



**ASTWOOD
& HARDMEAD**
Please Drive Carefully

Neighbourhood Plan

2020 - 2031



Consultation Statement

March 2021

1 Introduction

1.1 This Consultation Statement has been prepared in support of the Astwood & Hardmead Neighbourhood Plan (2020 – 2031) to accompany its submission to Milton Keynes Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. It should be read in conjunction with the main document and its evidence base.

1.2 Section 15(2), part 5 of the Regulations sets out what a Consultation Statement should include:

- Contain details of the persons and bodies who were consulted about the proposed plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed plan.

2 Initial Consultation

2.1 The Astwood & Hardmead Neighbourhood Plan has been prepared following several rounds of public engagement to seek the community's views and explain the objectives, direction and purpose of the neighbourhood plan. The consultation is summarised as follows:

- Village drop-in session explaining the purpose and background to neighbourhood plans;
- Parish-wide questionnaire (**Appendix 1**);
- Letters to landowners to confirm ownership details (**Appendix 2**);
- Formal 'call for sites' letters to ascertain land availability (**Appendix 3**);
- Second drop-in session to present site options and general principles for future development (see **Appendix 4**); and
- Leaflet and questionnaire concerning site assessments and third village drop-in session (see **Appendix 5**)

2.2 Each of the stages above were advertised as follows:

- Notice placed in the local 'SCAN' newsletter which is delivered to every household in the village;
- Leaflet drops to every household in the village;
- Village WhatsApp group messages to residents;
- Regular website updates on <https://astwoodandhardmead.co.uk/neighbourhood-plan>;
- Village hall notices; and
- A1 posters displayed at positions which would be visible to both pedestrian and vehicular traffic moving through the village.

2.3 Material from each of these engagement exercises is contained in the relevant Appendices to this Consultation Statement.

2.4 Table 1 below outlines the key themes and outcomes of each aspect of consultation and how this has been taken into consideration in the plan.

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Date	Consultation process	Summary of activity	Key outcomes	Reflection in Neighbourhood Plan
March 2019	Village drop-in session no.1	A drop-in session was held for members of the local community to understand the purpose and background to neighbourhood plans.	The Parish Council decided to proceed with the neighbourhood plan.	Nothing specific other than awareness of plan preparation locally.
April 2019	Parish wide Questionnaire	<p>A questionnaire comprising 15 questions on various aspects of the Parish was distributed to all households in the village. The detailed questions and summary of results can be seen in Appendix 1.</p> <p>N.B In September 2019, it was discovered that questionnaires that had been collected from households in Hardmead had been mislaid. Consequently, in October 2019, all residents in Hardmead were given the opportunity to complete the questionnaire again. Additionally, households in Astwood who had not returned a questionnaire in April were given a further opportunity to complete the questionnaire.</p>	<p>75 questionnaires were returned out of a total of 189.</p> <p>The results of each individual question are summarised in Appendix 1. It should be noted that not every question/answer concerned planning and development matters that can be addressed by the neighbourhood plan.</p>	The policy areas that the neighbourhood plan addresses were each identified as important within the questionnaire, with particular policy outcomes, such as the scale of development proposed and the protection of particular community facilities also reflected.

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September 2019	Letters to landowners to confirm ownership details	Letters were sent to individuals that were understood to own land in and around the Parish to confirm that they did indeed control land.	The steering group gained information that informed the following formal call for sites exercise.	The neighbourhood plan has been prepared on the basis of all reasonable alternatives having been considered.
October 2019	Formal 'Call for Sites' exercise	Further letters were sent to landowners asking them to formally promote their land and confirm availability if they wished to put it forward for development.	A total of 11 sites were put forward for consideration at this stage.	The neighbourhood plan's allocated housing site has been selected in accordance with the consultation carried out at this stage, with all 11 alternatives considered (see accompanying site assessment document).
November 2019	Village drop-in session no.2	A second drop-in session was held to present the results of the questionnaire and site-assessment exercise. Feedback was also sought on the key principles of whether sites that are 'backland' development or with road frontage should be preferred, as well as the emerging draft non-housing policies. A site assessment template was also displayed, with attendees asked for their views on whether this would be appropriate to assess the proposed sites.	Several corrections and omissions from the call for sites exercise were identified and subsequently amended in latter consultation. A preference for infill sites with road frontage was reaffirmed. No comments were received in respect of the site assessment template.	The allocated site is consistent with feedback at the second drop-in session whilst policy areas in respect of Local Green Spaces, Employment, and Design were all amended to reflect feedback at the session.

