is available.	
New housing will increase the pressure on the school and doctors surgery	Contributions from the Olney Road development could support additional services. This is being investigated.	

Consultee Comments	NPSG Response	Amend NP?
Should include the community field opposite the cemetery	The proposed housing allocation includes provision of a new community field. See NP Policy H4 and Policy CF2.	
Improvements to the village community facilities would be welcomed	The proposed housing allocation includes provision of a new community field. See NP Policy H4 and Policy CF2.	
Better street lighting and better pavements would help to connect the community	Agree with the sentiment, but street lighting and better pavements could make the village feel more urban, changing the character of the village.	
Do not understand the social sustainability of new housing and how this will support over stretched facilities and services	Social sustainability is the benefits that new people bring to the community, new families, new spending and support for groups, clubs and services.	
Development should fund improvements to facilities	The NP makes a small housing allocation that will support a new community open space.	
School places limited, leads to children leaving the village for school	This is beyond the control of the NP.	

Consultee Comments	NPSG Response	Amend NP?
Nursery already over subscribed	This is beyond the control of the NP.	
School places full	This is beyond the control of the NP.	
Infrastructure needs upgrading before more development	Funding will be available from the Olney Road development and the PC are investigating how this can help the village.	
A better bus service would discourage car use and access to leisure in the evening	This is beyond the control of the NP.	
Lack of evening bus service makes it impractical to use them	As above	
School bus is already over subscribed	As above	
Health, school and other services will not cope with extra population	Funding will be available from the Olney Road development and the PC are investigating how this can help the village.	
Schools and doctors surgery and basic infrastructure	The NP recognises the importance of preserving these facilities.	

Consultee Comments	NPSG Response	Amend NP?
Facilities cannot cope with existing population	Funding will be available from the Olney Road development and the PC are investigating how this can help the village.	
Infrastructure needed to support further housing	Funding will be available from the Olney Road development and the PC are investigating how this can help the village.	
Provision of school places for young children	School places are beyond the control of the NP.	
Provision of a doctors surgery would be good instead of all housing with no facilities	Policy CF1 supports the provision of new community facilities should a suitable proposal come forward.	
Ongoing concern regarding medical provision, both Olney and Harrold struggling to cope	As above	
What about the doctors? No appointments available	As above	
If the village is larger, perhaps it could support a doctors surgery	As above	
Could have heritage style street lamps	This would be a good improvement if the street lamps are replaced in the future.	

Consultee Comments	NPSG Response	Amend NP?
Nice street lamps please	As above	
A sports field is important to the village, the original one should not have been sacrificed and built over	There is a proposed community open space in the NP, although this will not be laid out as a sports field due to cost considerations.	
Sports field please	As above	
Tennis courts would be good	As above	
Tennis courts	As above	
Consideration should be given to improving sports facilities, there used to be a football field	As above	
Include copse in the list of community facilities at Policy CF1	Agree, this was an oversight.	Update the NP.
<b>Business and Employment</b>		
No objection to employment in the village, presumably small businesses, provided noise, car parking or delivery vehicles do not disturb neighbours	Thank you, Policy BE1 seeks to address this.	



Consultee Comments	NPSG Response	Amend NP?
Would support additional employment if a suitable site can be identified	No site has been put forward for business development, but it would be considered positively subject to compliance with the other policies of the NP	
Improved internet speeds and fibre to home	This is beyond the control of the NP.	
Improved internet	As above	
Improved broadband	As above	
Object to further businesses in the village	Your comments are noted, but if a suitable location can be found the NP would be required to consider proposals in a positive manner.	
<b>Housing</b>		
Site 2 Castle Road, area should be 0.25 ha not 4.05 ha as stated in the plan	Noted, this has been corrected.	Update the housing assessment
Site 4 could have a negative impact on the residents of Harrold Road, also the site has been refused in the past	Comment will be taken into account in the housing assessment	Annex B of the NP

Consultee Comments	NPSG Response	Amend NP?
New development needs to be in keeping so as not to spoil the look of the village	Agreed, Policy H4 covers this, so does Policy H2 and Policy CD2.	
Small developments that do not damage the environment and community of the village	Agree the NP proposes a small housing allocation.	
Sites 1 and 3 are small developments, but it is a shame they are on greenfield sites	All sites put forward in response to the call for sites were on greenfield sites	
Don't use the image of the house at figure 27	This has been changed	Update image of new housing
The proposed housing sites would add further pressure to village facilities	Noted, but the NP only proposals a relatively small housing allocation to meet our future housing needs and ensure the NP is robust	
Site 2 located on greenfield land in open countryside remote from the settlement boundary	Comment will be taken into account in the housing assessment	Annex B of the NP
Site 1 and Site 2 Castle road is too narrow and has no walkways, adding traffic would be dangerous	As above	

Consultee Comments	NPSG Response	Amend NP?
Site 3 boundary for the site should be specified. Same distance to SAM as other sites, heritage constraints should be recorded.	Comment will be taken into account in the housing assessment	Annex B of the NP
Site 4 no comments		
Can the plan control developments that have been granted planning permission but not yet started?	No, other than to influence future applications for details or reserved matters	
Site 2 Castle Road carries too much traffic already	Comment will be taken into account in the housing assessment	Annex B of the NP
The amenity value of being able to walk on the upper part of Castle Road should not be under-valued	As above	
Castle Road sewers are inadequate and frequently block	As above	
Gas supply to Castle Road can at times drop in pressure	As above	
Water pressure can be very low on Castle Road	As above	
Site 1 is near to a site where MKC refused planning permission	Comment will be taken into account in the housing assessment	Annex B of the NP

Consultee Comments	NPSG Response	Amend NP?
Site 1 creates no problem	Comment will be taken into account in the housing assessment	Annex B of the NP
Site 2 creates more vehicles on Castle Road, additional risk and potential for flooding, outside the village and a greenfield site	As above	
Site 3 access from Harrold Road would be difficult, greenfield site outside of the village	As above	
Site 4 would have a terrible access from the A428, totally unfeasible and dangerous	MKC Highways comments will be sought on this issue	
Site 4 No imposing or tall buildings, sympathetic design and planning to maintain the character of the village	Comment will be taken into account in the housing assessment	Annex B of the NP
Agree with the Council's policies and objectives		
Against further housing in the village, but understand the need for a planned approach	Thank you, the village needs time to absorb the housing already approved, but should have a small allocation in the NP to ensure the document is robust	

Consultee Comments	NPSG Response	Amend NP?
New housing should meet the needs of younger people wishing to stay in the village or retirees wishing to downsize	We would like to see smaller, lower cost housing, Policy H4 requires a balanced mix of housing	
Site 2 no more development in Castle Road, no infrastructure, traffic, school and doctors to support additional housing	Comment will be taken into account in the housing assessment	Annex B of the NP
Site 1 and Site 2 Castle Road developments would make it more dangerous for pedestrians	As above	
Site 2 No. Extra traffic	As above	
Site 3 No. Pressure to develop north east of the Glebe and not the housing we want	As above	
Sites 1 and 2. Major concern, traffic and services	As above	
Site 4, where would the access be.	It could be taken from the A428 or Harrold Road, both are options	
Site 1 and 2. Dangerous road junction	Comment will be taken into account in the housing assessment	Annex B of the NP

Consultee Comments	NPSG Response	Amend NP?
Site 2. Castle Road infrastructure, school and doctors limited	Comment will be taken into account in the housing assessment	Annex B of the NP
Lavendon already has lots of planned housing and does not need anymore	Thank you, the village needs time to absorb the housing already approved, but should have a small allocation in the NP to ensure the document is robust	
Site 3 is the best related to the settlement boundary	Comment will be taken into account in the housing assessment	Annex B of the NP
Access to Castle Road is difficult	As above	
Site 2 additional traffic will make Castle Road dangerous for pedestrians	As above	
Site 2 outside village boundary, too much traffic on Castle Road, could lead to further development	As above	
Totally agree Castle Road cannot take more traffic	As above	
Site 2 Castle Road too narrow for more traffic, will be dangerous	As above	
No more housing on Castle Road, too narrow and too much traffic	As above	

Consultee Comments	NPSG Response	Amend NP?
Site 1 and Site 2 Castle Road too narrow for more traffic and access onto A428 is already difficult	Comment will be taken into account in the housing assessment	Annex B of the NP
Site 1 and Site 2 Do not agree with more development on Castle Road	As above	
Site 2 oppose, ribbon development and would lead to more traffic	As above	
Site 1 fits with current development	As above	
Site 2 is in open countryside and would detract from the area	As above	
Site 3 is in open countryside and would detract from the existing pleasant border to development	As above	
Site 4 would need to reflect the quality of the development opposite, entrance to the village	As above	
Site 4 access is a problem, agricultural restrictions, close to English heritage site	As above	
Site 3 looks the best of 'bad' options	As above	
Site 2 greenfield land, not enough infrastructure to support new housing	As above	
Site 3 would cause extra traffic turning out of Harrold Road causing queues	As above	

Consultee Comments	NPSG Response	Amend NP?
Site 4 is an English heritage protected site, how would this assist facilities and services	Comment will be taken into account in the housing assessment	Annex B of the NP
Suggest 5 houses but vary the type, i.e. semi-detached and bungalows	Policy H4 seeks a variety of house types and sizes, but it cannot be more prescriptive than that.	
Site 4 access will be a problem and close to a English heritage site. Would be the start of a bigger ribbon development	Comment will be taken into account in the housing assessment	Annex B of the NP
We think there is enough housing in the village already	The NP will help us to control the future delivery of housing in a planned manner	
Important to address housing shortage, but greenfield developments a concern	No brownfield sites were put forward to the call-for-sites	
No more housing viable as the facilities are not in place to support it	The NP only proposes a small housing allocation to ensure it is robust and positively prepared to meet future housing needs	
Lavendon already taking more than its share of housing, 20% increase in the size of the village threatens the identity and cohesion of the community	Policy H3 considers the integration of housing, but it is agreed the village needs time to absorb the new housing	



Consultee Comments	NPSG Response	Amend NP?
No more housing should be supported nor approved	Noted, but we need some housing to ensure that the NP meets the requirements and is positively prepared	
Decide on a village envelope and stick with it	The NP defines a village envelope	
Increase in traffic on Castle Road will be unacceptable	Comment will be taken into account in the housing assessment	Annex B of the NP
The 96 houses will create an issue with traffic, and the footpath alongside the stream should be left	The NP cannot influence the Olney Road development as this has been allowed at appeal already	
Traffic in Castle Road is increasing, difficult access for emergency vehicles	Comment will be taken into account in the housing assessment	Annex B of the NP
Affordable housing required for first time buyers	Affordable housing will be delivered as part of the Olney Road scheme	
The four houses describe detached houses, which appears contrary to consultation where support is for affordable and rented housing	The landowners and developers put forward sites and housing that they felt appropriate. The NPSG will feedback to them the requirement for a mix of housing.	

Consultee Comments	NPSG Response	Amend NP?
There is a need for suitable housing for the elderly purpose built, with suitable bathrooms etc.	Building regulations require new housing to be accessible and meet space standard requirements	
Why is there no affordable housing for elderly, village residents, youngsters and couples	The Olney Road development will include affordable housing	
Small affordable houses should be a priority	As above	
There needs to be social housing and houses suitable for first time buyers, consider those living here, not building more houses	The NP requires development to provide a mix of housing types and sizes to meet a range of needs	
Site 4 near historical site with a moat and medieval village, leave the heritage alone	Comment will be taken into account in the housing assessment	Annex B of the NP
Site 4 is near scenic scheduled ancient monument is large and would spoil this are of open countryside, this should be opposed	As above	
Site 4 is elevated ground and therefore would dominate the village	As above	
Site 4 too many houses, encroachment on ancient monument vista, access from busy road A428	As above	

Consultee Comments	NPSG Response	Amend NP?
Site 1 isolated and insufficient to meet possible development pressures	Comment will be taken into account in the housing assessment	Annex B of the NP
Site 4 or 5 are the least worst if more development is imperative, surely we have enough already	As above	
Site 1 outside settlement boundary	All of the sites suggested are outside of the existing settlement boundary, which will be changed to include the favoured option	
Site 2 set precedent for more houses and increase traffic	Comment will be taken into account in the housing assessment	Annex B of the NP
Site 3 loss of agricultural use and increased traffic hazard on approach to junction	As above	
Site 4 outside settlement boundary therefore sets precedent, access onto Harrold Road would be an additional hazard with approach to 2 busy junctions	As above	
Site 4 would disturb peace of cemetery for those visiting their loved ones	As above	

Consultee Comments	NPSG Response	Amend NP?
<b>Milton Keynes Council</b>		
<p>Comments from Neighbourhood Plan Officer</p> <p>Generally, the Plan reads well. I have viewed the draft Plan in the light of the Examiner's Report for the Ravenstone Neighbourhood Plan. In particular, I have followed the examiner's approach to NP objectives, namely that "The purpose of a plan's objectives is to set out key matters that are to be delivered through the plan's policies." By adopting this approach, the chances of the Lavendon NP being successful at Examination will be increased.</p> <p>Since the draft Neighbourhood Plan was published, Plan:MK has been adopted (20 March 2019). Consequently, the reference to the Core Strategy in para 2.13 should be amended to refer to Plan:MK.</p> <p>NPPF now refers to 'Ancient Monuments' rather than 'Scheduled Ancient monuments', so any references to SAMs in the document should be amended.</p>	<p>Agreed, Plan:MK adoption date to be included and the correct reference to Ancient Monuments applied</p>	<p>Yes</p>
<p>Chapter 5 – Objectives: The first and last objectives are not delivered by policies of the plan and should be deleted, or alternatively a policy should be included that delivers these objectives.</p>	<p>First objective deleted, new Policy E4 Renewable and Low Carbon Energy drafted to cover the final objective</p>	<p>Yes</p>
<p>Policy E3 – the final paragraph does not read as a land use policy.</p>	<p>Amend policy to move last paragraph to Community Project at the end of the chapter</p>	<p>Yes</p>

Consultee Comments	NPSG Response	Amend NP?
Chapter 6 – Objectives: There should be a specific objective in this section on the conservation and enhancement of the historic environment.	New objective added (#2) to recognise the historic environment	Yes
Policy CD3 – typo – third sentence – a central part of achieving high quality design is...'	Policy CD3 is now Policy CD2. Policies CD1 and the former CD2 have been combined.  Typo corrected.	Yes
Chapter 7 – Objectives: Second objective doesn't read like an objective. Suggest combine with first objective and reword to read: "To promote sustainable development and respond to climate change."	Amendment made.	Yes
Chapter 8 – Objectives: The first two objectives are really community projects. The third objective is delivered by policy E2 and therefore this objective is not required. The final objective about buses is not delivered by policies of the plan and should be deleted or turned into a community project.	Amendments made to the referred to objectives, which have been moved into community projects section at the end of the chapter.	Yes
Policy HT2 needs rewording to make it read as a development policy. Also see comments from MKC's Highways Team on this policy and the Highways and Transport chapter.	Amendments to Policy HT2 made.	Yes
Chapter 9 – Objectives: First objective would read better as: 'To support the provision of new and protection of existing community facilities, including open space'. The second and third objectives are not delivered by policies in the plan and should be deleted.	Amendments to the objectives made.	Yes

Consultee Comments	NPSG Response	Amend NP?
Chapter 10 - Para 10.2 –typo – “Neighbourhood plans should not promote less development than that set out in strategic policies....”	Amendments made.	Yes
Policy H1 – The final sentence of the policy is incomplete.	Spacing adjusted to show all the text.	Yes
Policy H4 – the penultimate sentence refers to a Policy CE2 which doesn’t exist. Policy should say ‘about’ rather than ‘up to’.	Reference to Policy CE2 changed to Policy CF2.	Yes
Chapter 11 – Objectives: The second objective is not delivered by policies in the plan and should be deleted.	Objective deleted.	Yes
Annex C – refers to community projects but there are none listed in the annex. Also this annex isn’t referred to in the contents list at the beginning of the document.	Annex C removed as Community Projects are covered within the body of the NP under the relevant topics.	Yes
<p>Comments from Housing</p> <p>We support the Lavendon Neighbourhood Plan with reference to the development of housing, particularly its aim to deliver a mix of housing types that are affordable, and sustainable.</p>		
However, paragraph 10.13 states that development proposals will be expected to provide a mix and range of housing types and sizes, including lower cost housing and bungalows. Lower cost housing refers to a type of housing product that falls within the NPPF’s Affordable Housing definition. Plan:MK Policy HN2 and the NPPF would preclude the LPA from requiring lower cost housing as an affordable	Text amended to reflect these comments and remove reference to lower cost housing.	Yes

Consultee Comments	NPSG Response	Amend NP?
<p>housing product on a proposal for 8 dwellings, as per the allocation policy (although if the applicant offered it, then it would be welcomed). I therefore think paragraph 10.13 should not include this reference as it would be inconsistent with the Development Plan and national policy. I think it is reasonable and consistent with the Development Plan/NPPF for the neighbourhood plan to refer to bungalows as being desirable on this site, provided other considerations don't rule them out, such as design issues.</p>		
<p>With specific reference to Policy H4, the Harrold Road new housing allocation, we support the plan to provide a balanced mix of housing, including a range of house types and sizes suitable for meeting a range of needs.</p>	Thank you.	
<p>Comments from Highways</p> <p>HT1: this is acceptable.</p>	Thank you.	
<p>HT2: this policy seems very descriptive on measures they are seeking and doesn't to me read as a policy for development as such. I would have expected it to say something like: ".....development proposals that include measures to reduce the impact of traffic and to increase use of non-car modes will be supported." The second point is perhaps covered anyway by HT1.</p> <p>I note that HT2 will be supported with developer contributions. Looking at the development sites only one of these would be a major application so I doubt there would be much opportunity for large contributions and it's more likely to be</p>	The plan has been amended as suggested	Yes

Consultee Comments	NPSG Response	Amend NP?
<p>infrastructure that the developer would have to provide to make the application safe.</p>		
<p>HT3 – the document referred to should be the (current) Milton Keynes Parking Standards SPD.</p> <p>The point about parking should not dominate the street scene is not one for me to judge, although you will be aware that it is our normal requirement that visitor (unallocated) parking will be expected to be within the street in appropriately sized bays. These requirements would be needed to comply with the parking standards.</p>	<p>Reference updated to refer to the latest parking standards document.</p>	<p>Yes</p>
<p>Site 2: This is beyond the village boundary and in the area where Castle Road narrows. I would have concerns in this regard and the site lacks footways – something which the Neighbourhood plan was seeking to improve. This site does seem poor from a highways point of view and it would seem very difficult for a developer to mitigate the impacts.</p> <p>Site 3: The site would need to provide connectivity into the existing footway network at the Glebe but looks achievable and fairly straight forward. Vehicle access may involve removal of some of the hedge to achieve appropriate visibility splays but an initial view on site suggests this shouldn't be excessive depending on the position of the access.</p> <p>Site 4: I would have concerns regarding a new access onto the A428 and access should be taken off the lowest category of road possible. The Neighbourhood Plan</p>	<p>Comments are noted and reflect the NPSG's assessment of the highways issues for these sites.</p>	



Consultee Comments	NPSG Response	Amend NP?
<p>mentions Harrold Road as a possible access point and I consider that this would be appropriate. Visibility appeared to be acceptable and the site would require footway connections to the Glebe which is achievable.</p>		
<p>Comments from Public Rights of Way</p> <p>Any public rights of way that require diverting in order to allow development to take place must be applied for through the Public Rights of Way Officer, so that a public consultation can be undertaken.</p>	<p>The housing allocation in the NP will not require a PRW diversion but will connect a new footpath into one.</p>	
<p>Comments from Senior Archaeologist</p> <p>Housing Allocation</p> <p>Short of completing a detailed setting assessment, at this stage my brief advice would be that (subject to details of design, layout, massing etc.) housing in this location is unlikely to be of such impact on the setting as to result in substantial harm to the setting of the SM (Uphoe Manor Farm). However, further appropriate heritage assessment and assessment of the potential for buried archaeology (potentially including fieldwork evaluation) should be carried out prior to the submission of a future planning application if the site is allocated.</p>	<p>The second bullet point of Policy H4 has been amended to reflect the requirement for archaeological assessment.</p>	<p>Yes</p>

Consultee Comments	NPSG Response	Amend NP?
<b>Historic England</b>		
<p>Thank you for the e-mail of 28th February from Mr Akrill advising Historic England of the consultation on your Neighbourhood Plan. We are pleased to make the following general and detailed comments in line with our remit for the historic environment.</p> <p>The nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues about which it is concerned. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, our input can help communities reflect upon the special (heritage) qualities which define their area to best achieve aims and objectives for the historic environment. To this end information on our website might be of assistance – the appendix to this letter contains links to this website and to a range of potentially useful other websites.</p>		
<p>We welcome paragraphs 1.3 – 1.12 on the historical development of Lavendon and paragraphs 1.13 – 1.15 on heritage assets in the parish. However, whilst the first section refers to Lavendon Castle and the Premonstratensian abbey, there is no indication of the story behind the other two scheduled monuments in the parish; The Bury and the moated site and associated enclosure at Uphoe Manor Farm.</p>	<p>New paragraphs added into section 1 (para 1.6 and para 1.8) to explain the significance of The Bury and Uphoe Manor Farm.</p>	<p>Yes</p>