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<p>March 2020</p>	<p>Leaflet and questionnaire concerning site assessments and village drop-in session no.3</p>	<p>Site assessments were published for consultation with four short-listed sites identified as potentially suitable for development. A leaflet was circulated to all residents explaining this process and asking them to confirm whether they supported or opposed development on each of the four short-listed sites by completing a questionnaire. The questionnaire was conducted online using SurveyMonkey. Those attending the drop-in session (see below) had the opportunity to complete a paper version of the questionnaire as an alternative to completing it online. A unique code was given to each household to ensure probity in the process.</p> <p>The third drop in session was held after the leaflet was distributed but before the closing date for completion of the questionnaire. The purpose of the session was to allow people to view the sites and assessments in detail and ask any questions before completing the questionnaire.</p>	<p>43 responses to the questionnaire were received in total. This comprised of 31 responses received online via SurveyMonkey and 12 responses received on paper at the drop-in session. A clear preference for one site was identified to be taken forward for allocation.</p>	<p>The allocated site is the one preferred in the questionnaire.</p>
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		Subsequently one of the 4 shortlisted sites (AH6) was made unavailable by the landowner.		
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Table 1: Summary of initial consultation and outcomes

3 Regulation 14 Consultation

- 3.1 The pre-submission consultation under Regulation 14 of the Town and Country Planning England Neighbourhood Planning (General) Regulation 2012 ran for 6 weeks from Monday 1st June to Monday 13th July 2020 inclusive.
- 3.2 In light of the Coronavirus pandemic and the Government's restrictions on social distancing and related matters at the time, the Steering Group was unable to hold an Open Day in the Village Hall for people to attend and view the plan as anticipated.
- 3.3 In accordance with updated Planning Practice Guidance in relation to Covid-19 (Paragraph: 107 Reference ID: 41-107-20200925) which advises that more targeted consultation methods may be needed to demonstrate that all groups in the community have been sufficiently engaged, the Steering Group made available, upon request a copy of the plan and accompanying documents by email or hard copy by post with details of how to do this included on a leaflet which was delivered to every household in the village (**Appendix 6**). A full copy of the plan and accompanying documents were also displayed in the village hall windows (**Appendix 7**).
- 3.4 The draft plan and its associated documents were also able to be viewed on the Astwood and Hardmead website: www.astwoodandhardmead.co.uk.
- 3.5 Table 2 below identifies the responses received from the public consultation exercise undertaken as part of the Regulation 14 stage and the changes made to the plan in response where relevant.

Consultee	Comments	Steering Group Response/ Reflection in Neighbourhood Plan where relevant
Catherine Purdy	26/05/2020 Seeking clarification of AH8 boundary and inclusion of trees.	Response provided to confirm that only Site AH1 was being taken forward
Natalie Patrick	14/06/2020 Confirming AH1 was the preferred option and querying the current application for 5 dwellings being outside the plan.	Clarified that Site AH1 was the proposed site and position on 5 dwelling planning application

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Reverend Mansfield	11/06/2020 Confirming receipt and understanding and all made good sense	-
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Table 2: Regulation 14 consultation and outcomes - public

3.6 Table 3 below sets the consultation bodies that were consulted as part of the Regulation 14 stage as advised by Milton Keynes Council, the responses received and the changes made to the plan in response where relevant. **Appendix 8** contains the letter sent to all consultees.

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Consultee	Comments received	Steering Group Response/ Reflection in Neighbourhood Plan where relevant
The Coal Authority	None received	-
Homes England	None received	-
Natural England	Acknowledged receipt	-
Environment Agency	None received	-
Historic England	None received	-
Network Rail	None received	-
Highways England	19/06/2020 Confirmed no implications on the proposed site allocation	-
Marine Management Organisation	None received	-
Telecoms operators (CTIL, Three, MBNL, EE)	None received	-
Health - MK Clinical Commissioning Group	None received	-
Electricity and Gas companies (National Grid, Western Power, SGN, Flogas)	27/06/2020 National Grid - confirmed no implications on the proposed site allocation	-
Anglian Water	15/06/2020 There is an existing sewer within the boundary of site allocation and it is important that Anglian Water can continue to access this asset for maintenance purposes. It is therefore proposed that Policy H2 include the following wording in the policy and that additional text is also included in the supporting text: 'There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be	The wording was added to the Policy H2 criteria

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	designed to take these into account. (Policy wording)'. 'This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted.	
Canal and Rivers Trust	None received	-
Bedford Group of Drainage Boards	None received	-
Community Action	None received	-
Equality Council UK	None received	-
Council of Faiths	None received	-
MK Chamber of Commerce	None received	-
Milton Keynes Centre for Integrated Living	None received	-
Mark McGovern SSA Planning	None received	-

Table 3: Regulation 14 consultation and outcomes - consultation bodies

3.7 Table 4 below shows the comments received from Milton Keynes Council and the changes made to the plan in response where relevant.

Comments	Response from Steering Group/ Reflection in Neighbourhood Plan where relevant
General	
Neighbourhood plans should not repeat policies of Plan:MK or NPPF. They should add a finer level of detail to higher order policy and should be distinctive to the parish.	The policies were reviewed however it was not considered that there was any direct repetition.
The plan does not contain a 'vision' or any 'objectives'. These should be developed from the evidence base and community engagement. The policies should be the means by which the objectives are achieved.	The plan was produced in line with a vision which was added to the introduction to the plan.
The plan should include a section providing some context to the area, describing some of the key characteristics of the village (population, employment etc.) and key elements of the evidence base.	This was added, albeit was limited mindful of the Steering Group's desire to keep the plan succinct.
The plan should provide a summary of the community engagement undertaken and the key issues arising.	This is covered in detail in the Consultation Statement but a short summary was added.
Chapter 1	
Introduction should state more about the background to the plan and the neighbourhood planning process, including stating what the basic conditions are.	This was added.
Para 1.1 - Neighbourhood plan period should extend to 2031 to coincide with that of Plan:MK.	The plan period date was amended.

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<p>Para 1.2 – it would be helpful to state that the neighbourhood plan will form part of the statutory development plan once it has been adopted.</p>	<p>This was added.</p>
<p>Chapter 2</p>	
<p>It would be helpful to include reference to MKC’s Briefing note on ‘indicative housing figures for neighbourhood plans’ along the lines of: “Plan:MK does not outline a housing requirement for each neighbourhood area. However, Milton Keynes Council has published a briefing note as an interim position to provide an indicative housing figure for those preparing new neighbourhood plans, in accordance with paragraph 66 of the National Planning Policy Framework, 2018 (NPPF). The indicative housing figure for the neighbourhood plan area is 1 home, although, in the interests of positive planning, plans are encouraged to allocate land for more homes.”</p>	<p>This was added.</p>
<p>Policy H1 – suggest title be amended to ‘Housing Requirements.’</p>	<p>This was changed.</p>
<p>Policy H1 – There are currently 6 dwellings with planning permission in Astwood & Hardmead. Policy H1 should be amended to state that the Plan will provide for about 8 new homes.</p>	<p>No change made. The plan will make provision for up to 2 new dwellings on an allocated site. Dwellings which have planning permission have come forward outside of the plan</p>
<p>Policy H2 – The title should identify the location of the allocation site.</p>	<p>This was added.</p>
<p>Policy H2 - The site is in a sensitive location adjacent to a listed building. Have you had any discussions with the Council’s Conservation Team about the potential impact of the development on the setting of the listed building? This will need to be considered as part of the SEA screening.</p>	<p>Discussions took place with the Council’s Conservation Officer who advised in writing on 30/11/2020 that:</p> <p style="text-align: center;"><i>‘The policy seems to set out the critical mitigation and detailing that would limit the harm to the setting of the listed building which two dwellings in the identified location might cause. Limiting the</i></p>

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	<p><i>harm eases the weighing exercise in terms of favourably balancing harm against the public benefits of development and thereby establishing the principle of development. The advice offered is in good faith, it is conservation advice and it does not prejudice any outcomes for planning permission'</i></p> <p>Discussions also took place with the Council's Conservation Officer who advised in writing on 14/12/2020 that:</p> <p><i>'The historical relationship of this site with the churchyard is uncertain, as such there may be potential for burials in particular. With this in mind I'd suggest that the allocation should include a requirement to carry out a desk-based assessment and field evaluation in line with the advice in NPPF 189 and Plan:MK policy HE1'</i></p> <p>In response, this was added as a criterion of Policy H2.</p>
<p>Policy H2 – A neighbourhood plan cannot determine whether a particular form of development will or will not be permitted. Second sentence should read “Development proposals should satisfy all the following criteria:”</p> <p>Criterion 2 – suggest replacement of 'sensitive' with 'traditional' materials.</p> <p>Criterion 3 – use of term 'appropriate' is too vague. Suggest parking requirement is linked to MKC's parking standards. Reference to 'domestic curtilage' needs more clarity. Do you mean private outdoor amenity space? If so, you should state what would be appropriate.</p>	<p>These points were reviewed and changes made to the wording accordingly.</p>