Consultee Comments	NPSG Response	Amend NP?
<p>We suggest that the latter section explain that the National Heritage List for England has one Grade I and 23 Grade II listed building records for the parish. We also suggest that it would be helpful to explain what the special architectural or historic interest of the Conservation Area is (the reason for its designation) and whether or not there is a character appraisal and or management plan. (If there is not, the preparation of such an appraisal and management plan could be an excellent community project to add to the evidence base for the Plan. The appendix to this letter includes links to characterisation toolkits and we would be pleased to advise further).</p>	<p>Para. 115 amended to refer to the number of listed buildings within the Parish.</p> <p>It is understood that a character appraisal of the Conservation Area will be undertaken by Milton Keynes Council as and when resources allow.</p>	<p>Yes</p>
<p>Is there a list of locally-important buildings and features ? Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. If not, then the preparation of such a list would be another excellent community project to further add to the evidence base for the Plan. The appendix to this letter contains a link to our advice on local listing and again we would be pleased to advise further.</p>	<p>There is not such a list.</p>	
<p>National Planning Practice Guidance states "... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions".</p>	<p>The Buckinghamshire Historic Environment Record has been consulted and no results were returned for Lavendon.</p>	

Consultee Comments	NPSG Response	Amend NP?
The Guidance notes that “The local Historic environment record and any local list will be important sources of information on non-designated heritage assets”. Have the Buckinghamshire Historic Environment Record and/or Historic Landscape Character Assessment been consulted ?		
We note the key findings from the consultation with the local community in paragraph 3.6. Although the key findings do not include any reference to the heritage assets in the parish, our own research (Heritage Counts 2008) indicates that local communities do value their local heritage.	The NPSG agree that heritage is a very important aspect of the character of the village and wider Parish and believe that the Policies of the NP reflect this.	
We welcome the inclusion of “To.....ensure that Lavendon Parish remains a desirable place to live and work.....rich in heritage” in the Vision, which we consider conforms with paragraph 29 of the National Planning Policy Framework, which states “Neighbourhood planning gives communities the power to develop a shared vision for their area”.		
We welcome paragraphs 6.2 and 6.3, but are disappointed that the Objectives for “Character and Design” do not include any specifically for the historic environment e.g. “To conserve and enhance the significance of heritage assets in the parish”.	A new objective has been added to say “ <i>to safeguard, conserve and enhance the important open areas, buildings and features that contribute to the significance, character and setting of the Conservation Area and heritage assets.</i> ”	Yes

Consultee Comments	NPSG Response	Amend NP?
<p>However, we welcome and support Policy CD1, although we suggest that it should be “character and appearance of the Conservation Area” in accordance with the definition of conservation areas in the Planning (Listed Buildings and Conservation Areas) Act 1990; “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.</p> <p>We have queried above whether or not there is a character appraisal for the Conservation Area – if there is, then reference could be made to it within the policy or its supporting text. If not, then there might be no guidance for those wishing to develop within the Conservation Area or its setting and it might be difficult for those determining planning applications to assess whether or not a development proposal would harm the character of the Area.</p> <p>There are no buildings within the parish on the Historic England Heritage at Risk Register. However, the Register does not include Grade II listed secular buildings outside London or places of worship used for worship less than six times a year. Has a survey of the condition of Grade II buildings in the parish been undertaken ? If not, this could be another community project to add to the evidence base for the Plan.</p>	<p>Policy CD1 updated to include reference to “character and appearance”</p> <p>MKC have the experience to assess whether a proposal would be harmful to the character of setting of the Conservation Area and other heritage assets.</p>	<p>Yes</p>

Consultee Comments	NPSG Response	Amend NP?
<p>We welcome and support Policy CD2, which we consider to be consistent with paragraph 125 of the Framework: "Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development".</p> <p>However, we would again suggest "character and appearance of the Conservation Area". We would also suggest that "seek to" be replaced by "would", and that "being of a scale, density, massing, height, design and layout that reflect the character of the village or of the particular area in which the development proposal is located" could be an additional bullet point.</p>	<p>Text of Policy CD2 1<sup>st</sup> para amended and 3<sup>rd</sup> bullet point added to comply with the suggested changes.</p>	<p>Yes</p>
<p>Importantly, is there the required "understanding and evaluation of each area's defining characteristics" ? We note a number of references in the Plan to the character of Lavendon, described as "distinct" or "distinctive". We have queried above whether or not there is a character appraisal of the Conservation Area but has any character assessment been undertaken for the parish as a whole ?</p>	<p>As highlighted above, MKC have the experience to assess whether a proposal would be harmful to the character of setting of the Conservation Area and other heritage assets.</p>	

Consultee Comments	NPSG Response	Amend NP?
<p>In addition to the Framework's requirement, we consider that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. Without such an understanding it is likely to be more difficult to identify and resist development that is detrimental to the character of the parish.</p> <p>We believe that characterisation studies can help inform locations and detailed design of proposed new development (providing guidance to developers), identify possible townscape improvements and establish a baseline against which to measure change.</p> <p>Has there been any or is there any ongoing other loss of character, particularly in the Conservation Area, e.g. through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc that affect local character ?</p>	<p>A conservation area appraisal update is being undertaken by Milton Keynes Council when resources allow.</p> <p>The NPSC have a very good understanding of the character of the village, having collectively lived in Lavendon for decades between them.</p> <p>A character assessment has not been prepared at this stage, but may be a project the Parish Council take forward in the future.</p>	
<p>The proposed community open space on Harrold Road appears to be within the setting of the moated site and associated enclosure at Uphoe Manor Farm scheduled monument We consider that the use of this open space should be sensitive in order for any impact on the significance of the monument to be acceptable i.e. a low-key use would be acceptable but, for example, clusters of high, brightly-coloured play equipment could have an intrusive impact, as could sports areas, especially if equipped with high fencing and/or floodlighting.</p>	<p>It is not proposed to install play equipment or lighting within the community open space, which would be used for informal recreation and bio-diversity enhancement projects, fulfilling the request for a low key use.</p>	

Consultee Comments	NPSG Response	Amend NP?
<p>We welcome and support, in principle, the requirement in Policy H1 for development proposals to “Preserve and enhance the character and appearance of the Conservation Area and the setting of Scheduled Ancient Monuments and listed buildings”.</p> <p>However, requiring proposals to both preserve and enhance character and appearance may well be considered to be too onerous, if not impossible. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving listed buildings or their setting and special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas (our emphasis). In addition, there is no legislative basis for preserving the setting of scheduled monuments.</p> <p>We therefore suggest that this bullet point be slightly reworded as follows:  <i>“Preserve or enhance the character and appearance of the Conservation Area and/or listed buildings and their settings and/or conserve or enhance the significance of Scheduled Monuments”.</i></p>	<p>Policy H1 has been updated as suggested.</p>	<p>Yes</p>
<p>We welcome and support, in principle, the requirement of Policy H2; <i>“It would not have an adverse impact on the character and setting and of the Conservation Area, or cause harm to the setting of a Listed Building or the setting of Scheduled Ancient Monuments”</i>. However, for the reasons explained earlier in these comments, we suggest that the policy should refer to the character and appearance of the Conservation Area.</p>	<p>Policy H2 has been updated as suggested.</p>	<p>Yes</p>



Consultee Comments	NPSG Response	Amend NP?
<p>We therefore suggest that this bullet point be reworded as follows; <i>"It would not have an adverse impact on the character, appearance or setting of the Conservation Area, or cause harm to the significance of a Listed Building or a Scheduled Monument, whether directly or within its setting"</i></p>		
<p>The proposed Land off Harrold Road housing allocation site appears to be within the setting of the moated site and associated enclosure at Uphoe Manor Farm scheduled monument (which has not been recognised in the site assessment in Annex B).</p> <p>However, in our opinion this site could accommodate a sensitively designed development as it is some distance from the scheduled monument, on the other side of a road, and is contiguous with existing housing. Consequently, we consider that there would be very little, if any, impact on the significance of the scheduled monument as contributed to by setting. Nevertheless, we welcome the requirement for development to be "Be very sensitive to.....nearby heritage assets" in Policy H4,</p>	<p>Agreed.</p>	
<p>We note that Annex A is titled "Listed Buildings", but includes four scheduled monuments. The list of designated heritage assets also includes Harrold Lodge Farmhouse which, according to the National Heritage List for England, is within Harrold parish. Are our records incorrect ?</p>	<p>Title of Annex A updated to reflect ancient monuments and listed buildings</p>	

Consultee Comments	NPSG Response	Amend NP?
<p>We hope you find these comments helpful. Should you wish to discuss any points within this letter, or if there are particular issues with the historic environment in Lavendon, please do not hesitate to contact us.</p> <p>Thank you again for consulting Historic England.</p>	<p>Thank you for your comments.</p>	

Consultee Comments	NPSG Response	Amend NP?
<b>Natural England</b>		
<p>Thank you for your consultation on the above dated 1 March 2019.</p> <p>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.</p> <p>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 our interests would be affected by the proposals made.</p> <p>In our review of the Lavendon Neighbourhood Plan we have a few comments to make which are outlined below.</p>		
<p>We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure <i>“all development results in a biodiversity net gain for the parish”</i>.</p> <p>The recently produced Neighbourhood Plan for Benson, in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording</p>		

Consultee Comments	NPSG Response	Amend NP?
<p>around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.</p>		
<p>There are several woods classified as ancient woodland within the area of the parish. You should consider any impacts on ancient woodland and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forest Commission have produced standing advice for planning authorities in relation to ancient woodland and veteran trees.</p>		
<p>Further Recommendations</p> <p>Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final neighbourhood plan include:</p>		
<p>Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure;</p>	<p>The NPSG consider that the NP addresses this through Policy E2 of the NP and the suggested community project that would enhance the bio-diversity and connected habitats within the wider Parish.</p>	

Consultee Comments	NPSG Response	Amend NP?
<p>Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;</p> <p>Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning."</p>	<p>Policy E2 requires proposals to demonstrate a bio-diversity net gain in accordance with the Natural England advice.</p>	



## LAVENDON NEIGHBOURHOOD PLAN

# **Annex 1:**

## List of Statutory Consultees

the Coal Authority	<a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>
Homes and Communities Agency	<a href="mailto:hcaenquiristeam@hca.gsi.gov.uk">hcaenquiristeam@hca.gsi.gov.uk</a>
Natural England	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>
Environment Agency	<a href="mailto:neville.benn@environment-agency.gov.uk">neville.benn@environment-agency.gov.uk</a>
Historic England	<a href="mailto:Kay.richardson@historicengland.org.uk">Kay.richardson@historicengland.org.uk</a>
Network Rail	<a href="mailto:TownPlanningLNW@networkrail.co.uk">TownPlanningLNW@networkrail.co.uk</a>
Highways England	<a href="mailto:info@highwaysengland.co.uk">info@highwaysengland.co.uk</a>
Marine Management Organisation	<a href="mailto:accesstoinformation@marinemangement.org.uk">accesstoinformation@marinemangement.org.uk</a>
Telecomms operators	<a href="mailto:customerservice@theo2.co.uk">customerservice@theo2.co.uk</a> <a href="mailto:martin.carroll@t-mobile.co.uk">martin.carroll@t-mobile.co.uk</a>
Health - MK Clinical Commissioning Group	<a href="mailto:miltonkeynes.ccg@nhs.net">miltonkeynes.ccg@nhs.net</a>
Electricity and Gas companies	National Grid: <a href="mailto:box.landandacquisitions@nationalgrid.com">box.landandacquisitions@nationalgrid.com</a> <a href="mailto:n.grid@amecfw.com">n.grid@amecfw.com</a>  also: <a href="mailto:centralsupportteamINF@central-networks.co.uk">centralsupportteamINF@central-networks.co.uk</a> <a href="mailto:info@westernpower.co.uk">info@westernpower.co.uk</a> <a href="mailto:info@edfenergy.com">info@edfenergy.com</a> <a href="mailto:helpline@npower.com">helpline@npower.com</a>  <a href="mailto:enquiries@eonenergy.co.uk">enquiries@eonenergy.co.uk</a>  <a href="mailto:customerservice@britishgas.co.uk">customerservice@britishgas.co.uk</a>  <a href="mailto:customerservice@sse.com">customerservice@sse.com</a>
Water and Sewerage	Anglian Water <a href="mailto:spatience@anglianwater.co.uk">spatience@anglianwater.co.uk</a>
Canal and Rivers Trust	<a href="mailto:jane.hennell@canalrivertrust.org.uk">jane.hennell@canalrivertrust.org.uk</a>
Bedford Group of Drainage Boards	<a href="mailto:john.oldfield@idbs.org.uk">john.oldfield@idbs.org.uk</a>
Voluntary Bodies	Those local to the parish  Community Action – <a href="mailto:info@communityactionmk.org">info@communityactionmk.org</a>
Bodies which represent the interests of different racial,	<a href="mailto:admin@mkequalitycouncil.org.uk">admin@mkequalitycouncil.org.uk</a>

ethnic or national groups in the neighbourhood area;	
Bodies which represent the interests of different religious groups in the neighbourhood area;	Council of Faiths – c/o Co-ordinator Douglas McCall <a href="mailto:douglas.mccall6@btinternet.com">douglas.mccall6@btinternet.com</a>
Bodies which represent the interests of persons carrying on business in the neighbourhood area; and	MK Chamber of Commerce – <a href="mailto:policy@chambermk.co.uk">policy@chambermk.co.uk</a>
Bodies which represent the interests of disabled persons in the neighbourhood area.	Milton Keynes Centre for Integrated Living - <a href="mailto:info@mkcil.org.uk">info@mkcil.org.uk</a>





## LAVENDON NEIGHBOURHOOD PLAN

# **Annex 2:**

Initial Open Day Flyer

September 2017



## How is a Neighbourhood Plan prepared?

**The Parish Council has appointed a sub-committee Steering Group** of currently three councillors and two residents to complete the early tasks and establish the steps we need to take. It will be necessary to expand this group with further volunteers to prepare the Neighbourhood Plan itself.

- All residents, businesses and interested parties will be encouraged to put forward their views.
- Drafts of the Plan will be prepared and villagers will be consulted before the plan goes forward for independent examination to ensure it meets legal requirements.
- Finally, the Plan goes to a Public Referendum and a majority vote is required to adopt the Plan, after which it will become part of the Milton Keynes Development Plan.

Sounds simple enough... but there is a lot of work to do so your input is vital.

## What happens next?

**The Neighbourhood Plan will take several months to prepare** and there will be plenty of opportunities to get involved and have your say. There will be a questionnaire for you to complete which will enable us to develop the plan and to ensure that we ask the right questions, you are invited to Neighbourhood Plan open day.

## Neighbourhood Plan Open Day

The date for this is **Saturday 16th September 2017 from 10am to 3pm** at the Pavilion. Please do drop in to find out more and bring your thoughts and ideas, as these will help define the objectives of **YOUR** plan.

## Current Steering Group members:

Mick Rutherford  
Stewart Jones  
Jane Brushwood  
Clerk to the Parish Council

Jay Warring  
Martino Ginepro  
Steve Axtell

If you would like to join the team, please contact: [clerk@lavendonpc.org](mailto:clerk@lavendonpc.org)

**Prepared with the support of:**

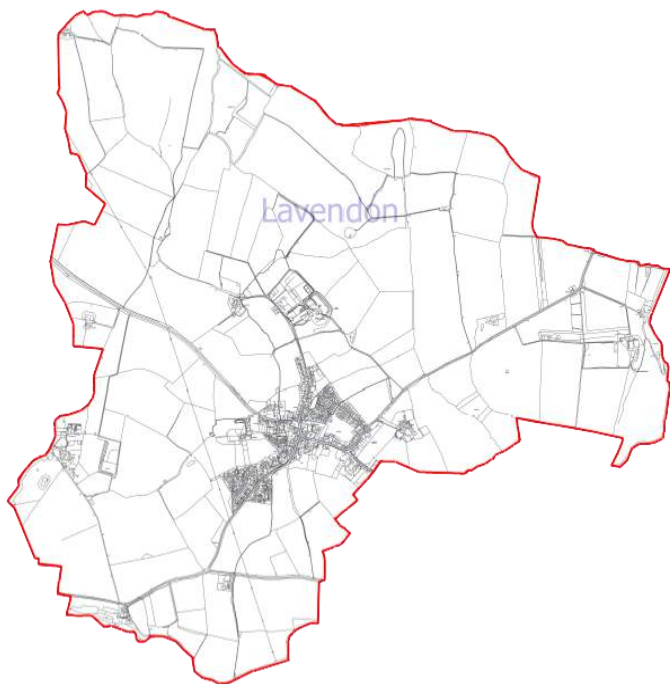
[www.townplanningservices.com](http://www.townplanningservices.com)

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## LAVENDON NEIGHBOURHOOD PLAN

**Your Plan... Your Future**



# INTRODUCING THE LAVENDON NEIGHBOURHOOD PLAN

Following guidance from Milton Keynes Council, Lavendon Parish Council will be creating a neighbourhood plan as it is felt that this would be in the best interests of the village.

## What is a Neighbourhood Plan?

**Neighbourhood Plans have been introduced** through the Localism Act 2011, allowing local communities to be involved in planning decisions that may affect them. This is an opportunity for the members of the community to influence the character of Lavendon going forward, identifying areas that should be protected, elements that could be improved and the types of development you want to see.

---

*Lavendon is a unique village with a great community; Neighbourhood Planning is designed to protect the village and enable us to respond and develop with appropriate changes over time.*

---

## Why do we need a Neighbourhood Plan?

The Neighbourhood Plan will help to **control** future development within the village up to 2031. It becomes the document against which future planning applications within the parish will be assessed and will help to safeguard the character of the village.



## What will the Neighbourhood Plan include?

The Neighbourhood Plan encompasses the **entire parish** and will shape future developments based on our residents' views, aspirations, wants and needs. It will also allow the community to address local concerns, set objectives and create a vision for our future.

## What happens in the absence of a Neighbourhood Plan?

The **absence of a Neighbourhood Plan means** changes could be made to our village which are not aligned with our aspirations, making us vulnerable to outside influences. By having a plan, we will know what the village wants and how to deal with future issues.



LAVENDON NEIGHBOURHOOD PLAN

## **Annex 3:**

Open Day Exhibition Display Boards

September 2017





LAVENDON NEIGHBOURHOOD PLAN  
OPEN DAY IN THE PAVILION  
SATURDAY 16<sup>TH</sup> SEPTEMBER 10AM TO 3PM



# Introduction

The aim of the Lavendon Neighbourhood Plan is to establish a vision for our village that helps deliver the community's aspirations, wants and needs up to 2031.

Neighbourhood planning was introduced through the Localism Act 2011 to ensure that local communities are involved in the decisions which affect us and for us to have a say in the future of our area.

The Government have recognised that a Neighbourhood Development Plan allows communities to influence decisions on future applications for development in our area and for us to identify issues that we would like to change.

Having an adopted Neighbourhood Plan, allows residents to protect, shape and direct the future of our community.

If adopted, the Lavendon Neighbourhood Plan will become part of the Milton Keynes Local Plan and the policies contained within will then be used by Milton Keynes Council to determine planning applications within the Parish.

This is the very start of the process, which will take several months to complete. We are seeking your input to identify key topics, highlight issues and help to shape the content of the Neighbourhood Plan and the policies it will contain.

We need your input to help shape the future of our community...  
Thank you for taking part.



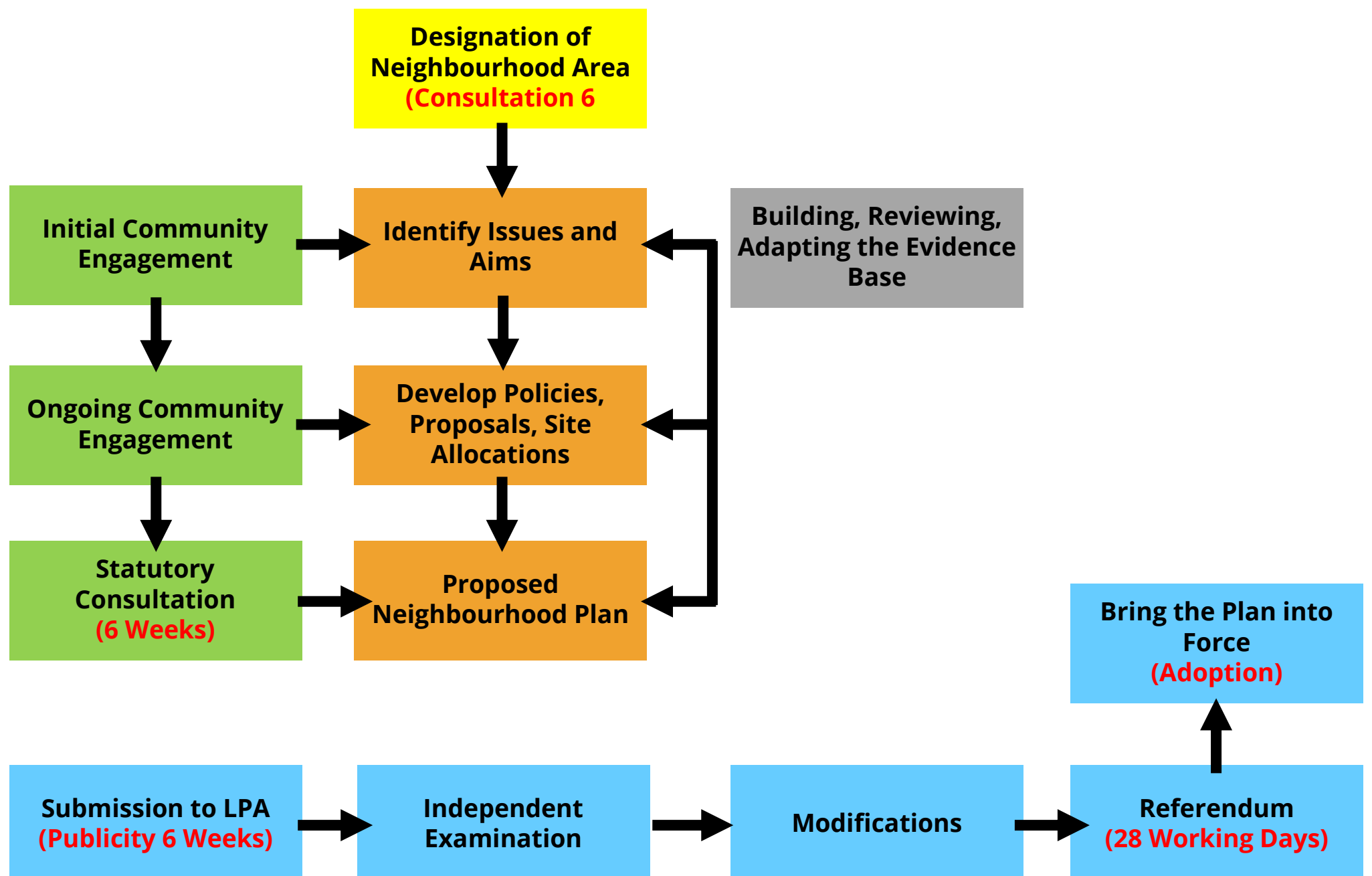


# Neighbourhood Plan process

The Neighbourhood Plan will take several months to prepare.