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<p>Policy H1 – it would be helpful to expand further on why the allocated site was chosen, and include justification for some of the policy criteria.</p>	<p>This is covered in the Consultation Statement but wording was added.</p>
<p>Chapter 3</p>	
<p>Not sure that Economy and Environment necessarily sit well together in the same chapter.</p>	<p>The chapters were split.</p>
<p>Policy E1 (Now EC1) – should be framed positively. Para 83 of NPPF states that “planning policies should enable the development and diversification of agricultural and other land-based rural businesses.” Policy should read “Commercial development in Astwood & Hardmead including farm diversification will only be supported where <u>unless</u> it can be demonstrated there will not be a significant increase in vehicle movements associated with the proposals.”</p>	<p>The wording was reviewed and amended.</p>
<p>Policy E2 (Now ENV1) – should state ‘<u>large-scale</u> renewable energy projects’ as smaller projects will not require a LVIA.</p>	<p>The Steering Group did not agree with the suggested wording change as it wished the policy as a whole to cover all scales of renewable energy projects. The wording was however amended to refer to an LVIA being required on a case by case basis dependent on the scale and location of the project.</p>
<p>Chapter 4 (now Chapter 5)</p>	
<p>Policy D1 – The policy is rather generic. Plan:MK policy D1 already requires that “development proposals as a whole respond appropriately to the site and surrounding context.” The policy should add locally specific criteria e.g. boundary treatments, materials, scale and massing etc.</p> <p>It would be worth looking at other neighbourhood plans (e.g. Lavendon) and Locality’s publication “Achieving Well-designed Places through Neighbourhood</p>	<p>These points were reviewed and changes made to the wording accordingly.</p>

<p>Planning” for ideas on how to make the policy more locally specific.</p> <p>The second part of the policy may be difficult to justify as the plan does not state what the character of Astwood & Hardmead is and indeed the supporting text suggests that it contains a “variety of house-types and styles.”</p>	
Chapter 5 (now Chapter 6)	
<p>The supporting evidence for the Local Green Spaces should be included as an appendix to the plan, not in the Basic Conditions Statement.</p> <p>Policy L1 – should list the play areas separately and show both on the Proposals Map. Supporting evidence should be submitted to justify how these areas meet the definition of a Local Green Space (as defined by the NPPF).</p> <p>Policy L2 – it is not clear what the final sentence “Improvements to the standard of accessibility will be supported” means. Further clarification should be provided either through rewording or including additional explanation in the supporting text.</p>	<p>These points were reviewed and changes made to the wording accordingly.</p>
Chapter 6 (now Chapter 7)	
<p>The supporting text to Policy ER11 of Plan:MK requires that those wishing to change the use of a local retail facility must demonstrate that the business has been marketed for a minimum period of 6 months. Can 2 years be justified?</p> <p>Policy C1 should be reworded in order to make it clearer that the purpose is to protect community facilities from development.</p> <p>Suggested rewording: “Proposals that would result in the loss of an existing community facility will not be</p>	<p>It was considered that 2 years can be justified given the importance of local facilities to the village.</p> <p>The suggested wording changes were made.</p>

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<p>supported, unless evidence is provided to demonstrate that:</p> <p>a) Two years of marketing for the existing use has been undertaken with no realistic offer received; or</p> <p>b) Alternative premises have or will be provided.</p> <p>For the purposes of this plan, community facilities in the village are defined as:</p> <ul style="list-style-type: none"> • the village hall; and • the Swan Inn Public House.” 	
Proposals Map	
<p>The Proposals Map should be on an OS base. It should include the pub and village hall as community facilities covered by policy C1, and show all the proposed Local Green Spaces.</p>	<p>This was produced with the kind assistance of Milton Keynes Council.</p>

Table 4: Regulation 14 consultation and outcomes – Milton Keynes Council

4 Regulation 16 Consultation

4.1 It is anticipated that the 6 week Regulation 16 Consultation, which will be organised by Milton Keynes Council, will start in April 2021. The consultation will be advertised to parishioners by the methods as set out in Paragraph 2.2 of this Statement.