We have designated the Parish Boundary as a Neighbourhood Plan Area, and agreement from Milton Keynes Council that we can proceed with the preparation of a plan.

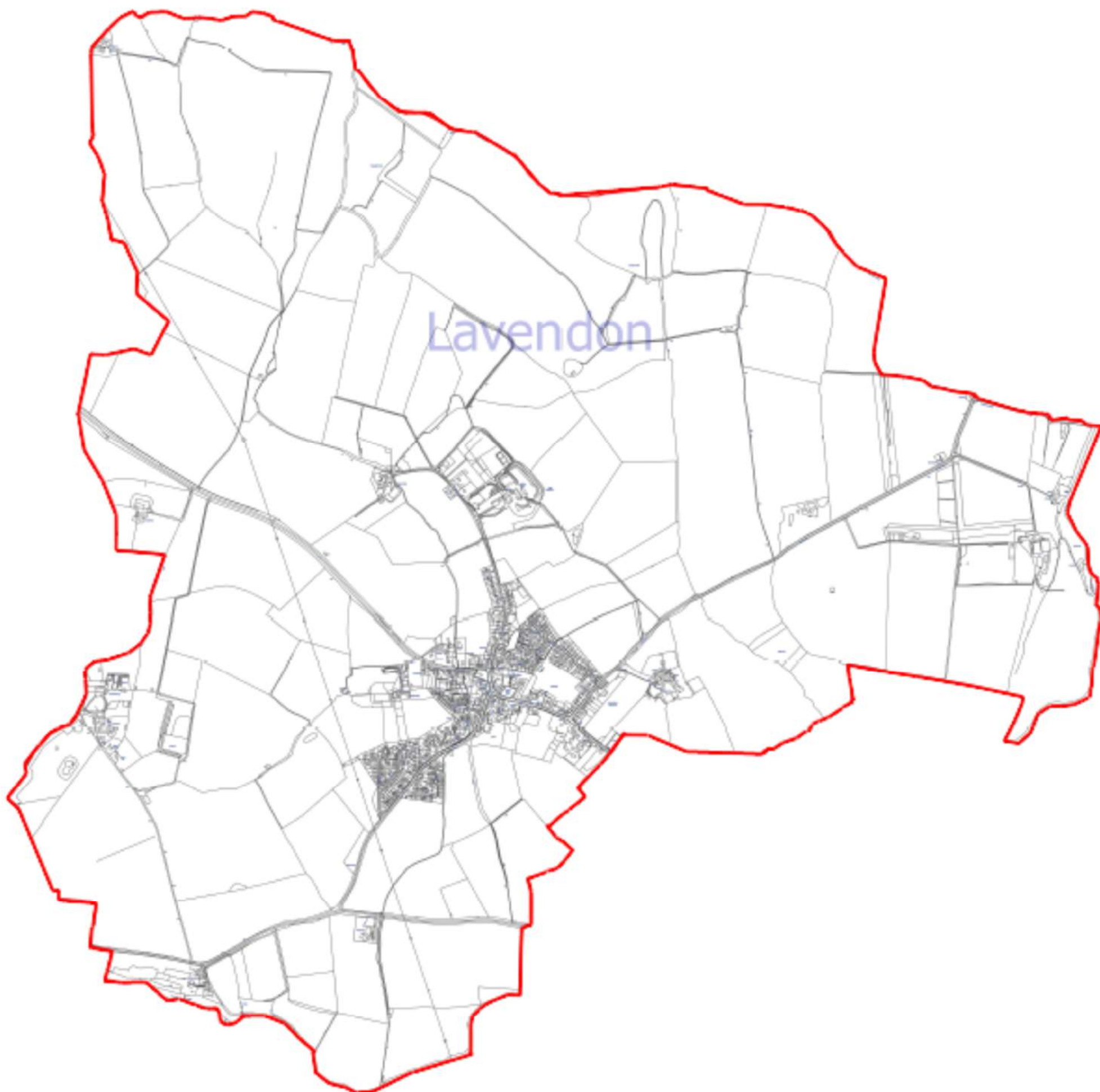
An initial Steering Group has been established to start the process and help from volunteers will be needed to support the drafting, consultation and completion of the Neighbourhood Plan.





# The Neighbourhood Plan area

The Plan applies to the Parish of Lavendon, as illustrated by the plan below:







# The Neighbourhood Plan Steering Group

The Steering Group for Neighbourhood Plan currently consists of members of the Parish Council and volunteers from the community.

## Members:

Mick Rutherford  
Stewart Jones  
Jay Waring  
Martino Ginepro  
Steve Axtell  
Jane Brushwood  
Clerk to the Parish Council

## Want to get involved?

We would welcome your help to produce our Neighbourhood Plan!

## Future meetings

There will be regular meetings of the Steering Group, the dates of which will be published on:

[www.lavendonpc.org/neighbourhood-plan/](http://www.lavendonpc.org/neighbourhood-plan/)

The meetings are open to all and you would be most welcome.



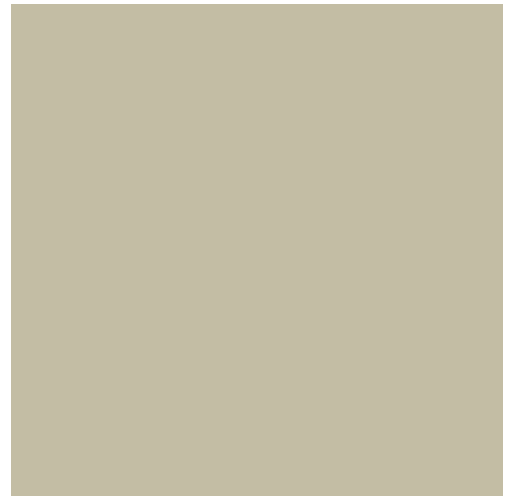
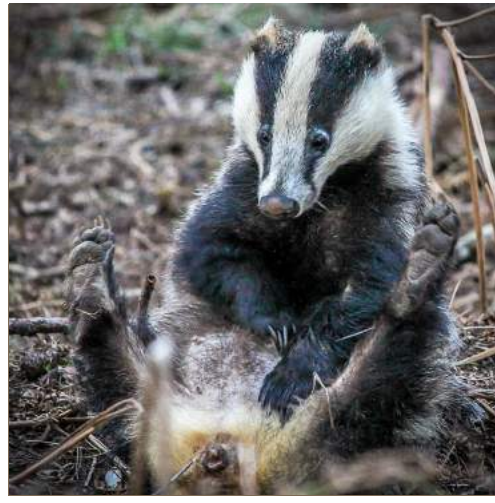




## The changing face of Lavendon







## Countryside and environment



Located in the open countryside, the village of Lavendon is characterised by a typically English rural landscape of agricultural and pastoral farmland.

And yet its hedgerows, woods and grasslands are habitat to protected species such as bats, rare/endangered birds, badgers and other iconic wildlife that are a true asset to our culture and environment.

Residential gardens, with their trees, ponds, flower beds and orchards also play a key role in providing food and shelter to wildlife.

The Neighbourhood Plan will help to protect and enhance the biological diversity of Lavendon and its surroundings, ensuring valuable features are preserved and the impact of development is mitigated.

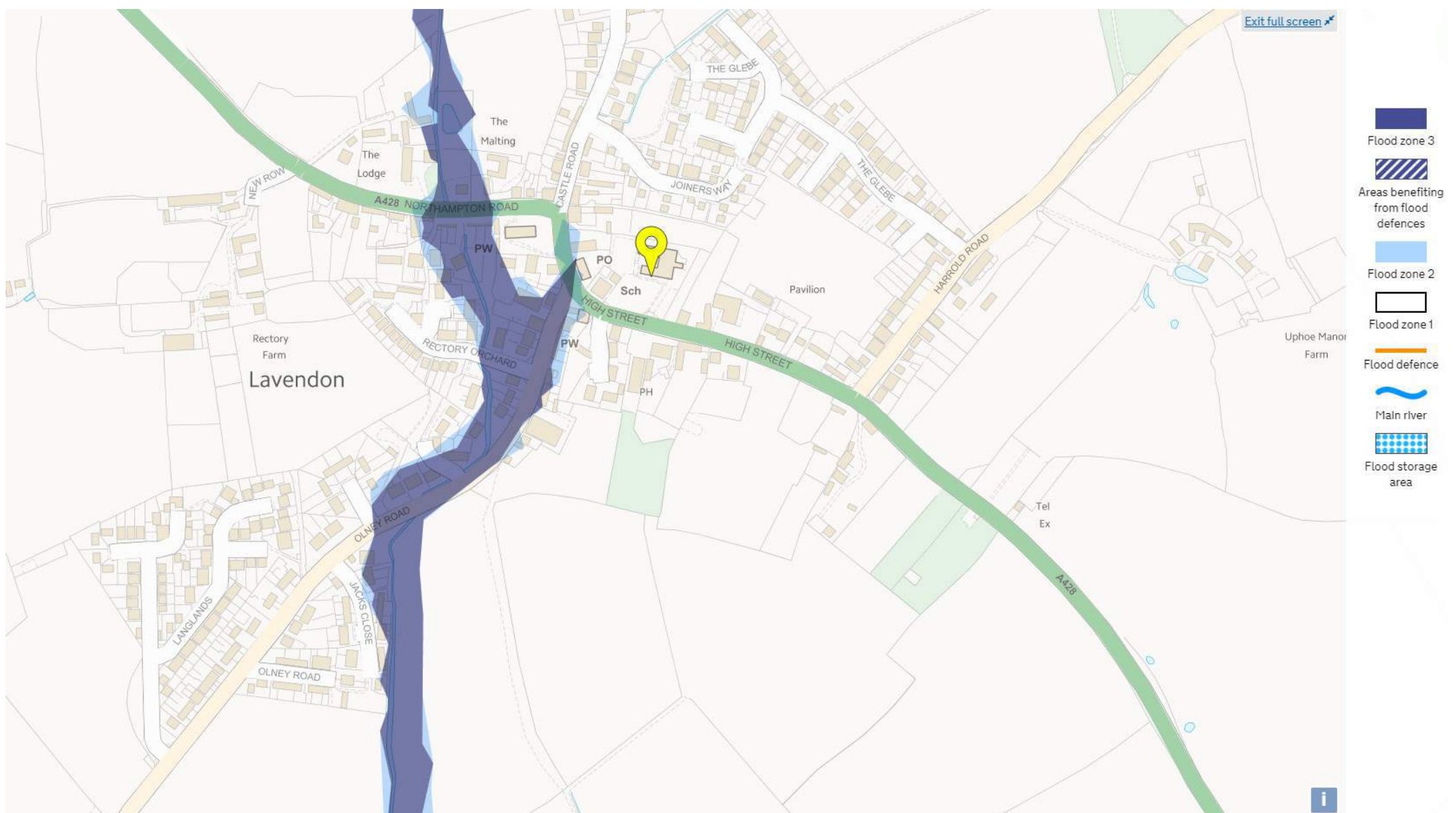
The Neighbourhood Plan will help to sustain and enhance the local environment for the benefit of all.





# Flood risk

Parts of the Parish have been identified as being at risk from flooding by the Environment Agency. There have also been some instances of surface water flooding within the village, mainly from water run off during storm events and from ground saturation.



Is flooding a concern for you?

Should any changes be made to the village to help reduce the level of flood risk?

Could additional drainage works help to protect properties that lie at risk?



# Transport and car parking

Being a rural community, it is inevitable that cars have to be relied upon to meet our transport needs.

As the number of cars on our roads grow, there are added pressures placed on our road infrastructure. Through traffic is another major issue, with traffic passing along the A428.

The Neighbourhood Plan could help to promote changes to manage traffic within the village and reduce vehicle speeds.

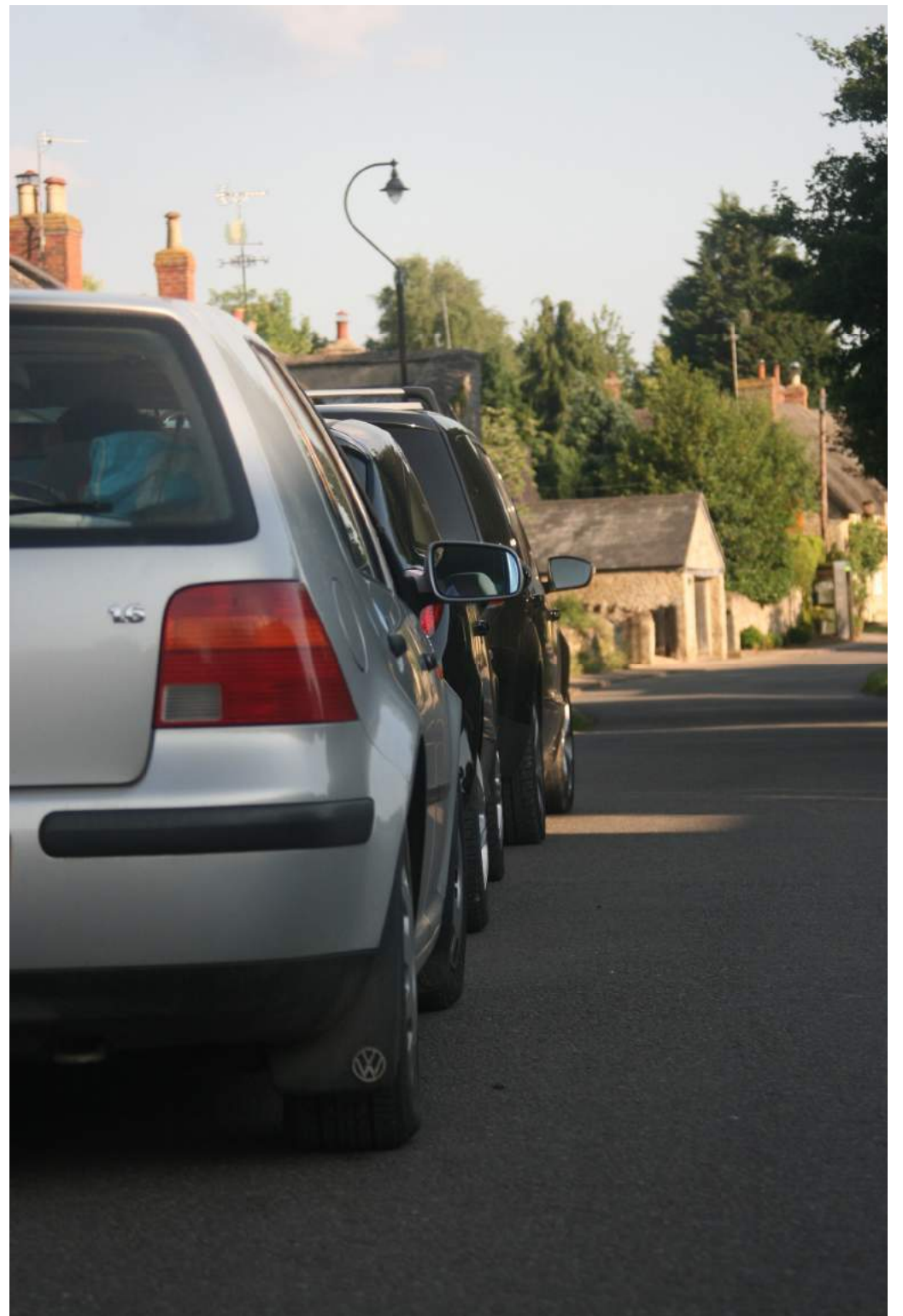
We would welcome your thoughts on this topic, perhaps considering...

Is the growth in through traffic a concern to you?

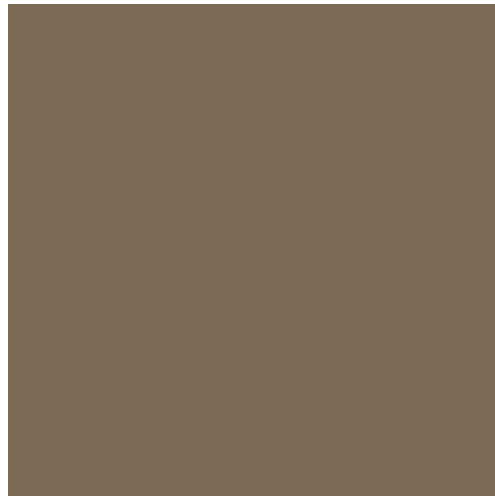
Should additional measures be taken to reduce vehicle speeds in the village?

Is on street parking a concern to you?

Do you use public transport or cycle?







# Community and enterprise

Lavendon is a thriving community and has a number of assets including a Church, a Chapel, Village Hall, the Pavilion, two pubs, a shop and primary school. These assets form the focus for village life and events.

The recreation area has recently been upgraded with new outdoor exercise equipment and is proving popular.

The village has a number of businesses and home workers, which form a vital part of our community.

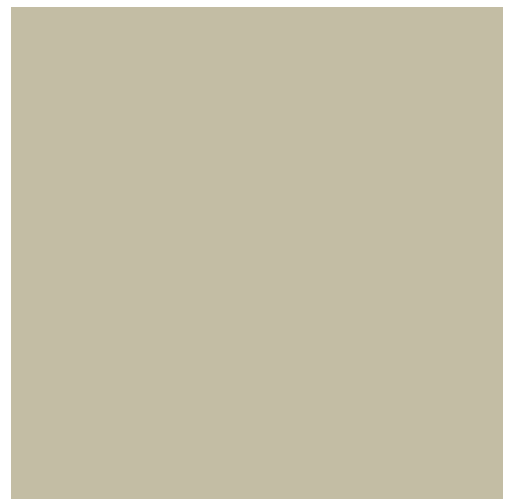
Are there added features you would like to see in the village?

Is there anything that could be done to support existing businesses?

Would you support new employment in the village if an allocation was made?