5 Conclusion

5.1 This Consultation Statement has been produced to document the consultation and engagement process undertaken in the preparation of the Astwood & Hardmead Neighbourhood Plan and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

5.2 The publicity, engagement and consultation undertaken to support the preparation of the plan has been open and transparent, with many opportunities provided for those that live, work, and do business within the neighbourhood plan area to contribute to the process, make comment, and to raise issues, priorities and concerns.

5.3 All statutory requirements have been met and the Steering Group has gone to significant additional lengths to ensure that all groups in the community have been sufficiently engaged in the process in light of the restrictions enforced as a result of the Coronavirus pandemic.

Appendix 1

1. Are the following characteristics of Astwood and Hardmead Parish important to you?

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. Access to public green spaces (such as kick about area, play areas and village green garden) and footpaths/bridleways	1%	0%	7%	35%	58%
2. Quiet, small country lanes	0%	1%	11%	27%	61%
3. Dark skies, limited amount of street lighting	5%	12%	17%	24%	41%
4. Open countryside, field patterns, hedgerows	0%	0%	4%	21%	75%
5. Churches	1%	1%	40%	36%	19%
6. Tranquillity and quiet	0%	0%	5%	26%	69%
7. Mix of young and old in the community	0%	1%	11%	31%	57%
8. Low levels of crime and anti-social behaviour	0%	0%	1%	6%	93%

2. Do you think the following are positive aspects of life in the parish?

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. A sense of belonging to a community	0%	1%	10%	41%	48%
2. Activities and groups within the parish	0%	3%	18%	44%	33%
3. Local employment opportunities	2%	16%	35%	34%	13%
4. Bridleways/footpaths to access open countryside	0%	1%	7%	27%	65%
5. Public transport links to nearby towns	6%	7%	20%	35%	32%

3. Do you think the following are negative aspects of life in the parish?

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. Danger to pedestrians	7%	14%	16%	27%	32%
2. Danger to cyclists	10%	10%	24%	31%	22%
3. High traffic levels	1%	11%	14%	33%	39%
4. Slow broadband	9%	7%	14%	26%	42%
5. Poor mobile phone coverage	5%	24%	18%	21%	30%
6. Lack of mains gas	5%	14%	24%	27%	27%

4. Thinking about the landscape and nature of the parish, should the Neighbourhood Plan try to find ways to:

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. Retain local footpaths and bridleways	0%	0%	3%	22%	75%
2. Preserve and protect the natural environment	0%	0%	2%	23%	75%
3. Protect the current pattern of land usage (much of the land in the parish is actively used for farming)	0%	0%	14%	22%	63%

5. With regard to housing in the parish, do you think:

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. There is a need for more houses in the parish	24%	24%	22%	20%	7%
2. There should be more 1 or 2 bedroom houses	20%	20%	26%	23%	10%
3. There should be more 3 or 4 bedroom houses	18%	22%	29%	23%	5%
4. There should be more 5 or 6 bedroom houses	31%	24%	24%	16%	5%
5. There should be flats/apartments	52%	20%	20%	6%	1%
6. The current mix of housing is about right	1%	12%	20%	40%	26%

6. Do you think the parish needs more homes of the following type?

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. Affordable housing	24%	23%	21%	20%	10%
2. Privately rented accommodation	27%	24%	38%	6%	4%
3. Shared ownership houses	27%	24%	33%	12%	3%
4. Privately owned houses	16%	10%	40%	24%	10%
5. Privately owned bungalows	18%	15%	37%	22%	7%
6. Retirement properties	25%	25%	32%	13%	4%

7. There are about 110 homes in the parish. I think that the total number of new homes built during the next 15 years should be:

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. Limited to no more than 5 in total	7%	15%	24%	13%	36%
2. Limited to no more than 10 in total	24%	20%	14%	24%	11%
3. Limited to no more than 25 in total	39%	24%	10%	13%	5%
4. Unlimited – each application should be considered on its merits	53%	16%	5%	8%	12%

8. Any new housing development should be:

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. A single development that could incorporate new green spaces	33%	22%	16%	15%	9%
2. Small clusters of houses spread around the parish	24%	15%	23%	26%	7%
3. Infill with just 1 or 2 houses on various sites around the parish	7%	7%	16%	39%	26%

9. The style of new housing should:

		Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1.	Be designed to complement nearby properties	0%	3%	14%	30%	51%
2.	Be modern eco-friendly buildings	5%	10%	20%	43%	18%
3.	Be a mixture of styles	14%	13%	22%	36%	10%
4.	Include adequate off-street parking	0%	0%	14%	26%	56%

11. New developments do not have to contain just housing. Employment opportunities within the parish could be created by the building of commercial property. Therefore, the plan should allow for the building of the following:

		Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1.	Light Industrial Units	33%	25%	17%	13%	10%
2.	Offices	36%	19%	23%	10%	10%
3.	Shops	22%	14%	15%	30%	16%
4.	Other – please use the comments box below	12%	2%	22%	5%	2%
5.	I would like to work in the parish as well as live here	18%	22%	41%	6%	5%

12. The parish would benefit from:

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. Speed bumps	16%	29%	10%	14%	31%
2. Other traffic calming measures	4%	11%	9%	31%	44%
3. Permanent speed cameras	7%	14%	19%	24%	33%
4. Better road signs	3%	12%	45%	20%	20%
5. Improved pavements	3%	5%	31%	22%	35%
6. Improved street lighting	16%	15%	31%	16%	20%
7. Reduced speed limits on village roads	3%	12%	11%	31%	43%
8. Reduced speed limit on A422	13%	20%	35%	6%	26%
9. Sound reduction from A422 such as special fencing and tarmac	7%	7%	34%	13%	37%

13. The following existing village amenities are important to me:

	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1. Astwood churchyard	4%	3%	48%	23%	20%
2. Hardmead Church and churchyard	3%	5%	46%	24%	20%
3. Public house	0%	1%	10%	20%	68%
4. Village Hall and the clubs that meet there	0%	3%	17%	24%	56%
5. The kick about area (Astwood)	2%	6%	20%	33%	36%
6. Children's play area (Hardmead)	2%	2%	34%	29%	29%
7. Village Green Garden	0%	1%	14%	33%	48%
8. Postbox	0%	0%	4%	26%	70%

10. In your opinion, what are the three most important factors we should take in to account when identifying suitable land for new developments:

Use small infill sites.

Develop land on other side of the A422 where ramshackle cottages are.

Off road parking in all new building.

Build along the existing roads for ease of access i.e. Main Road and Cranfield Road

Hardmead has no or very little facilities so building there may lead to enhanced facilities for the village. Why not build from Hardmead village down to the A422.

Green areas.

Views.

No 'blots' on the landscape.

Proximity to other houses/encroachment.

Balancing out across Cranfield Road and Main Road (both sides of the road).

Not to be visually obstructive to existing houses.

Brownfield sites e.g. cottages on A422 (Newport Road/Turvey Road) - develop and enhance these. Also replacement dwellings such as Elm Farm which was build on the site of a barn.

Small infill sites to provide a continuum of housing. Small number of houses at the end of principle/key roads to lengthen the row of houses on that road, e.g. next to Elm Farm on Main Road, next to 27 Cranfield Road, The Close Hardmead, Newport Road, Turvey Road.

Vehicular access.

Infrastructure.

Local residents.

Traffic.

Infrastructure.

Effect on existing housing.

Traffic.

Who it will effect.

Sewage system.

Wildlife.

The least impact on residents.

The least impact on wildlife.

The loss of green spaces.

Building should be within village/parish boundaries.

Blending in with existing.

Big is not always best.

Is the land currently being used as a public space? If not then it should be built on.

Would the land allow for a driveway to avoid on road parking.

Traffic.

Parking.

Location in parish.

I do not wish to see new developments in this area, not everywhere needs to be developed.

Consideration of the needs/views of people impacted by the development.

Is it necessary? Does Newport/Cranfield/Moulsoe offer the same, and this is just development for developments sake?

Impact on village, infrastructure, services, accessibility/change to village character.

Pick a site that will allow for maintenance of the green spaces.

Think about the impact on traffic and speed issues.

Ensure that visually any development has a positive impact and in keeping with the village.

Not to build where nature will be disturbed.

To be in keeping with village homes.

Not to overlook present homes, ideally no new homes at all.