# Existing local plan designations

## Key:



Settlement Boundary



Conservation Area



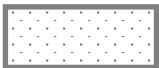
Scheduled Ancient Monument



Community Facilities



Area of Attractive Landscape



Open Countryside



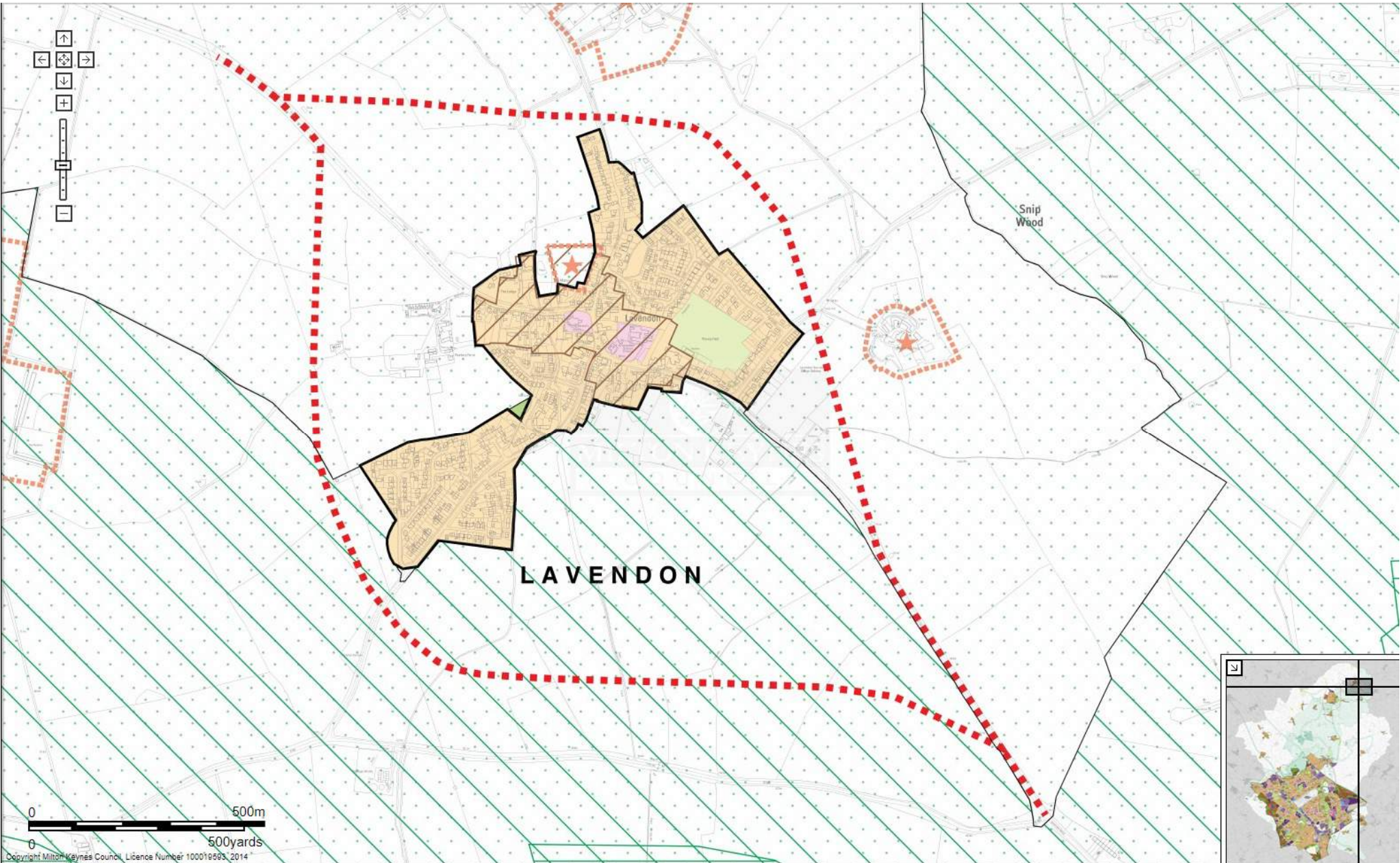
Former bypass proposal (now cancelled)

The Local Plan has defined a settlement boundary for Lavendon.

Should the settlement boundary be changed to bring existing development into the defined village envelope?

Should the settlement boundary be expanded to allow for new development as part of the Neighbourhood Plan?

If so where?







# Housing

One element of the Neighbourhood Plan will be the assessment of potential new housing sites. Lavendon has evolved over time and our Neighbourhood Plan will need to consider how much the village should change in the future.

Would you support further housing in the village?

Are you concerned about affordability?

Housing for young people?

Housing for the elderly or residents with restricted mobility?

Is there a need for more family housing?

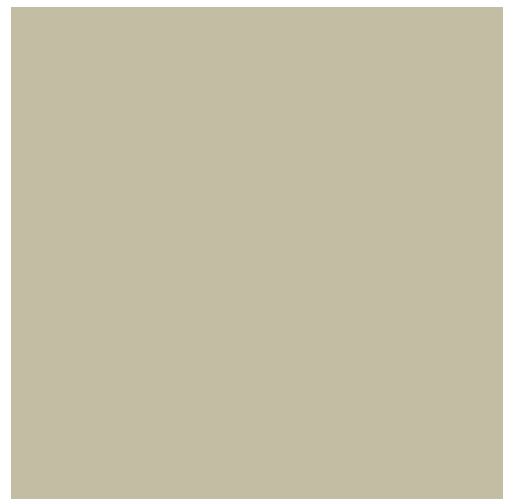
Would you prefer greenfield or brownfield (previously used) land considered for development?

How many additional houses would you support?

Would you prefer to see no change?







## What happens next?

The Neighbourhood Plan will take several months to prepare.  
In broad terms, the stages will be:

Evaluate the output from this exhibition and open day.

Prepare a Parish wide questionnaire to gather further views  
and refine the direction the Neighbourhood Plan takes.

Meet with landowners and other interested parties.

Discussions with Milton Keynes Council to formulate a set of  
Neighbourhood Plan policies.

Draft the Neighbourhood Plan.

Consult the Parish, statutory consultees and landowners on  
the Draft Neighbourhood Plan.

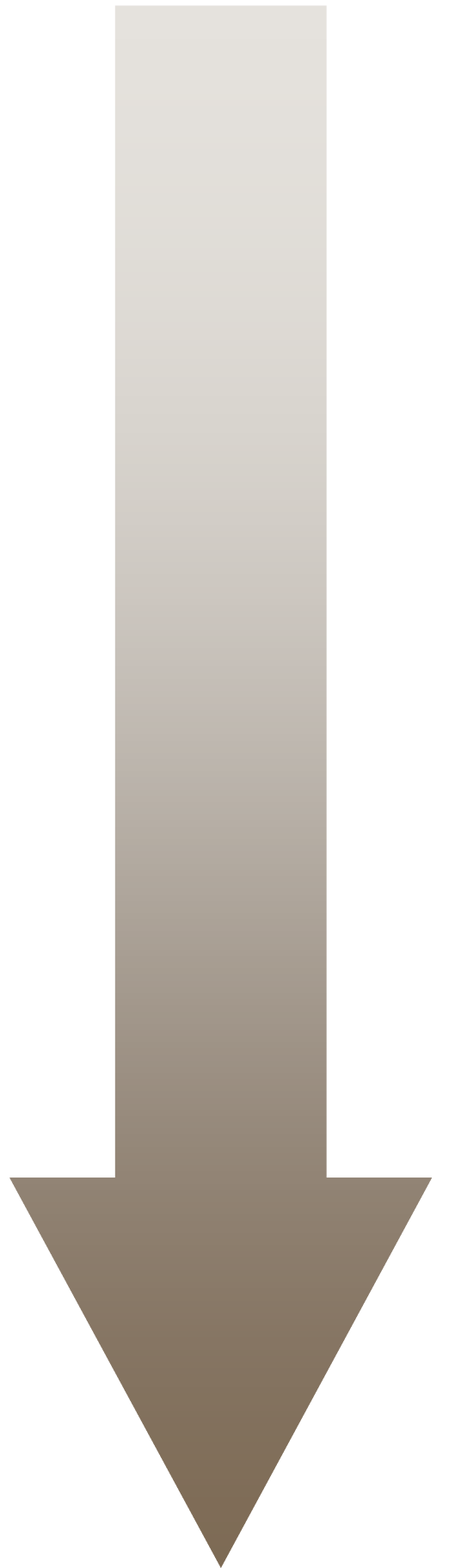
Consider changes necessary following the consultation  
feedback.

Formally submit the Neighbourhood Plan for examination.

Consider modifications suggested by the Examiner.

Hold a referendum on the Neighbourhood Plan.

Adopt the Neighbourhood Plan if it receives majority support.



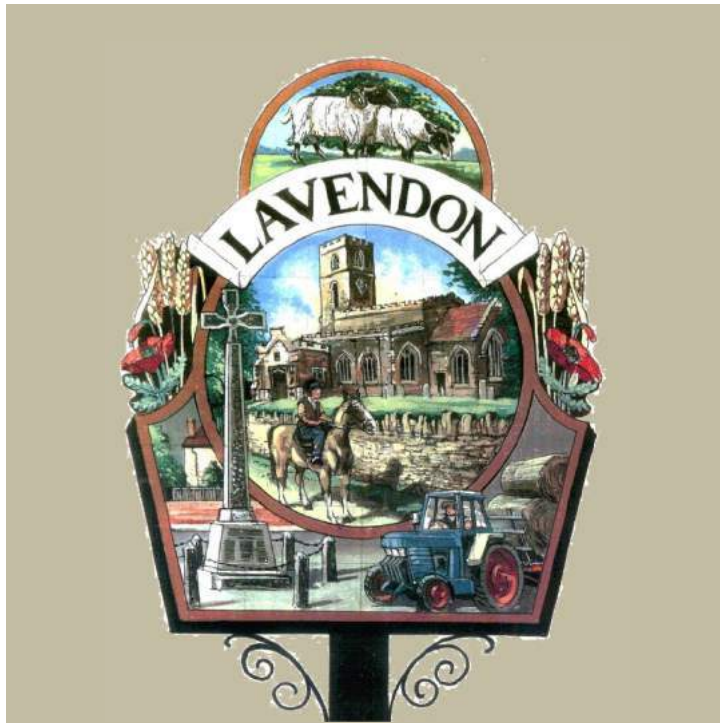


LAVENDON NEIGHBOURHOOD PLAN

## **Annex 4:**

Village Survey Questionnaire

November 2017



Survey Reference Number:  
LNP Q01-

# LAVENDON NEIGHBOURHOOD PLAN CONSULTATION QUESTIONNAIRE NOVEMBER 2017



## Dear Resident of Lavendon Parish

**We hope that you will have heard of the Neighbourhood Plan for Lavendon Parish, which was launched in September 2017. The Neighbourhood Plan is being drawn up by residents working with your Parish Councillors. We want everyone to have their say.**

This is your opportunity as a member of the community to put forward your views and help shape the future of Lavendon. This questionnaire is the next stage of public consultation, following September's public exhibition and launch event. Thank you to those who attended and commented, your contributions have helped in the preparation of this questionnaire.

Some questions are beyond the scope of the Neighbourhood Plan and have been included to identify current and future housing, employment and other needs in the Parish. This will help us to understand the requirements of our community.

Housing and future growth will be a key part of our Neighbourhood Plan, alongside consideration of the environment, transport, flood risk and community. Our plan should be in accordance with the policies prepared by the Planning Authority, Milton Keynes Council, who are currently updating their own local plan called Plan:MK.

Plan:MK makes no specific allowance for new housing in Lavendon, but would support new housing within the existing defined settlement boundary, or on sites defined by a Neighbourhood Plan. Our plan is very important to define how the village should grow over the next 15 years, and where this development should go.



**Without a Neighbourhood Plan, we would be at the whim of speculative applications from developers, who could promote housing on sites that we, as a community, wish to see protected from development. The Neighbourhood Plan gives us greater control over the future of the village.**

We are distributing copies of the questionnaire to each household and we hope that every adult will complete it. The questionnaires are individually numbered to avoid any potential issue of fraud. Please be assured that your answers will remain anonymous (unless you wish to identify yourself).

**Please complete the questionnaires by the  
15th December 2017**

Completed questionnaires can be returned to the Parish Council office at the Pavilion, 63a High Street (behind the Green Man Pub).

Alternatively if you would like us to collect your questionnaire please contact Jane Brushwood, Clerk to the Parish Council on:

**[clerk@lavendonpc.org](mailto:clerk@lavendonpc.org) or 01234 241941**

Thank you for your time. We greatly appreciate your input which taken together with other residents, will be important in the preparation of the Neighbourhood Plan.

**This is your chance to have your say,  
please use it!**

Prepared with the support of:



The Exchange,  
Colworth Park,  
Sharnbrook,  
M44 1LZ  
01234 924920





## 1. ABOUT YOU

Q1.1 Please indicate to which age group you belong:

18-25 yrs	
26-40 yrs	
41-50 yrs	
51-60 yrs	
61-70 yrs	
+70 yrs	

Q1.2 Please indicate which of the following best describes your interests within Lavendon Parish:

I am a resident	
I am a tenant	
I am a landowner	
I have a business	
Other (please specify)	

Q1.3 How long have you lived in Lavendon Parish?

0-5 yrs	
6-10 yrs	
11-15 yrs	
16-20 yrs	
20+ yrs	

Q1.4 How long do you intend to remain resident in the Parish?

I intend to move away within the next 12 months	
I intend to stay in the village for at least another 5 years	
I have no plans to move away in the foreseeable future	
Please could you explain your answer?	

Q1.5 Please indicate whether you are:

Employed	
Self-employed	
Student	
Not working	
Retired	

Q1.6 If you are currently working, how far do you travel to work each day?

Not applicable	
I work from home	
I work in Lavendon	
Within 3 mile radius	
Within 20 mile radius	
Within 50 mile radius	
More than 50 miles	

Q1.7 If you live in the Parish, how would you describe your home?

House	
Bungalow	
Flat	
Retirement housing	
Other sheltered housing	
Other (please specify)	

Q1.8 How many bedrooms does your home have?

One bedroom	
Two bedroom	
Three bedrooms	
Four bedrooms	
Five bedrooms	
More than five bedrooms	

Q1.9 How many adults currently live in your household?

Number:	
---------	--

Q1.10 How many dependants are there in your household?

Number:	
---------	--



Q1.11 Within the past five years, has anyone in your household had to move away or stay living with you due to lack of alternative housing in Lavendon Parish? (please tick)

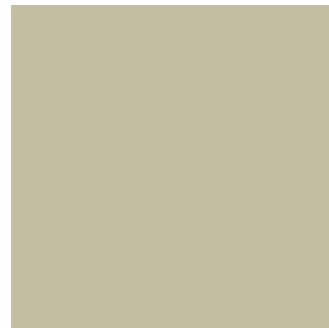
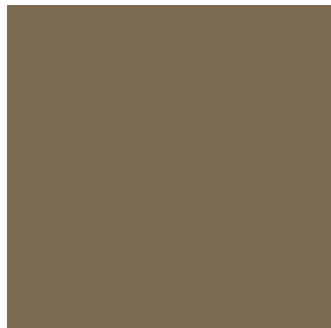
Yes	
No	

Q1.12 If you answered Yes to Question 1.11, please provide details (tick all that apply)

	Strongly Agree	Agree	Disagree	Strongly Disagree
No suitable housing available				
Available housing too expensive				
Available Housing too large				
Available housing too small				
Do not drive and transport is a problem				
Lack of sheltered / supported housing				
Other (please specify)				

Q1.13 Would you describe your home as being large enough to meet your needs? (taking account of anyone who may live with you)

	Strongly Agree	Agree	Disagree	Strongly Disagree
My home is fine for my / our needs				
The living spaces are too small				
There are not enough bedrooms				
The entire house is too small for my / our needs				
The house is fine now, but will be too small in the future				
The house is fine now, but I / we may down size in the future				



## 2.0 ABOUT OUR COMMUNITY

Q2.1 What do you feel are the **strengths or positive** features of our community? (Please tick all those that you value)

	Neutral / Okay	Good	Very Good	Excellent
Open and green spaces				
The rural character of the Parish				
Local wildlife and habitats				
Sense of community				
Friendly and safe environment				
The school				
Post Office				
The school				
Places of worship				
The pubs and restaurants				
Employment and the local economy				
Access to the countryside				
Recreation spaces and equipment				
Village halls and pavilion				
Neighbourhood watch				
Something else? (please specify)				

Q2.2 What do you feel are the **weaknesses or negative** features of our community? (Please tick all those that concern you)

	Neutral / Okay	Bad	Very Bad	Terrible
Volume of traffic				
Speeding through the village				
Accidents				
Pedestrian safety				
Crossing the main road				
Car parking				
Litter				
Dog fouling				
Anti-social behaviour				
Fear of crime				
Light pollution				
Noise pollution				
Bus services				
Broadband connection				
Something else? (please specify)				





Q2.3 Do you use the following existing Parish amenities? (Please tick all that apply)

	Never	Rarely	Sometimes	Often
Village shop				
Places of worship				
Post Office				
Village school				
Pre-schools				
Recreation ground				
Outdoor exercise equipment				
Village hall				
The Pavilion				
Allotments				
Pubs				
Bus services				
Something else? (please specify)				



### 3.0 ABOUT OUR COUNTRYSIDE

The countryside around the Lavendon very important to the character and setting of the village.

Q3.1 Thinking about the countryside surrounding Lavendon, please respond to the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree
The countryside around Lavendon is very important and should be protected				
I feel that I have sufficient access to the countryside				
I would like to see more opportunities to access the countryside				
I would support improvements to create and enhance habitats for wildlife within the Parish				
Land in the Parish should be managed to allow for more natural environments in suitable locations				
I would support the provision of renewable solar energy schemes in Lavendon Parish				
I would support the provision of renewable wind energy schemes in Lavendon Parish				

Q3.2 Do you know of any footpaths within the Parish that cannot be used all year round?

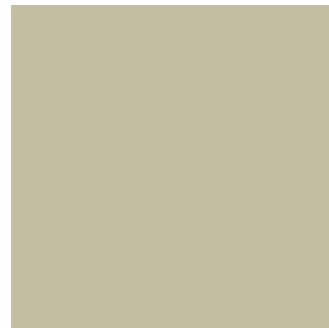
Yes	
No	

Q3.3 If you answered Yes to Q3.2, please say where and what is preventing the use, e.g. overgrown bushes, flooding, ground conditions etc.

Yes	
No	

Q3.4 Are there improvements that could be made to footpaths that would make you more likely to access the countryside?

	Strongly Agree	Agree	Disagree	Strongly Disagree
Better signage and route information boards				
Improvements to the state or condition of footpaths				
More footpaths in general				
Improved styles and / or gates				
Other (please specify)				



## 4.0 ABOUT OUR GREEN SPACES

Thinking about our green spaces and open areas **within** the village, please respond to the following statements:

Q4.1 All green spaces and open areas should be protected from development				
	Strongly Agree	Agree	Disagree	Strongly Disagree
Please tick				
Q4.2 Some green spaces and open areas shall be protected from development				
	Strongly Agree	Agree	Disagree	Strongly Disagree
Please tick				
Q4.3 If you agreed or strongly agreed with Q4.1ii) above, please tell us which spaces you feel should be protected?				
Location(s)				
Your reason(s)				
Q4.4 Would you support the use of green spaces or open areas within the village for the following community uses?				
	Strongly Agree	Agree	Disagree	Strongly Disagree
Community orchard				
Allotments				
Sports facilities				
Car parking				
Other (please specify)				
Q4.5 Would you like to see new designations to protect our natural environment?				
	Strongly Agree	Agree	Disagree	Strongly Disagree
Please tick				
Do you have any suggested locations?				



## 5.0 ABOUT FLOOD RISK

Q5.1 Thinking about flood risk within the Parish, please respond to the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree
Do you believe that risk of flooding in the village is a major concern?				
Do you feel that additional drainage works should be undertaken / enhanced to reduce the risk of flooding from surface runoff during storm events?				
Do you agree that more funding should be allocated for regular cleaning and maintenance of the drainage system throughout the village?				
Are you concerned that future development could increase the risk of flooding within the village?				

Q5.2 Are there are locations you are aware of, where improvements are needed or could be made to reduce the risk of flooding?




## 6.0 ABOUT TRAFFIC AND TRANSPORT

Q6.1 Thinking about traffic passing through Lavendon, please respond to the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree
There is an urgent need for average speed cameras to reduce speeding in the village				
Additional traffic calming on the entrances of the village would help to slow traffic				
A community speed watch team would help to reduce vehicle speeds				
Additional signage should be used to alert drivers to the sharp bends				

Q6.2 For trips **outside of** Lavendon, how do you travel on a typical day to day journey? Please check which statement most applies to you...

I use my own car	
I have use of a shared car with someone in my household	
I share a car with more than one person in my household	
I use a Taxi service	
I use the bus service	
I cycle	
I walk	

Q6.3 Do you anticipate the number of cars in your household will increase, and if so by how many within the next five years?

Number:	
---------	--

Q6.4 For trips **within** Lavendon, how do you travel on a typical day to day journey? Please check which statement most applies to you...

I use my own car	
I have use of a shared car with someone in my household	
I share a car with more than one person in my household	
I use a Taxi service	
I use the bus service	
I cycle	
I walk	

Q6.5 Would you welcome a cycle path to connect to neighbouring towns and villages?

Yes	
No	



## 7.0 ABOUT HOMES

Plan:MK specifies that new housing would be supported within defined settlement boundaries and the amount of new housing in villages is to be defined by Neighbourhood Plans. We have an opportunity to define the future for our village and control development so that it fulfils the requirements of our community and not speculative developers wishes.

Q7.1 Thinking about the new homes in Lavendon, please respond to the following statements:

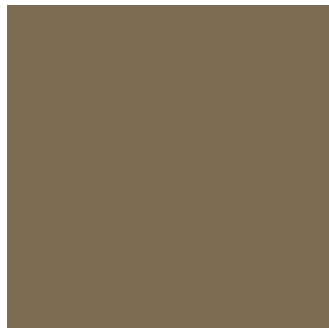
	Strongly Agree	Agree	Disagree	Strongly Disagree
There is a need for new homes in the Parish				
New homes should be affordable for the community				
There is a need for more houses to rent				
There is a need for more sheltered housing (housing for the elderly and / or assisted living)				

Q7.2 How many new houses would you like to see built in Lavendon within the next 15 years, this could be a new estate or on smaller infill plots?

	Strongly Agree	Agree	Disagree	Strongly Disagree
None				
1 to 5 homes				
5 to 10 homes				
10 to 15 homes				
15 to 20 homes				
20 to 25 homes				
25 to 30 homes				
30 to 35 homes				
More than 35 homes				

Q7.3 Thinking about your answer to Q7.2, where should new housing in Lavendon be built?

	Strongly Agree	Agree	Disagree	Strongly Disagree
On infill plots within the defined village settlement boundary? (small plots between existing development)				
On greenfield sites outside of the defined village settlement boundary? (greenfield land outside of the current limits of the village)				
On previously developed or brownfield sites? (land that has been developed before)				
By conversion of agricultural buildings? (such as barn conversions)				
By conversion of existing buildings sub-division of larger properties?				
Development within existing gardens?				