Minimum impact on existing residents.

Not built on agricultural land.

Retain existing, well established vegetation.

Whether it will spoil the view of current residents.

That it is using land to infill areas in the village.

Whether it is necessary or would spoil the feel of the village.

Is it necessary for a small village to have new developments at all?

Will it spoil the countryside?

Will it spoil the feel of being in a small village?

Road safety.

Minimal impact on surrounding properties.

Ability of landowners to offer significant planning gains to benefit the parish as a whole.

On edge of village.

Parking.

Effects on those who live close.

Keeping green spaces.

The area.

Size of homes.

Amount of homes.

Dwellings that complement surrounding properties unlike the black and white monstrosity opposite The Swan.

Must be inside the village envelope.

Safe access.

Impact on the environment.

Availability of schools, health services, employment.

Availability of affordable housing.

No green field sites.

Develop where existing properties are.

Use brown field sites.

Size of houses.

Is it needed?

Not killing off too much greenery - ecofriendly.

Overcrowding/noise.

Pollution.

Not disturbing major wildlife groups/protecting nesting birds.

Car numbers and speeding.

Noise of residents to the village, depending on house type.

Minimise land for new developments.

Preserve the countryside.

Not outside of the village envelope.

Not in the centre of the village (Astwood) as we are tightly packed in with some new properties already too close to others and with tiny gardens.

Open countryside means open countryside, so only land which would not impact wildlife.

Impact on village, look and feel.

Volume of houses should be a minimum. Absolutely no estates or houses on top of each other.

Must not expand village boundaries.

A large enough sewage system.

Access to shops and facilities.

Access to public transport.

Impact on existing villagers, including parking.

Aesthetic 'feel' of village.

Infrastructure.

Not to impact on existing properties i.e. parking, being overlooked, build to be in keeping with existing properties not modern buildings!

Consultation with residents.

Is it really necessary?

Location.

In keeping with the rural feel of the village (not modern grey).

Built with off road parking for 2 vehicles.

Access.

Parking.

Environmental impact.

Off-street parking.

Proximity to neighbours.

Garden space, no use having a 3/4 bedroom house for people with children if they have no where to play.

Not green field space.

Do not expand extent of the village.

Traffic flow around village, not creating bottlenecks or difficult junctions.

The impact on existing development (noise, light etc).

Adequate parking.

That they blend in to the village.

Off road parking.

Try and keep the new developments around the other houses (like Lewenscroft) so it blends in.

Keep countryside setting - open fields, quiet spaces etc.

Not affect existing houses' views/peace and tranquillity.

Favour building on fringes of village (not intensifying the centre).

Design.

Impact of the character of the village.

Minimum disruption.

Infill land used first.

Use land which already has buildings on that might have been declared derelict.

Provision for parking.

How it may effect residents living nearby.

Any impact on wildlife and its habitat - tree, plants.

It blends in to the village.

Minimal impact on immediate neighbourhood.

Vehicular access does not cause incremental traffic issues.

The location when developed will be symphatic to surroundings.

Consideration of existing residents.

Impact on nature.

Suitability.

Avoiding estate type development.

Only single or pairs of houses.

Providing off street parking.

No extension whatsoever of existing and tight village envelope.

Infill only.

Traditional design.

Village style properties.

Adequate parking.

Not concentrated.

Impact on traffic.

Not to spoil the countryside views.

Drainage.

The effects to the immediate neighbours.

Only developments in keeping with a small village.

No large developments as local amenities cannot cope.

It does not extend the village envelope.

Brownfield where possible leave greenfield as greenfield.

Infill sites.

The privacy of existing properties should be taken in to account when designing any new developments.

Impact on roads and access.

This is basically farming area and that may involve slow tractors or late night working and new incomers should understand any noise, smell etc.

Large plots.

Respect natural beauty.

Don't destroy local walks/wildlife.

To remain in the village envelope/boundaries.

Not to reduce the hedgerows already in situ and not affect the water run-off.

To consider the impact on the look and feel of a small village.

Impact on existing residents.

Impact on road networks.

Retaining character of the village and countryside.