Q7.4 What type of development is appropriate to accommodate new homes?

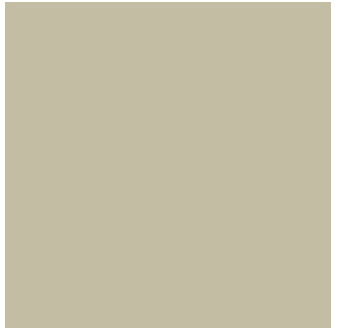
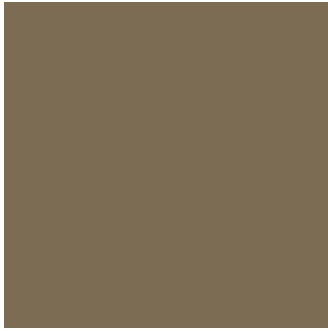
	Strongly Agree	Agree	Disagree	Strongly Disagree
I do not support new housing in the village				
One or two dwellings, filling in gaps between houses in the existing built up area (settlement boundary)				
A range of small scale developments (4 to 9 units)				
Larger development (more than 9 units)				
A combination of the above				
All development should be concentrated in one place				

Q7.5 If new houses are to be built what size should they be?

	Strongly Agree	Agree	Disagree	Strongly Disagree
Small houses for purchase or rent around 1 to 2 bedrooms				
Medium sized houses for purchase 3 bedrooms				
Larger houses for purchase 4 to 5 bedrooms				
Flats and apartments to purchase or rent around 1 or 2 bedroom				
A mixture of the above				

Q7.6 What principles should influence the design of new houses?

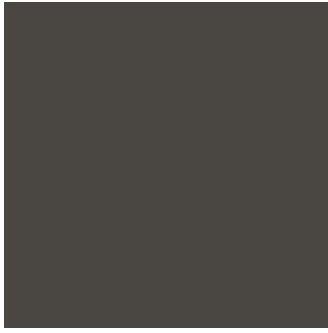
	Strongly Agree	Agree	Disagree	Strongly Disagree
Use modern energy efficient and eco-friendly technology				
Have off-street parking				
Be innovative and demonstrate individuality (not be housing estate houses)				
Be limited to two or two and a half storeys (two storeys with additional rooms in the roof space)				
Exhibit high quality design and				
Respect the character of the village				



# 8.0 ABOUT WORKING

Q8.1 Do you run a business or work in Lavendon?	
Yes	
No	
Q8.2 What features would help support your business in the Parish?	
Improved mobile phone reception	
Faster broadband	
Emphasis and promotion of local skills	
Better transport links	
Dedicated space for business support and networking	
Something else? (please specify)	
Q8.3 Do you require additional workspace within the Parish?	
No, I am fine as I am	
Yes, flexible workshop	
Yes, private office space	
Yes, shared office space	
Yes, Studio	
Something else? (please specify)	





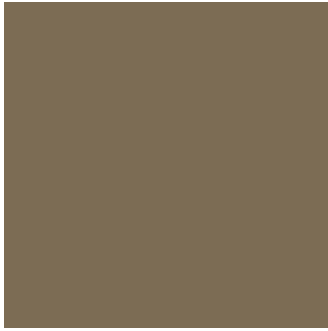
## 9.0 ANY OTHER COMMENTS?

**Once again, thank you for taking the time to complete this questionnaire**

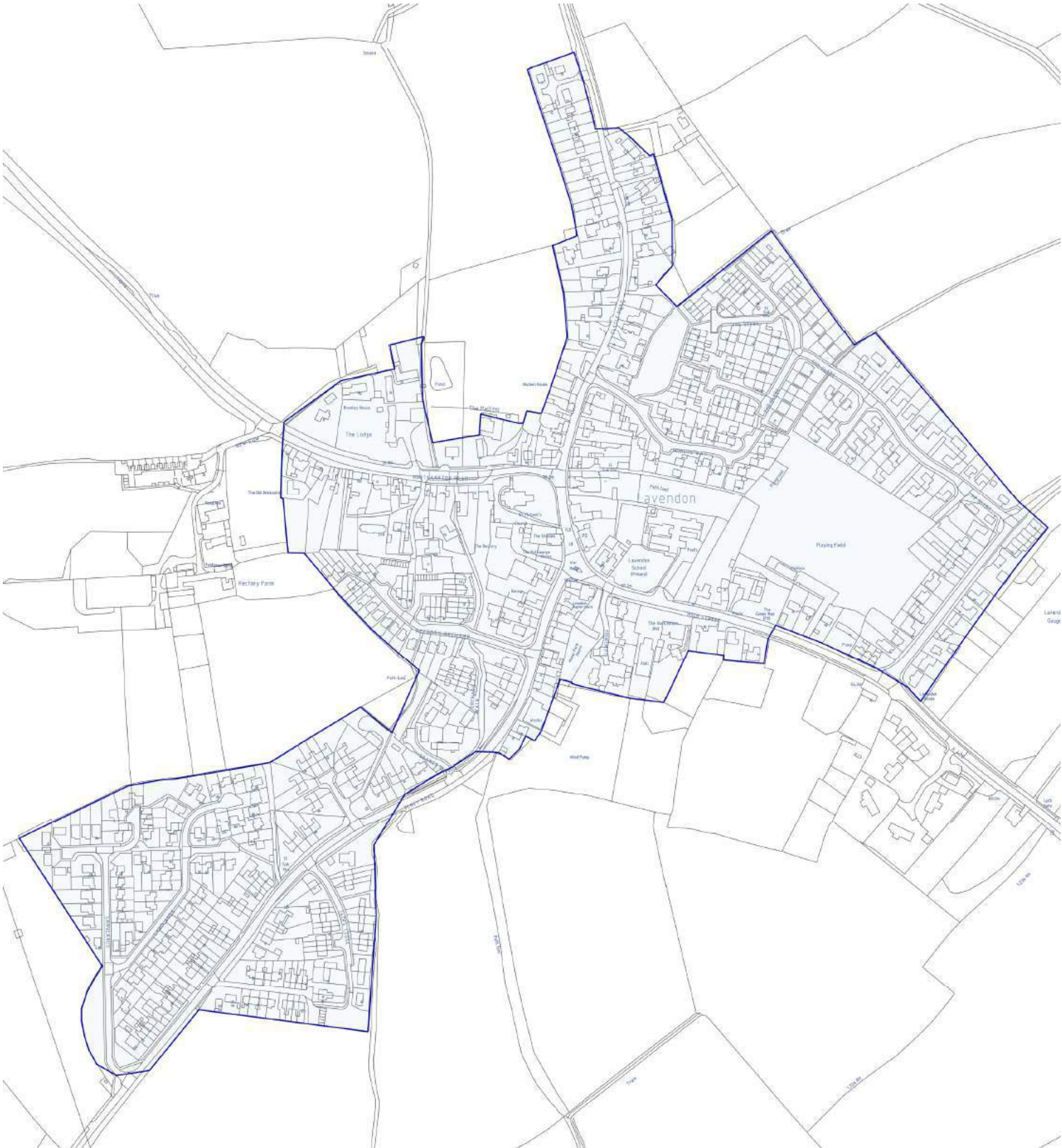
Please ensure it is returned by the 15th December 2017. If you would like us to collect your questionnaire please contact Jane Brushwood, Clerk to the Parish Council on:

**[clerk@lavendonpc.org](mailto:clerk@lavendonpc.org) or 01234 241941**

Parish Council office at the Pavilion, 63a High Street (behind the Green Man Pub)



10.0 VILLAGE BOUNDARY





LAVENDON NEIGHBOURHOOD PLAN

## **Annex 5:**

Village Survey Questionnaire Results

November 2017

## Demographics

- 1.1 Q1.1 asked the respondents to indicate which age group they belonged to. It is evident that 50% of respondents are over 60 years old. It should also be highlighted that the other age groups are well represented.

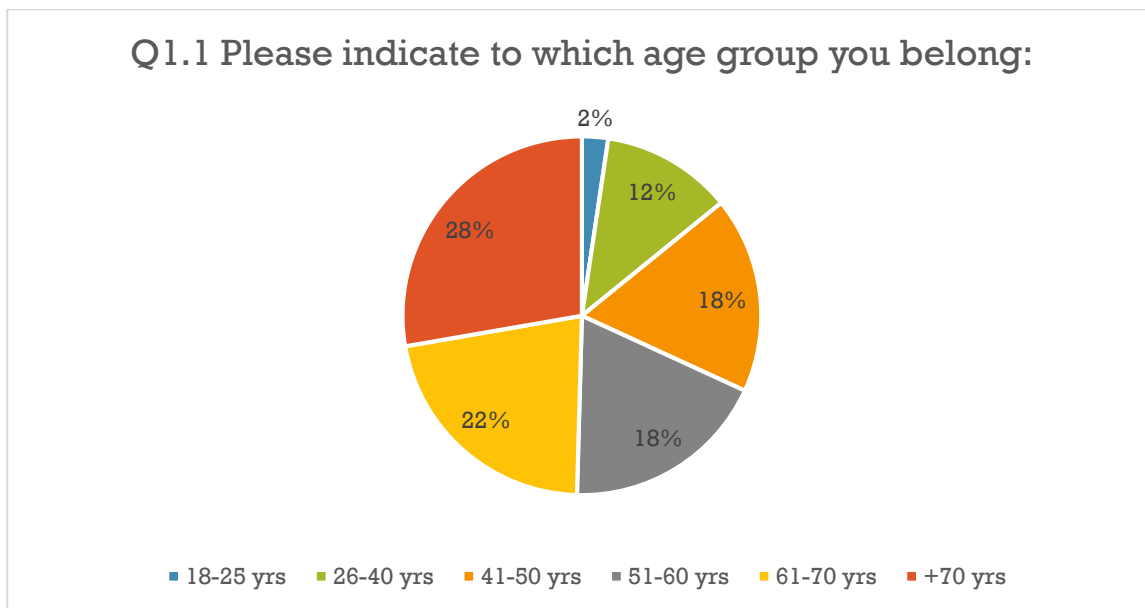


Figure3: Q1.1 Age profile

## Employment Status

- 1.2 Q1.5 asked if respondents were employed, not working or retired. 49% of respondents indicated they were retired, reflecting the age profile of the village. 48% of respondents were either employed, self-employed or in higher education.

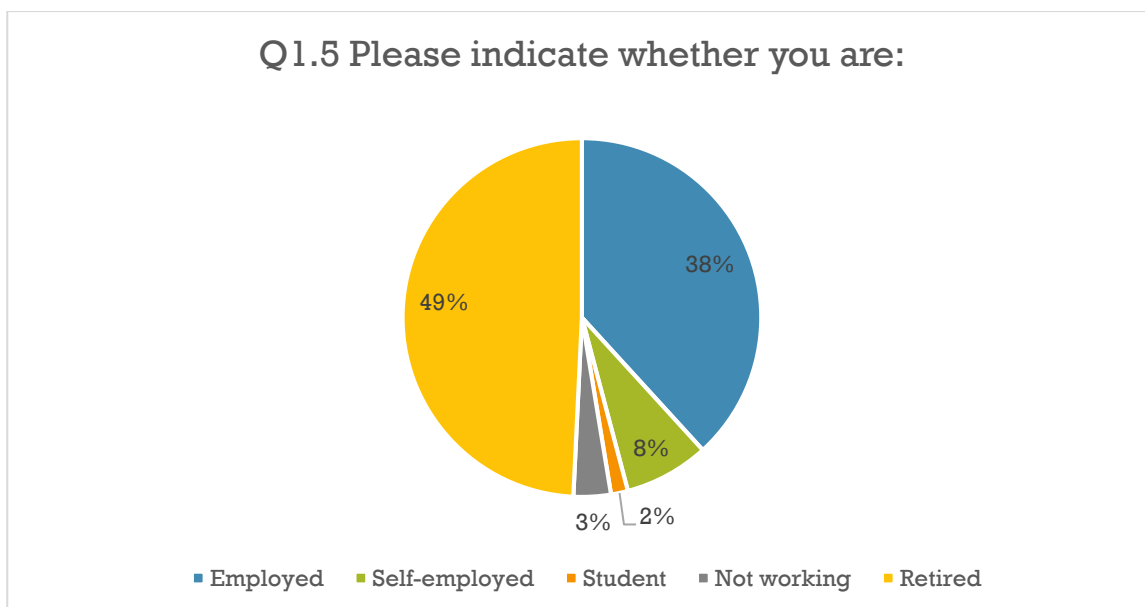


Figure 4: Employment Status (Q1.5)

## Environment

- 1.3 Regarding the environment, Q3.1 asked if the countryside around Lavendon should be protected from development. 100% of the respondents agreed with this statement. Indeed, there were generally very positive responses to all environmental questions including improving access to the countryside, supporting habitats and allowing more natural environments to be created.

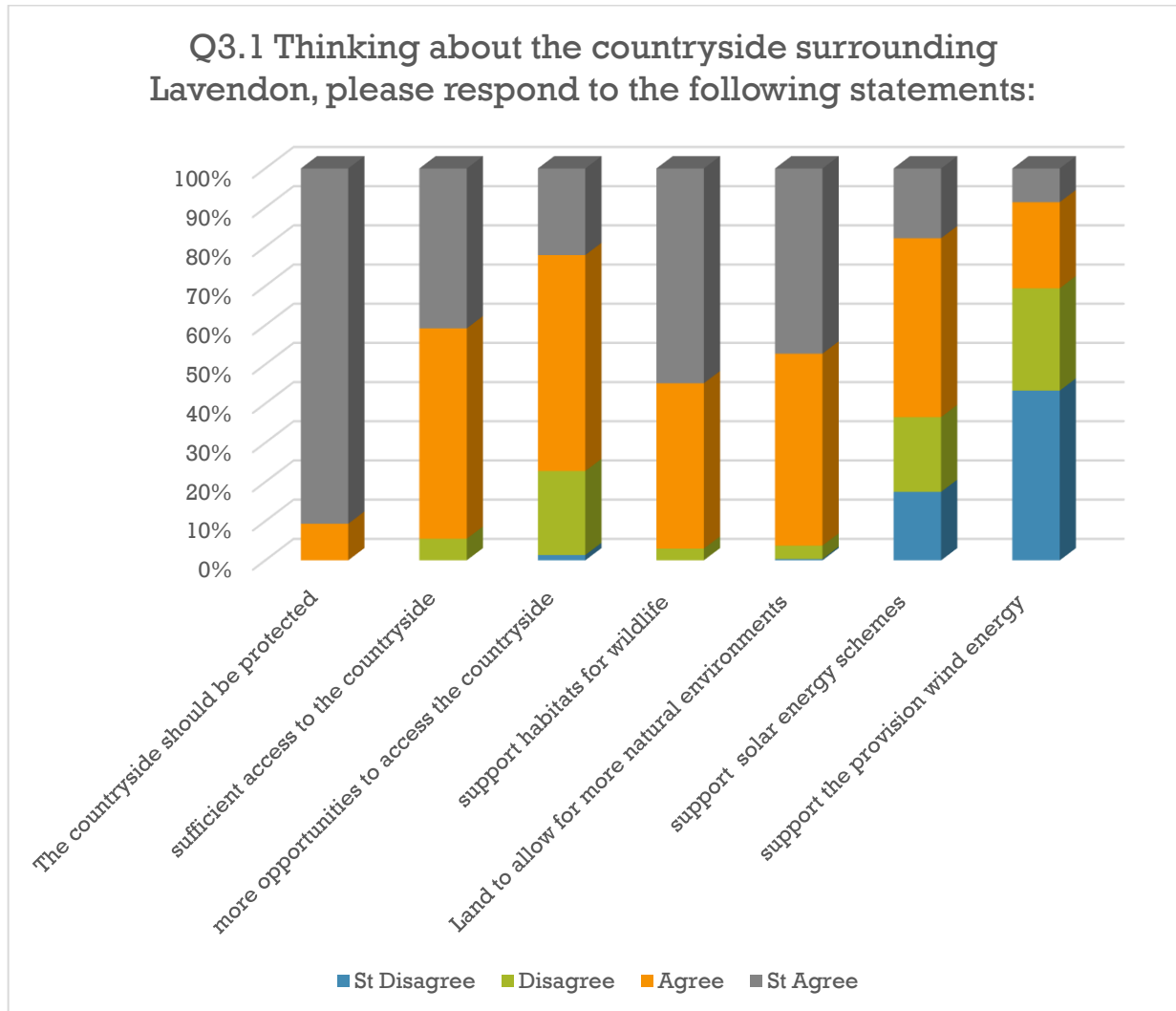


Figure 5: Attitude towards the countryside surrounding Lavendon (Q3.1)

- 1.4 Question 4.1 of the survey asked if the green spaces and open areas within the village should be protected from development, to test attitudes towards infilling within the settlement boundary. The results indicated 76% strongly agreed and 15% agreed with the statement. The results from this question can be seen overleaf at Figure 6.

Q4.1 All green spaces and open areas should be protected from development:

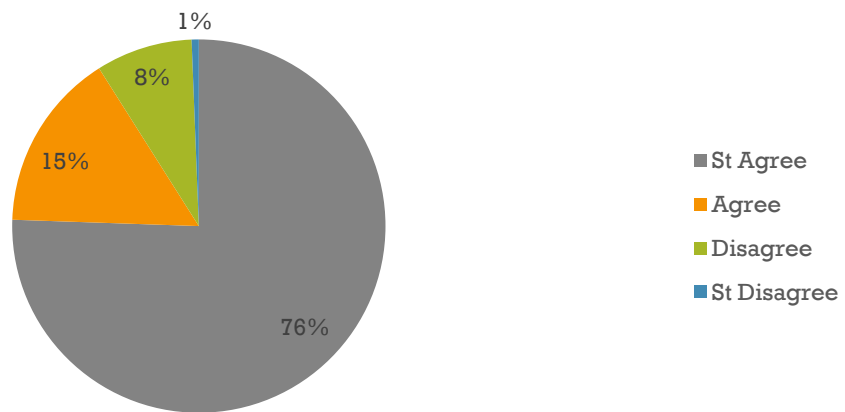


Figure 6: All green spaces and open areas should be protected from development (Q4.1)

- 1.5 When asked if they would support the use of green spaces and open areas for community uses, the greatest level of support was given to community orchards, followed by allotments and sports facilities.

### *Flooding*

- 1.6 In relation to flooding, Q5.1 sought views of respondents on flood risk issues and potential solutions. Flooding is a problem within parts of the village, mainly due to the topography of the surrounding land creating a funnelling effect for surface water run off during storm events.
- 1.7 76% of respondents felt that the risk of flooding is a major concern, with 24% indicating that it was not. This typically reflects whether the respondent's property was at risk of flooding, although the level of agreement indicates that this is an important issue.
- 1.8 There was also agreement towards undertaking additional drainage works (87%) and maintenance of the drainage system (93%) to allow it to cope with surface water run-off. 88% of respondents were concerned that future development could increase the risk of flooding in the village, so it will be necessary to address this issue within the Neighbourhood Plan policies.

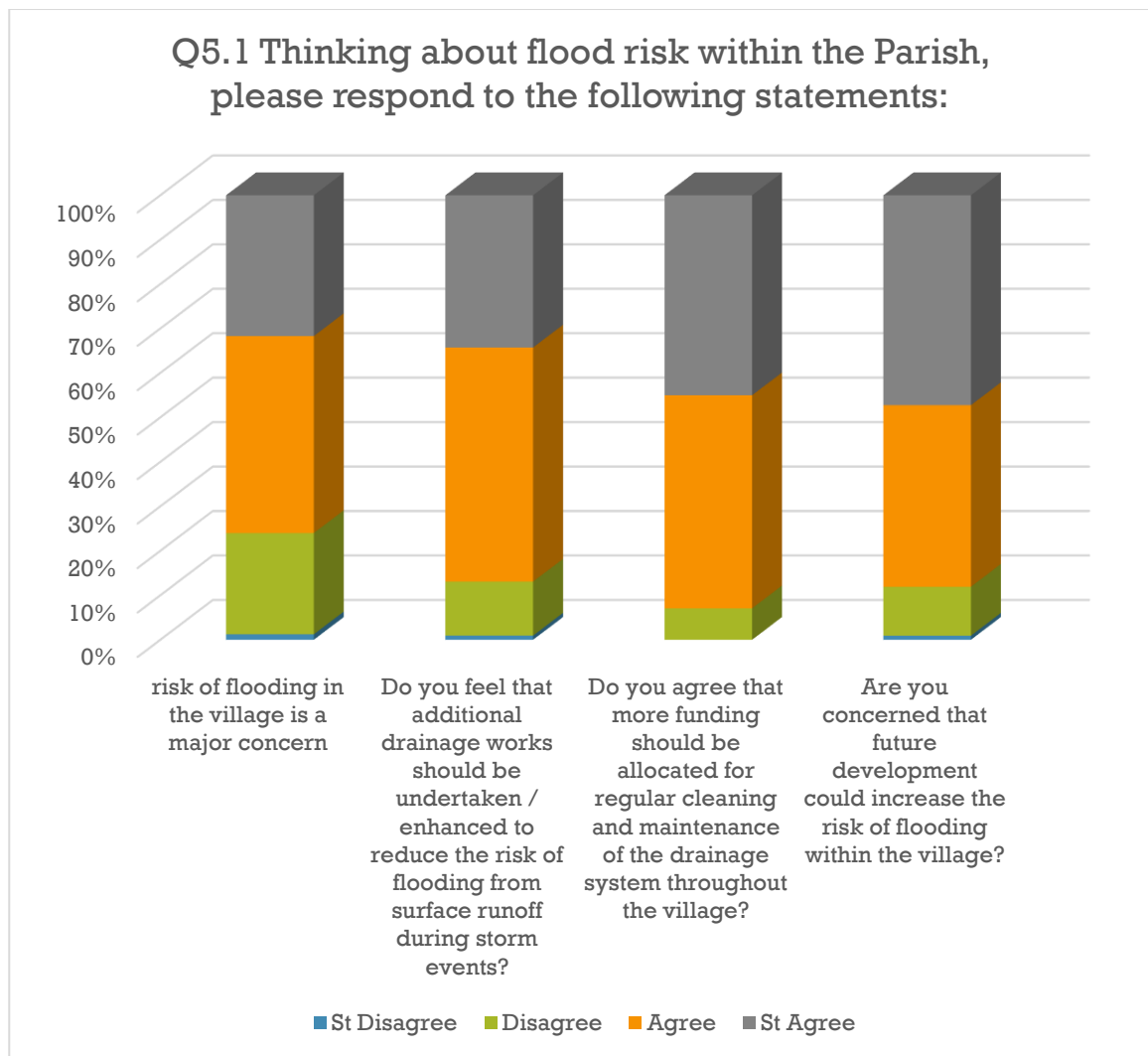


Figure 7: Attitude towards flooding in the village (Q5.1)

## Traffic and Transport

- 1.9 In the transport section, Q6.1 asked about traffic passing through Lavendon. 77% of respondents felt that there was an urgent need for average speed cameras. Additional traffic calming measures at the entrances to the village gained support from 74% of respondents, whilst 75% thought that additional signage should be used to alert drivers of the sharp bends within the centre of the village, where accidents have occurred on a regular basis.

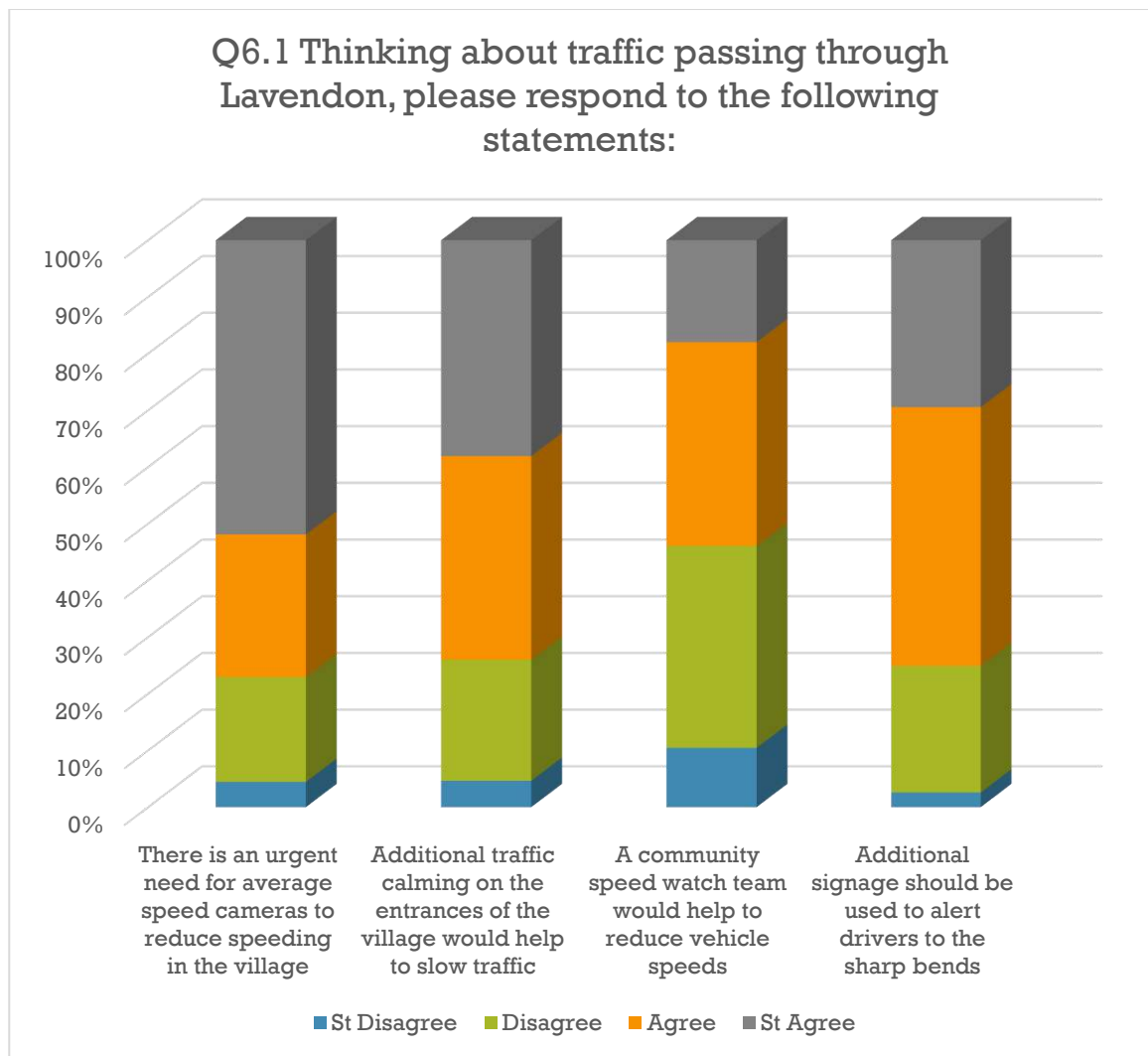
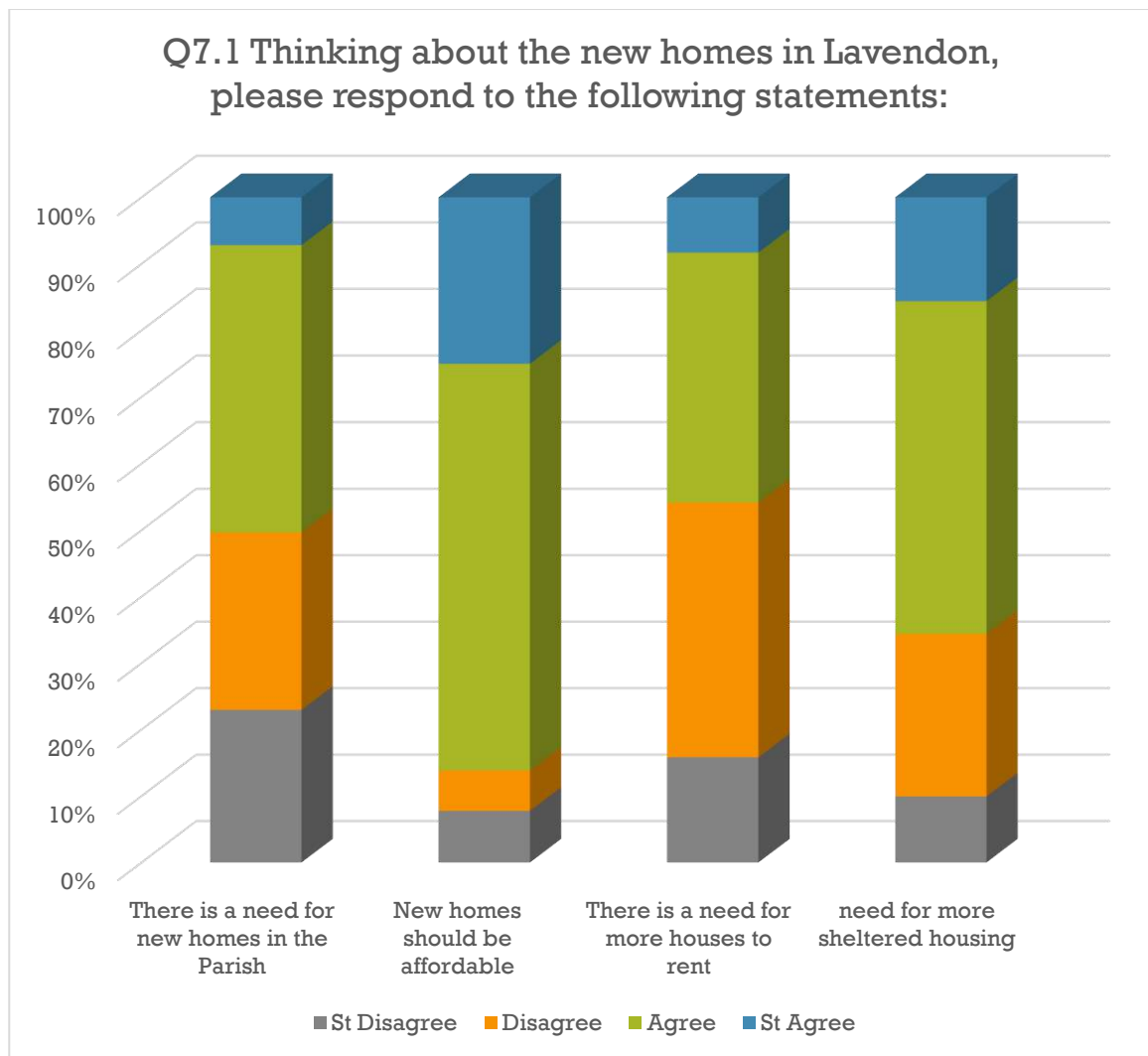


Figure 8: Views on traffic passing through the village (Q6.1)

## Housing

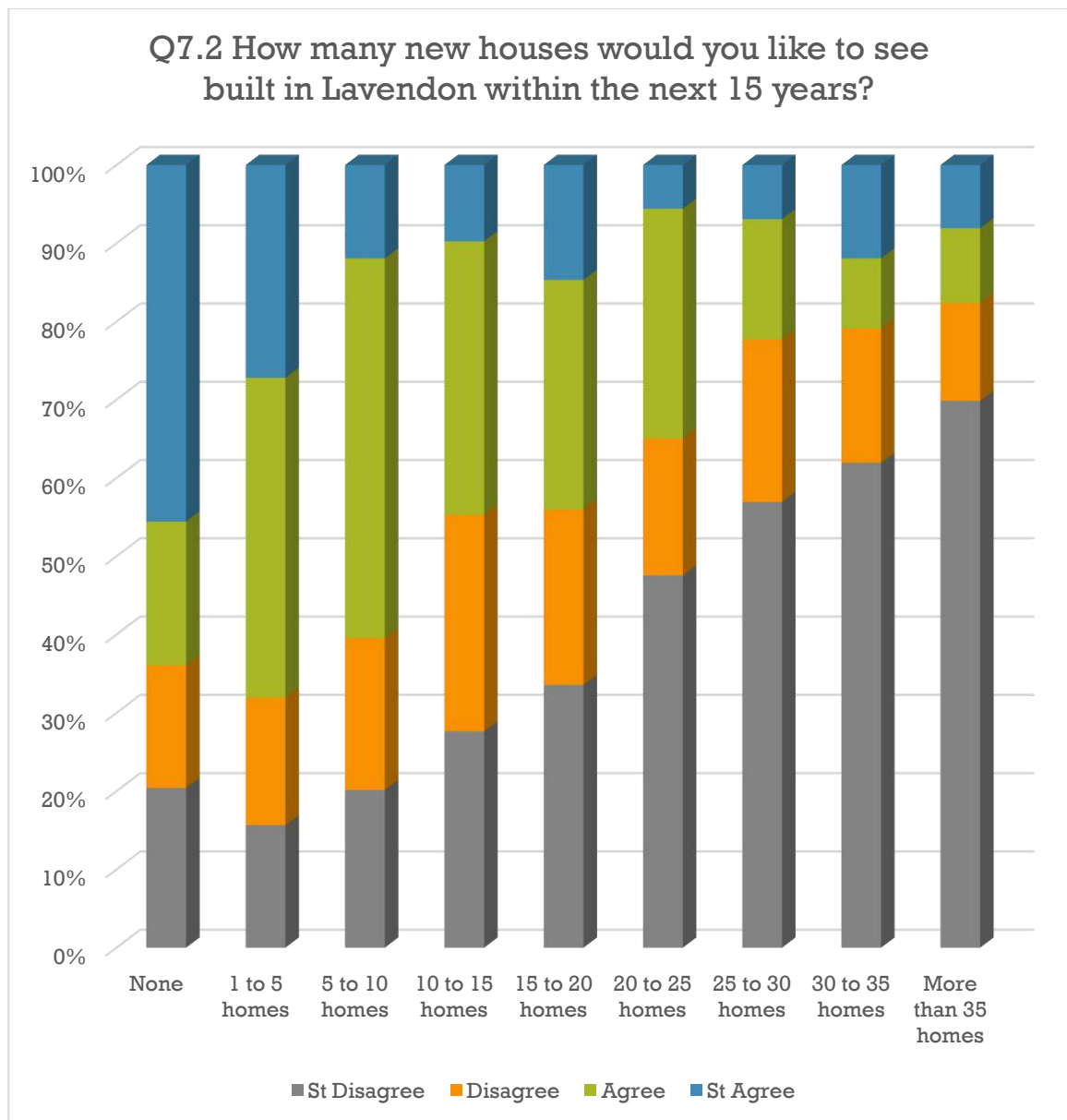
- 1.10 The Parish survey asked several questions in relation to housing to determine how much housing the community felt was needed, the type of housing and general views on locations for development, such as infilling, brownfield (previously developed) land or new greenfield sites.
- 1.11 To highlight the results of the survey, the need for more housing in the village was split exactly 50/50 between those that agreed and those that disagreed. 86% of respondents felt that new homes should be affordable and there was relatively strong support for additional sheltered housing (66%). A majority of respondents (54%) felt that there was not a need for more houses to rent.





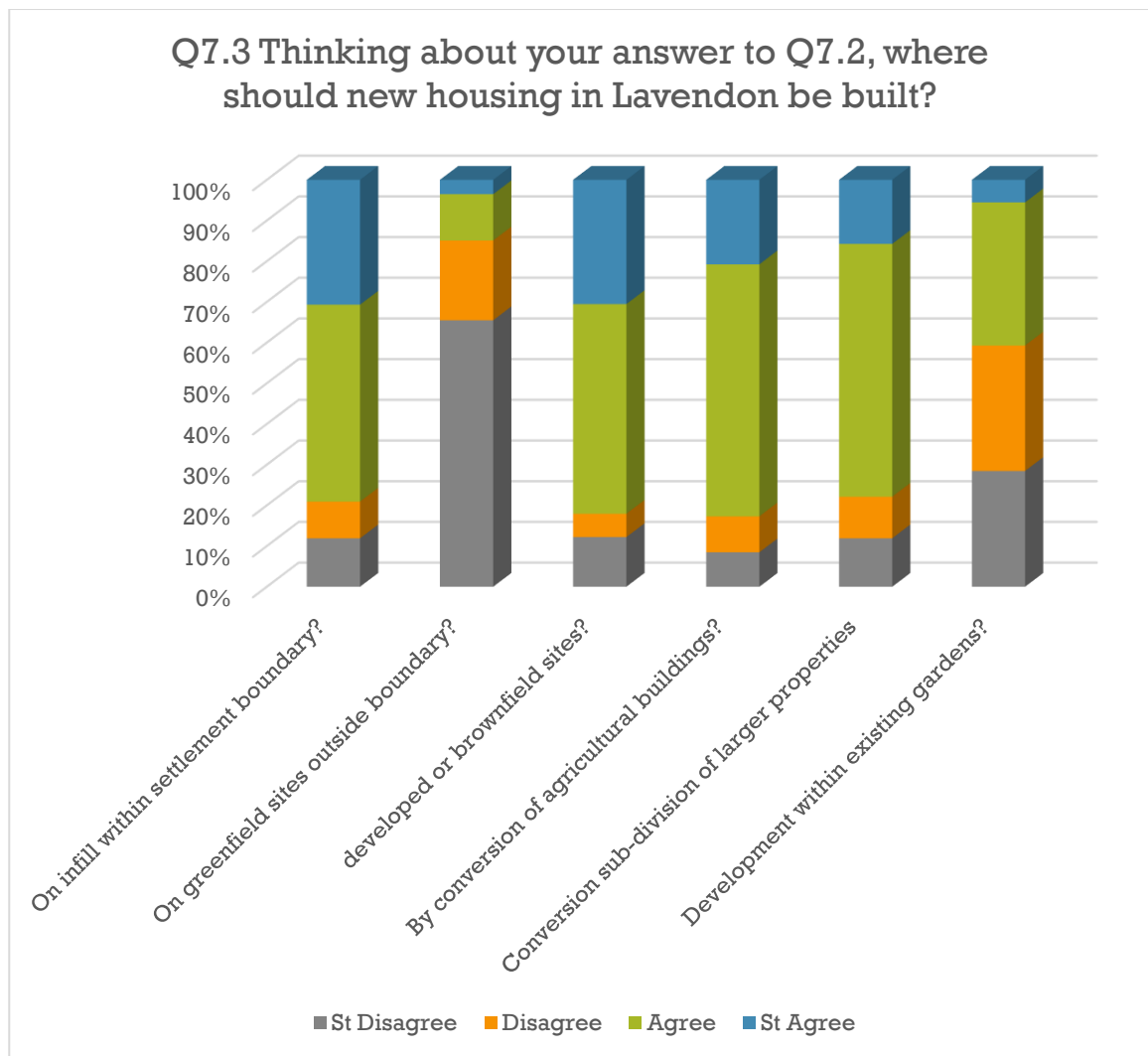
*Figure 9: Attitudes towards new housing in Lavendon (Q7.1)*

- 1.12 Regarding the number of new houses that respondents would like to see in the village over the next 15 years, the results to question 7.2 (see figure 14 overleaf), reveal that strong agreement was focused most on either no houses or the smaller range of house numbers. The larger number of new houses being suggested attracted the greater amount of strong disagreement.



*Figure 10: Views on the number of new houses within the village (Q7.2)*

- 1.13 Question 7.3 of the Parish survey (see Figure 11 overleaf) indicated a high margin of support for new housing to be located within the settlement boundary as infill development, the development of brownfield sites and the conversion of agricultural buildings.
- 1.14 Greenfield sites outside of the settlement boundary attracted a high degree of opposition, albeit it is recognised that it is not possible for the Neighbourhood Plan to prevent greenfield development that has already been permitted.



*Figure 11: Views on where new housing should be built (Q7.3)*

- 1.15 Question 7.5 highlighted that respondents had a preference towards small and medium sized homes compared to larger houses, flats or apartments. A mixture of all house types was supported by 57% of respondents.
- 1.16 In relation to design principles, question 7.6 put forward several statements, all of which received very high levels of support. It is evident therefore that respondents felt that housing should be efficient and eco-friendly, have off-street parking, be innovative, be limited to two and half-storeys, exhibit high quality design and respect the character of the village.

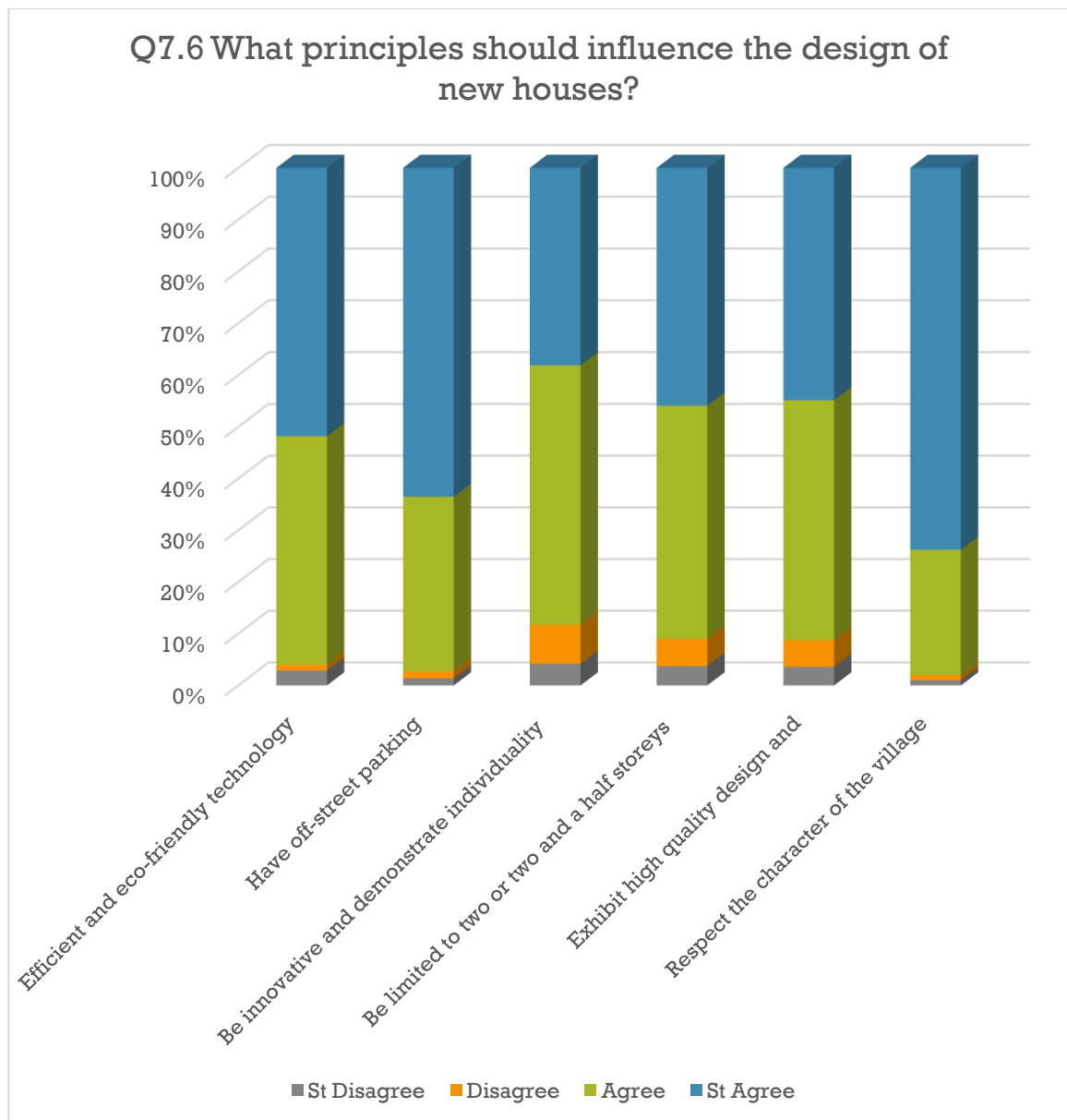


Figure 12: Principles that should influence house design (Q7.6)

## Business

- 1.17 The business section of the questionnaire highlights the factors that respondents felt important to aid their business with Lavendon. Mobile phone reception and broadband speeds attracted the largest share of comments, highlighting the importance of communications and access to the internet for flexible remote working.
- 1.18 There was some interest shown in having a dedicated space for business support and networking, which may allow individuals or small businesses to pool resources and promotion activities.

### Q8.2 Supporting business within Lavendon



Figure 13: Supporting business within Lavendon (Q8.2)

## Other Comments

1.19 The Village Survey conducted in November 2017 established the key themes that informed the policies of the Neighbourhood Plan. It also invited comments to be made on issues that the residents felt to be important to them.

1.20 These comments, broadly categorised can be seen below. (Where a number has been stated next to the comment, it indicates the number of respondents making a similar statement):

**school 18**  
**foot/cycle paths from village needed 18**  
**better bus service 16**  
**surgery spaces 15**  
**infrastructure 15**  
**traffic problems/ air quality / noise 13**  
**leave Lavendon as is 12**  
**no large-scale developments 6**  
**traffic calming needed 5**  
**not become a suburb of MK 4**  
**need bypass 4**  
**better broadband needed 4**  
**no more houses 3**  
**speed cameras/average speed 3**  
**flooding should be addressed 2**  
**school link to Ousedale must be protected 2**  
**Great community spirit 2**  
**maintain character 2**  
**affordable housing needed 2**  
**need houses 2**  
**Build in MK only 2**  
**clear river & drains 2**  
**parking needed 2**  
**sports facilities poor 2**  
**cycle path to Olney & Turvey 2**  
**bring back football & cricket teams 2**  
**satellite surgery needed 1**  
**a lot of development is unrealistic 1**  
**Glebe dev badly affect 1**  
**more footways required 1**  
**small dev only 1**  
**20mph in Castle Road & Olney Road 1**  
**parking on Olney Road 1**  
**need handrail from Harrold Road to school 1**  
**keep open spaced 1**  
**questionnaire is leading 1**  
**no parking wanted 1**  
**need a 5 a side pitch 1**

create a forest school	1	
love Lavendon community	1	
no large expensive houses	1	
development only if school + medical centres provided		1
need somewhere for youths	1	
need surgery in Lavendon	1	
HGV ban		
% increase reasonable		
protect Bomber leys		
no building on clay piece		
protect the good community feel		
gates instead of styles on footpaths		
more dog fouling signs in village		
feel confined in the village		
footpath around Tustings		
pond and unused fitness equipment a waste of money		
another shop		
coffee shop		
catering facilities		
no more ugly houses		
need yellow lines in Harrold Road		
one sided propaganda, your questions are all weighted towards being against any development, we need houses		
villagers rates for room hire of village hall		
salt box outside village boundary, is it correct?		
village meeting needed		
expansion needs to be sustainable & controlled		
no more paths tarmaced		
promote shop and pubs		
encourage solar power		
promote playing fields & village hall		
pavements in some grass areas in Langlands		
maintain existing facilities instead of spending on new		
no development in open countryside		
village boundary should be extended to include properties in village		
great village at risk of bland over development		
low rise flats for elderly		
bungalows needed		
small gap infill only		



# Call for Sites Poster, July 2018





LAVENDON PARISH COUNCIL

# **Lavendon Neighbourhood Plan**

## **2018 to 2031**

### **CALL FOR SITES CLOSING DEADLINE**

### **Friday 10<sup>th</sup> August 2018**

**To prepare a robust Neighbourhood Plan, it is proposed to make a small allocation for housing of no more than 5 units, within or adjoining the existing village settlement boundary. This will ensure that the Neighbourhood Plan is 'positively prepared' and meets the tests of 'soundness'. Sites put forward for more than 5 units and in locations not well related to the village will be discounted.**

**If you have a site that you wish to put forward, please complete a call for sites form available from:**

**Parish Council Office, The Pavilion, 63a High Street, Lavendon, MK46 4HA**

**[clerk@lavendonpc.org](mailto:clerk@lavendonpc.org)**

**01234 241941**





LAVENDON NEIGHBOURHOOD PLAN

# **Annex 7:**

Call for Sites Pro-Forma

July 2018



Consultation Draft Neighbourhood Plan Exhibition  
Flyer

November 2018

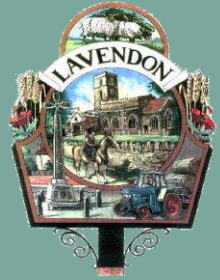
# Lavendon Neighbourhood Plan 2018 to 2031

## Draft Plan Consultation Event

The Pavilion (rear of the Green Man PH)

15<sup>th</sup> and 16<sup>th</sup> November 4.30pm to 7.30 pm

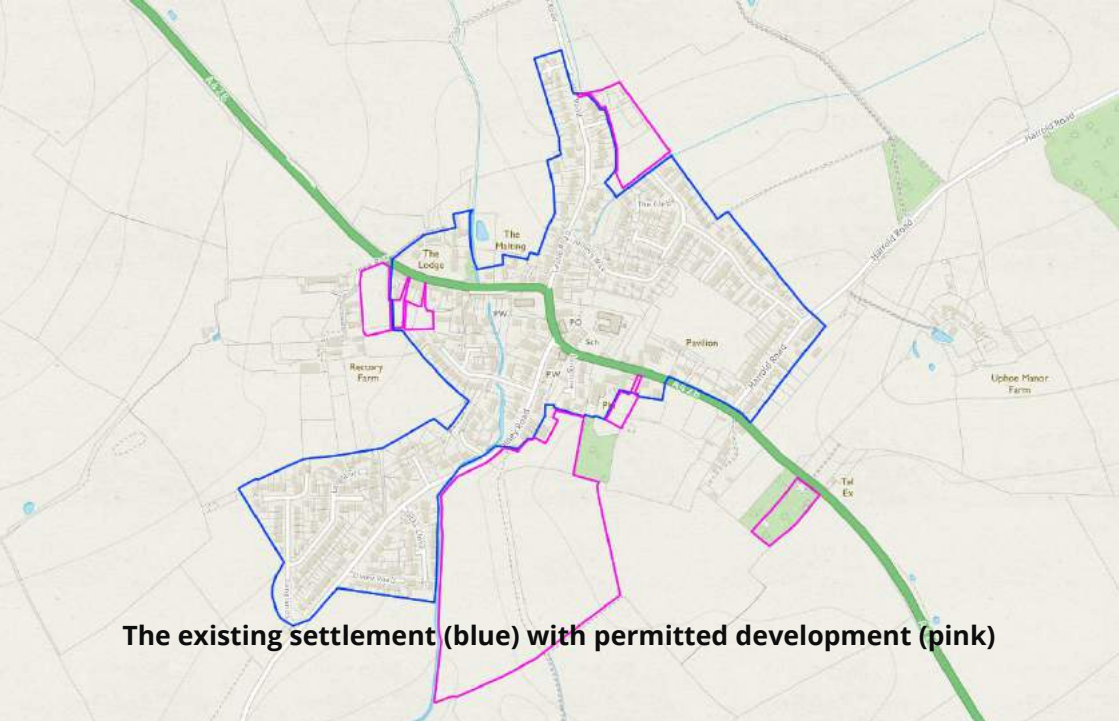
17<sup>th</sup> November 10am to 3pm



The Lavendon Neighbourhood Plan has been created to deliver, where possible, the local community's aspirations in terms of the future of our village and considers new development, heritage, biodiversity and environment. The preparation of the Neighbourhood Plan has been funded by a government grant.

Since work commenced on the preparation of the plan, permissions for significant amounts of new housing have been granted around the village. The objectives of the Neighbourhood Plan have evolved to react to these developments, focusing upon integrating the new housing into the village and making a small allocation of further housing to meet our future housing needs. This will ensure that the Neighbourhood Plan complies with National Planning Policy and can protect our village from further speculative development.





**The existing settlement (blue) with permitted development (pink)**

We need your input into the draft Neighbourhood Plan, to comment on the objectives, policies and allocations. Four sites have been submitted for a limited amount of new housing (in addition to that shown above), some or all of which will be included in the plan to ensure it is positively prepared and meets our housing needs as identified by Milton Keynes Council.

Please come along, look at the work that we have done and provide us with your views and feedback. We will be happy to answer your questions and explain the next stages of the Neighbourhood Plan process.





LAVENDON NEIGHBOURHOOD PLAN

## **Annex 9:**

Consultation Draft Neighbourhood Plan Exhibition

November 2018





LAVENDON PARISH COUNCIL

# Lavendon Neighbourhood Plan 2018 to 2031 Draft Plan Consultation Event



The Pavilion (rear of the Green Man PH)  
15<sup>th</sup> and 16<sup>th</sup> November 4.30pm to 7.30 pm  
17<sup>th</sup> November 10am to 3pm



# Introduction

The Lavendon Neighbourhood Plan has been created to deliver, where possible, the local community's aspirations in terms of the future of our village and considers new development, heritage, biodiversity and environment. The preparation of the Neighbourhood Plan has been funded by a government grant.

Since work commenced on the preparation of the plan, permissions for significant amounts of new housing have been granted around the village. The objectives of the Neighbourhood Plan have evolved to react to these developments, focusing upon integrating the new housing into the village and making a small allocation of further housing to meet our future housing needs. This will ensure that the Neighbourhood Plan.

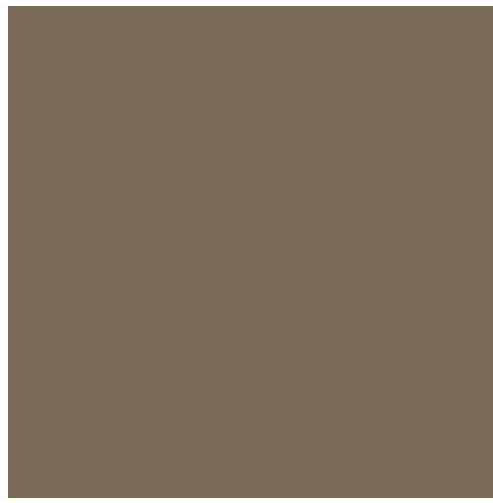
We need your input into the draft Neighbourhood Plan, to comment on the objectives, policies and allocations. Four sites have been submitted for a limited amount of new housing (in addition to that shown above), some or all of which will be included in the plan to ensure it is positively prepared and meets our housing needs as identified by Milton Keynes Council.

Please come along, look at the work that we have done and provide us with your views and feedback. We will be happy to answer your questions and explain the next stages of the Neighbourhood Plan process.



We need your input to help shape the future of our community...  
Thank you for taking part.



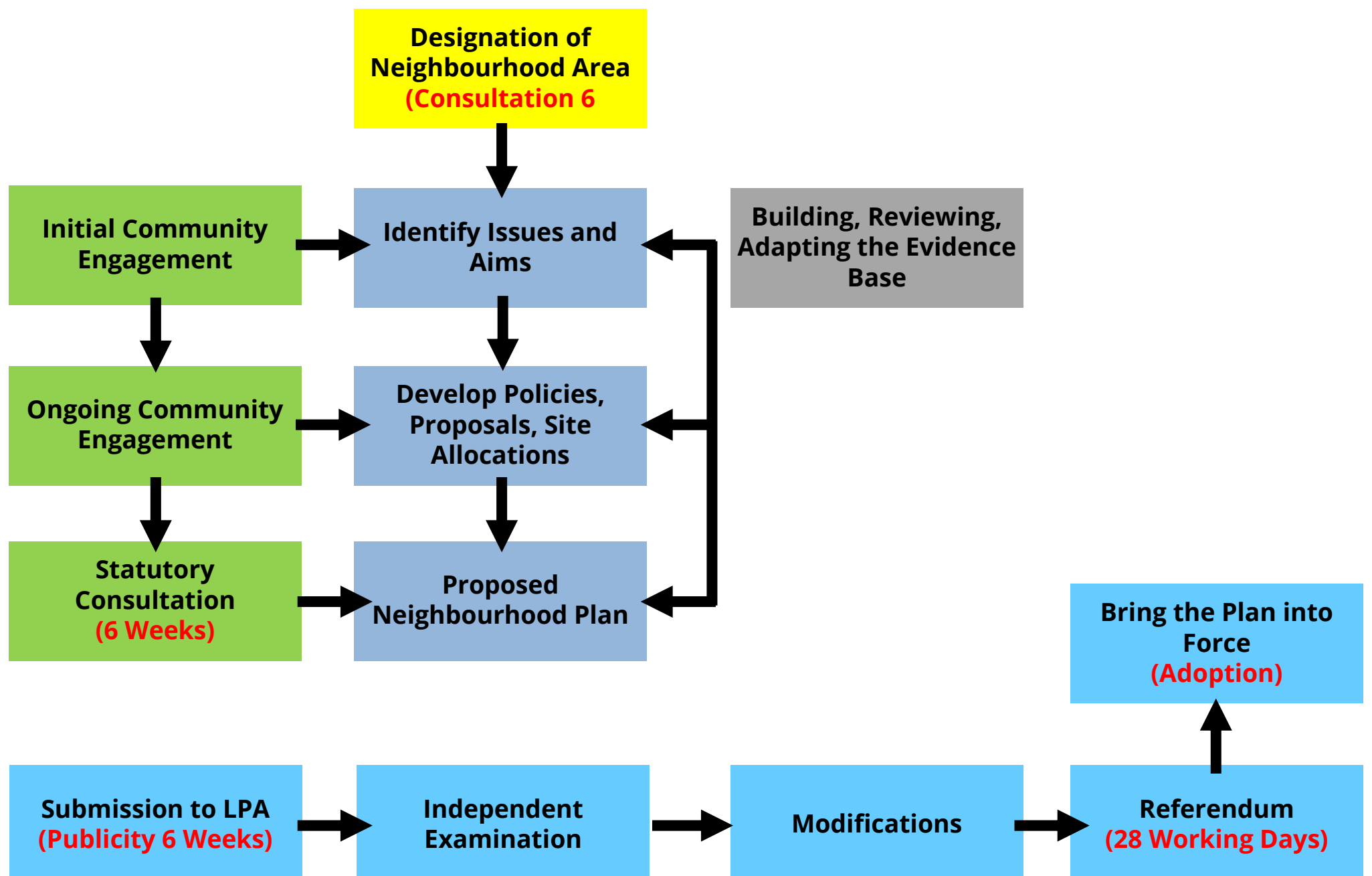


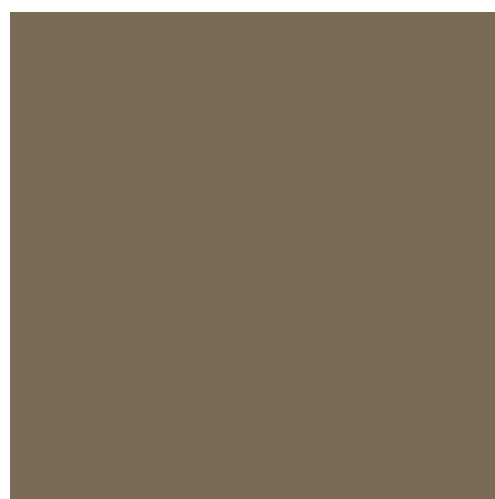
# Neighbourhood Plan process

The Neighbourhood Plan will take several months to prepare.

We have designated the Parish Boundary as a Neighbourhood Plan Area, and agreement from Milton Keynes Council that we can proceed with the preparation of a plan.

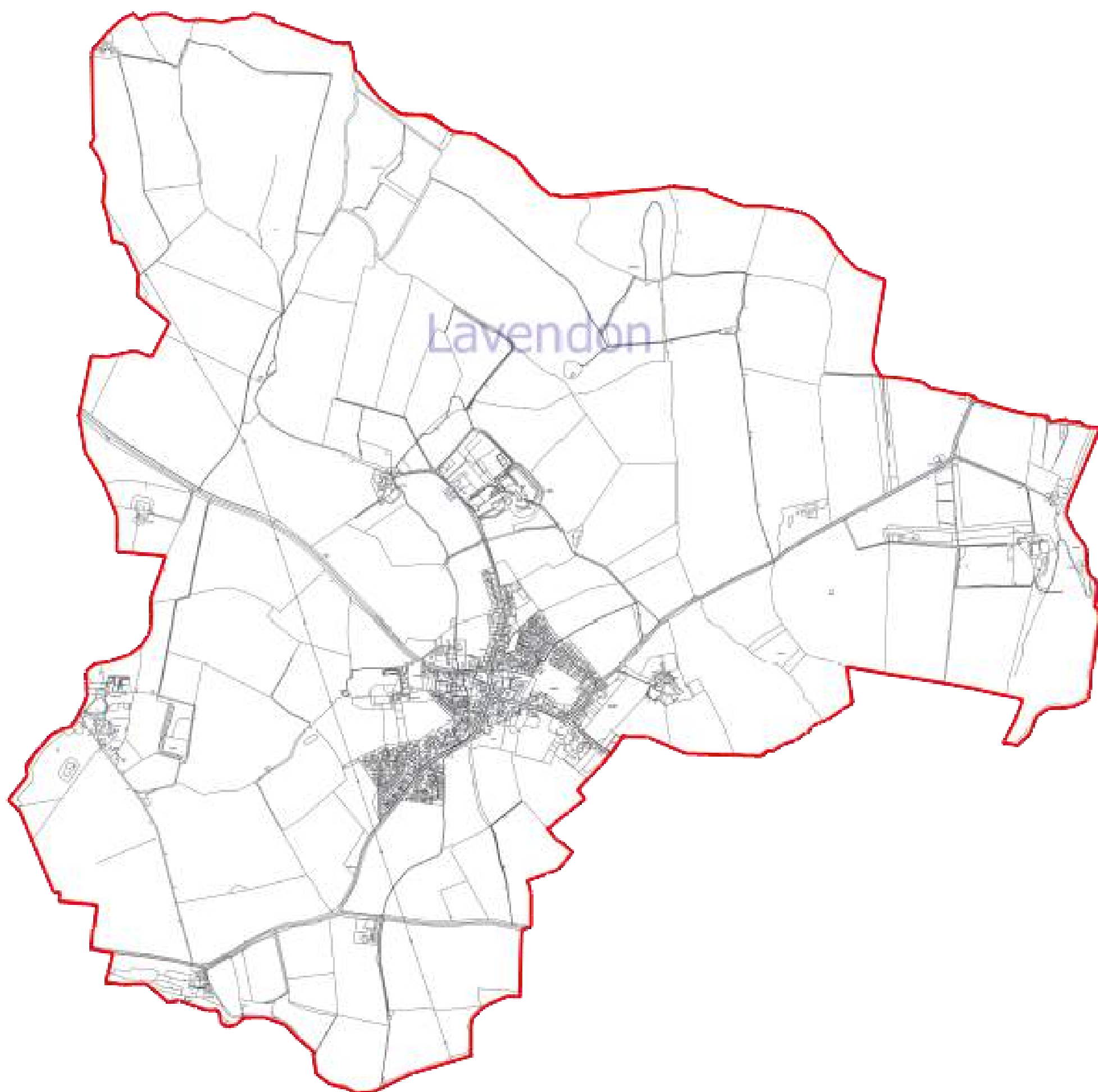
An initial Steering Group has been established to start the process and help from volunteers will be needed to support the drafting, consultation and completion of the Neighbourhood Plan.





# The Neighbourhood Plan area

The Plan applies to the Parish of Lavendon, as illustrated by the plan below:





# The Neighbourhood Plan Steering Group

The Steering Group for Neighbourhood Plan currently consists of members of the Parish Council and volunteers from the community.

## Members:

Mick Rutherford  
Stewart Jones  
Jay Waring  
Martino Ginepro  
Steve Axtell  
Jane Brushwood  
Clerk to the Parish Council

## Want to get involved?

We would welcome your help to produce our Neighbourhood Plan!

## Future meetings

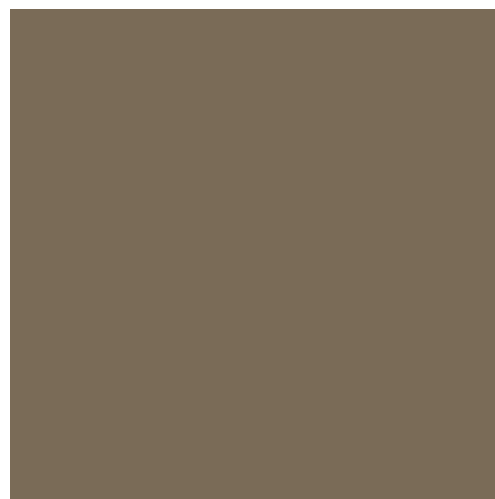
There will be regular meetings of the Steering Group, the dates of which will be published on:

[www.lavendonpc.org/neighbourhood-plan/](http://www.lavendonpc.org/neighbourhood-plan/)

The meetings are open to all and you would be most welcome.







## The changing face of Lavendon







## Countryside and environment



Located in the open countryside, the village of Lavendon is characterised by a typically English rural landscape of agricultural and pastoral farmland.

And yet its hedgerows, woods and grasslands are habitat to protected species such as bats, rare/endangered birds, badgers and other iconic wildlife that are a true asset to our culture and environment.

Residential gardens, with their trees, ponds, flower beds and orchards also play a key role in providing food and shelter to wildlife.

The Neighbourhood Plan will help to protect and enhance the biological diversity of Lavendon and its surroundings, ensuring valuable features are preserved and the impact of development is mitigated.

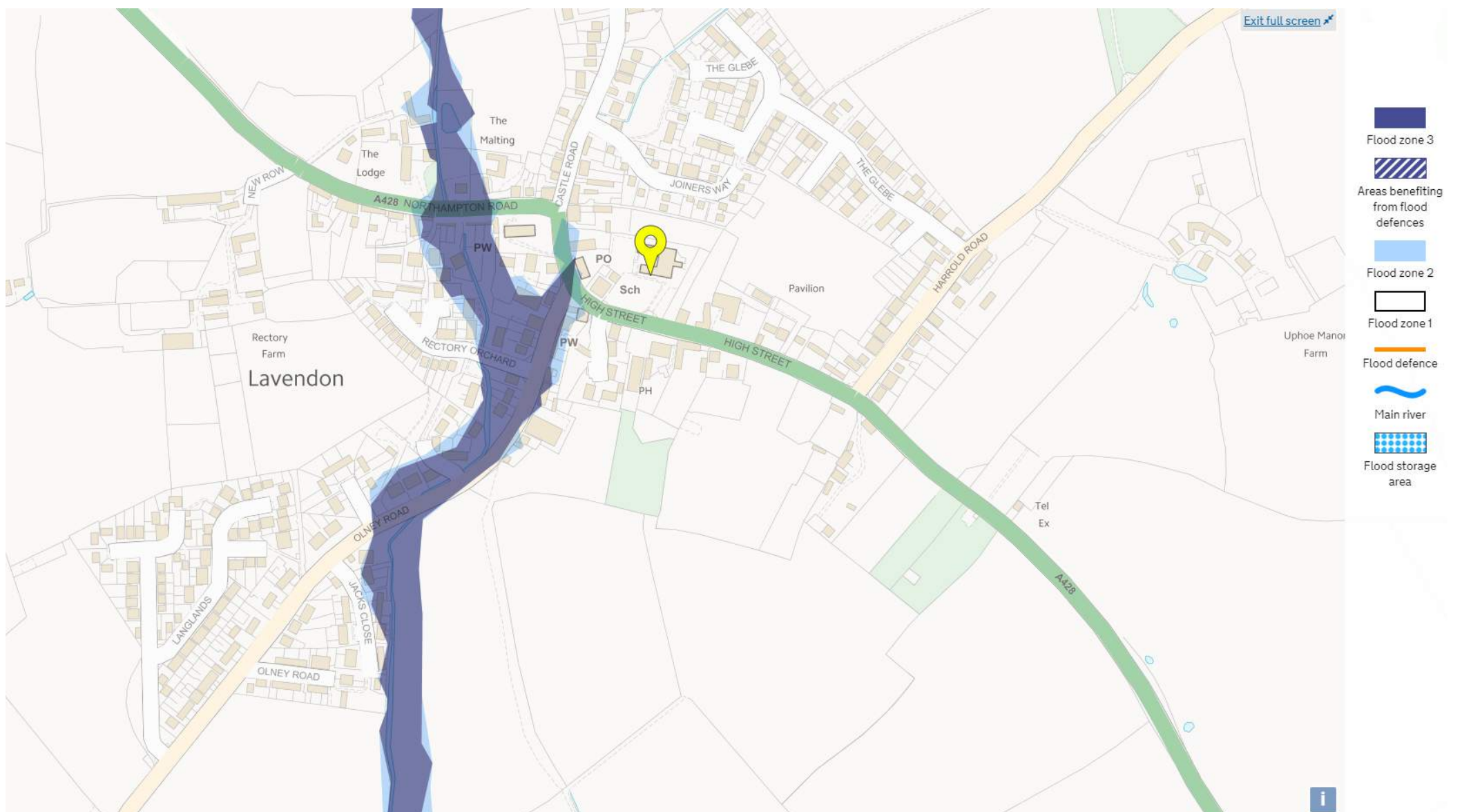
The Neighbourhood Plan will help to sustain and enhance the local environment for the benefit of all.





# Flood risk

Parts of the Parish have been identified as being at risk from flooding by the Environment Agency. There have also been some instances of surface water flooding within the village, mainly from water run off during storm events and from ground saturation.



Is flooding a concern for you?

Should any changes be made to the village to help reduce the level of flood risk?

Could additional drainage works help to protect properties that lie at risk?



## Transport and car parking

Being a rural community, it is inevitable that cars have to be relied upon to meet our transport needs.

As the number of cars on our roads grow, there are added pressures placed on our road infrastructure. Through traffic is another major issue, with traffic passing along the A428.

The Neighbourhood Plan could help to promote changes to manage traffic within the village and reduce vehicle speeds.

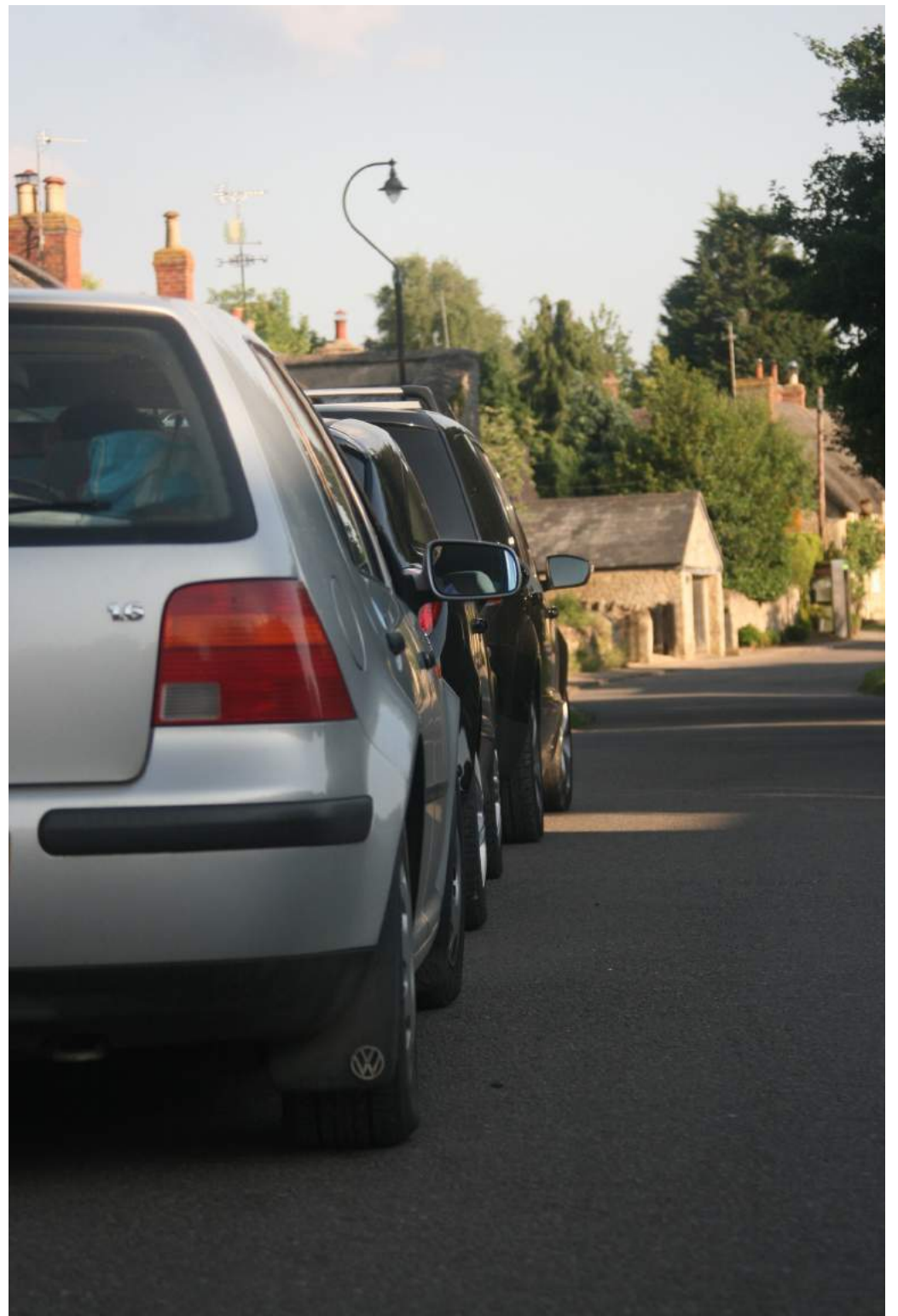
We would welcome your thoughts on this topic, perhaps considering...

Is the growth in through traffic a concern to you?

Should additional measures be taken to reduce vehicle speeds in the village?

Is on street parking a concern to you?

Do you use public transport or cycle?







## Community and enterprise

Lavendon is a thriving community and has a number of assets including a Church, a Chapel, Village Hall, the Pavilion, two pubs, a shop and primary school. These assets form the focus for village life and events.

The recreation area has recently been upgraded with new outdoor exercise equipment and is proving popular.

The village has a number of businesses and home workers, which form a vital part of our community.

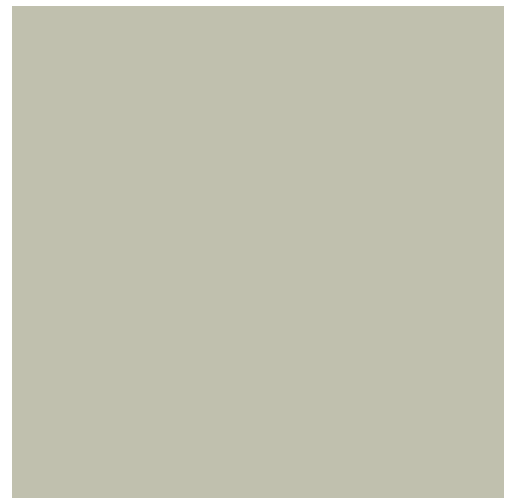
Are there added features you would like to see in the village?

Is there anything that could be done to support existing businesses?

Would you support new employment in the village if an allocation was made?

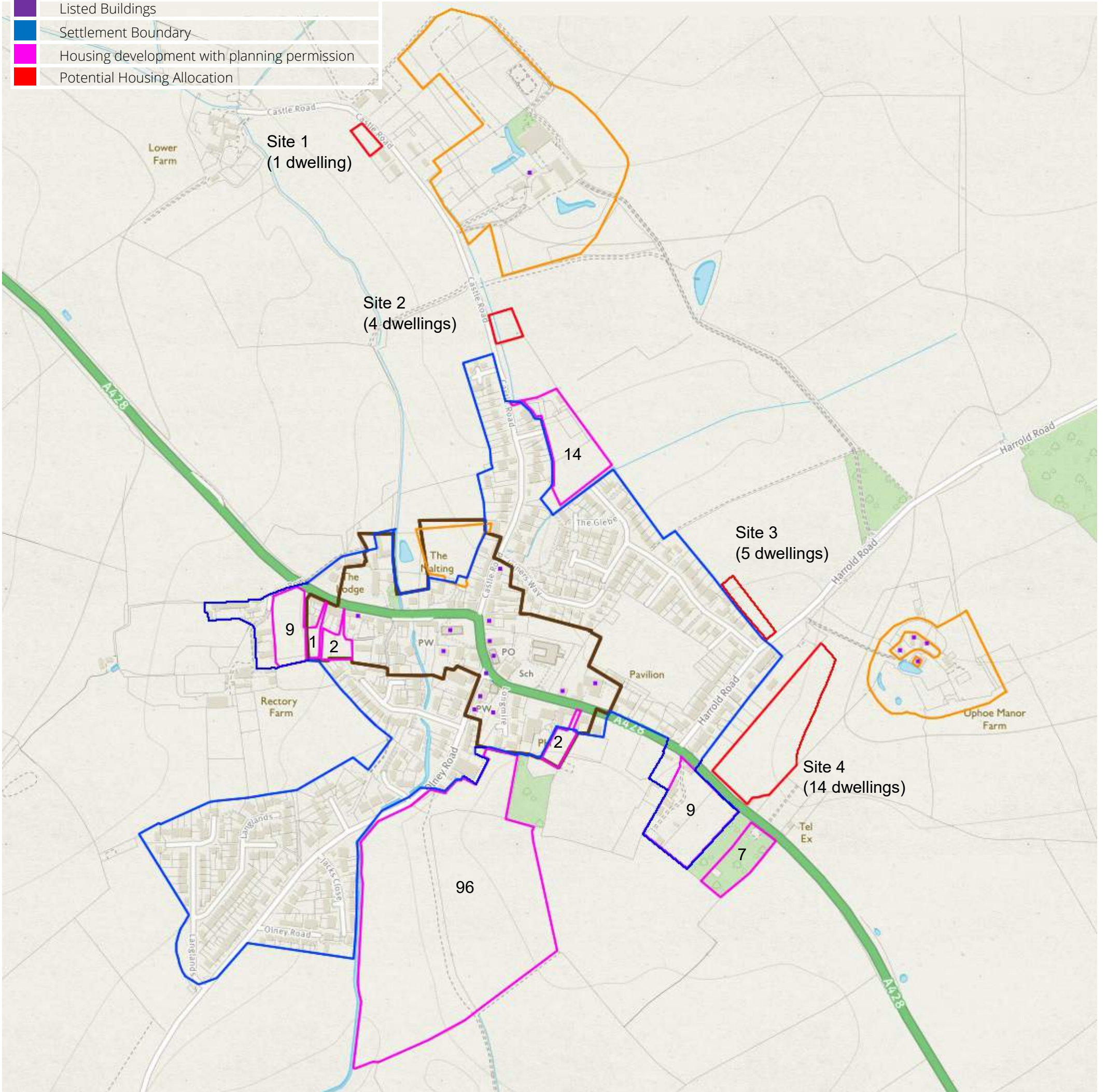






# The Neighbourhood Plan Map

- Conservation Area
- Scheduled Ancient Monument
- Listed Buildings
- Settlement Boundary
- Housing development with planning permission
- Potential Housing Allocation







# Housing

The National Planning Policy Framework describes the achievement of sustainable development as the purpose of the planning system, (NPPF, Para 7). Plans and decisions should apply a presumption in favour of sustainable development and should plan positively to meet the development needs in their area, (NPPF, Para 11).

Neighbourhood plans should not promote less development than set out in strategic policies for the area (NPPF, Para 29) and once in force take precedence over the non-strategic policies of the local plan (NPPF, Para. 30).

The village settlement boundary is defined by Plan M:K, which updates the boundary defined by the 2005 Local Plan, and now includes developments recently completed in the village. These are:

- The Saltbox (9 dwellings)
- Old Brickyard, New Row (7 dwellings)
- 45a Northampton Road (1 dwelling)
- 37 Northampton Road (2 dwellings)

Excluded from the settlement boundary at the present time because the developments have not commenced are:

- Land north of the Glebe (14 units)
- The Old Stone Yard, Bedford Road (7 units)
- Land South of Olney Road (96 units)

In total these planning permissions and appeals, both recently completed and not yet started deliver an additional 136 dwellings to our village.

There is a need for the Neighbourhood Plan to allocate some housing development to meet the requirements of the NPPF and be positively prepared, meeting the housing needs of the designated Neighbourhood Area.

To take a robust position and ensure that our Neighbourhood Plan cannot be challenged by a speculative developer at a later stage, the Neighbourhood Plan should consider more housing than the minimum of one dwelling.

Having considered the potential housing sites put forward in response to the call for sites, the following points are highlighted:

- No sites are located within the settlement boundary.
- All of the suggested sites are on greenfield land.
- Sites 1 and 2 are located off Castle Road, one for a single dwelling, the other site for four dwellings. Both of these sites are detached from the existing settlement boundary.
- Site 3 is located off Harrold Road and offers the opportunity to improve the flood risk attenuation for the village, although this could depend upon the number of houses achieved.
- Site 4 is located off Bedford Road and offers a range of house types and styles to suit different budgets and needs. It is close to a Scheduled Monument, so the relationship would have to be carefully considered.

Feedback is sought through the consultation on the potential sites to determine views on the options, before a final allocation or allocations are made in the submission version of the Neighbourhood Plan.







## What happens next?

The Neighbourhood Plan will take several months to prepare.  
In broad terms, the stages will be:

Evaluate the output from this exhibition and open day.

Prepare a Parish wide questionnaire to gather further views  
and refine the direction the Neighbourhood Plan takes.

Meet with landowners and other interested parties.

Discussions with Milton Keynes Council to formulate a set of  
Neighbourhood Plan policies.

Draft the Neighbourhood Plan.

Consult the Parish, statutory consultees and landowners on  
the Draft Neighbourhood Plan.

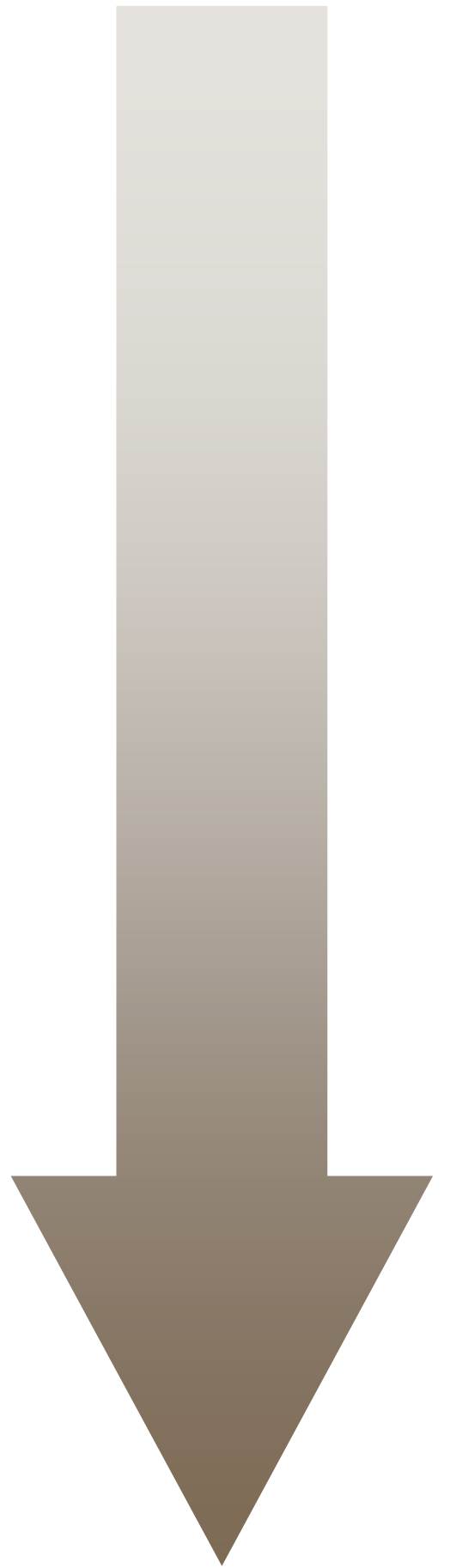
Consider changes necessary following the consultation  
feedback.

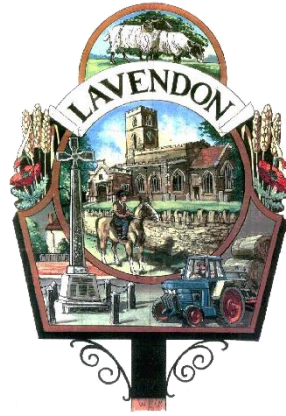
Formally submit the Neighbourhood Plan for examination.

Consider modifications suggested by the Examiner.

Hold a referendum on the Neighbourhood Plan.

Adopt the Neighbourhood Plan if it receives majority support.





## LAVENDON PARISH COUNCIL



Prepared with the support of Town Planning Services

The Exchange, Colworth Park, Sharnbrook, Bedfordshire, MK44 1LZ

01234 924 920

[www.townplanning.services](http://www.townplanning.services)

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