14. I would like to see the following new amenities in the parish:

Less traffic
Better/more pavements
Small local shop
Playpark
Café
Playground
Pub that opens in the afternoon
Mains gas
Shops
Bus stop
Good wifi
Maybe make more use of the village hall? Table tennis for teenagers perhaps?
Gas would always be a bonus
Village is used as a route for many enthusiasts in summer as well as regular bike/cycle event, improve parking at the top of the village for this rather than destroying verges
If we as a village are aware of these events potentially open a facility to cater and generate revenue? Pop café, village hall/green etc, encourage use of village as pit stop
Evening events in village in Summer in the garden
Shop with post office and banking facility
Broadband that actually works
Children's playground
Small shop
Small school
Playground for the village
Small shop
New childrens playground in Astwood
Decent public transport
Mobile library
A local shop would be great
Maybe a shop
A small local shop
A village shop
Improve bus services, especially to Bedford train station
A church
Communal tennis courts
A doctors surgery
Bus stops
Lots of shops
Good wifi
Small village run shop?
More buses that stop here
Playground
Speed bumps
Speed reduction measures Bedford end of Main Road
Newsagents/small shop with postal amenities, with possibly a book exchange system
Cycle paths

The progression of the children's playground
Speed reduction measures and reduction in the volume of traffic using Astwood as a 'rat run' to Cranfield/Nissan
A local shop
Children's playarea and facilities
Village shop
Better broadband
Litter bins, stop cyclists leaving all their rubbish around
Proper public transport, links to both MK and Bedford
Village playground in Astwood
New/better footpath routes
More diverse activities in village hall (e.g. Zumba, choir?)
Shop
Surgery
Village shop
Wouldn't it be lovely to have a little village shop - could be community run with basics - another meeting point for folk - if a unit came up on Manor Farm?
None
Some of the old footpaths (as indicated on the old OS map) to be reinstated to provide circular walks
Roundabout at the Astwood village/Turvey Road junction to reduce traffic speed
Quiet' tarmac on the Astwood bypass
None leave it alone
Cycle paths to connect to other villages and towns
Play area - an area for children and families to meet
Small village shop
I am happy
A small shop
A bus service

15. Is there anything else that you feel is important to include in the Neighbourhood Plan?

Possibly a secure fenced field to allow dogs off lead to run safely (and poo bins)

More public footpaths in the fields

Links to Bromham/Cranfield/Newton Blossomville via public footpath

Environment, LED lighting etc

Redways connecting us to Milton Keynes

We love living in Astwood just as it is now. It is a beautiful village and we feel very lucky to live here. Any changes would be a shame i.e. new properties, this village does need to be kept unspoilt. Too many villages are being ruined by new homes

Making sure new homes that have to be built match in

Speed calming measures

Street lighting at entrance of Hardmead off the A422

A speed limit other than 60 needs to be enforced for Hardmead

Improved signage and speed control on access to Main Road at eastern end of village, visibility is poor

Space for wildlife

A limit in light pollution

Preservation orders on tress, plant more trees and hedgerows

Footpaths and bridleways registered, maintained, clear access and signage of routes

A long term intention to bury the power cables and remove pylons

Focus is required on reducing the volume of traffic through Astwood and a serious effort to get drivers to respect the residents who live here. Theres a total disregard for sticking to the speed limit, its just a matter of time before we witness a serious accident

Although not directly related to the neighbourhood plan and whilst we recognise that cycling is good for our health and fitness the village is constantly over run with cyclists and trial runs, with groups coming from as far as Barnsley to use our village. We feel that this requires addressing before it gets anu worse. Do any of the groups request permission from the Parish COuncil? Signs are being left up and the speed they come around the corner at Main Road/Cranfield ROad will I'm sure result in accident one day.

Plans for wildlife, wild meadow areas left unmown. Possibly engage with local wildlife groups to set up bat/owl boxes and explore what else we can do to encourgage wildlife

Should we explore costs of an automated number plate recognition camera to protect us from crime?

I think it is important to remember that it is a rural community. Many of us chose to live here because it is rural. We should not try to turn it in to a small town

New street lighting to a minimum

I would advise that in order for the village to be a sustainable and popular location for residents a good mix of new housing up to 50 dwellings should be considered. I would advise the PC ran an exercise calling for landowners to put there land forward for development, otherwise technically alled 'call for sites'. Withing any development of 20 units a shop should be part of the allocation. As a resident on the Manor Farm business centre my company specialises in land and development and would be happy to advise/sit on the committee giving advice withour charge

Appendix 2

Kim Durden
Church Barn
Astwood
MK16 9JS

Date:

T: 01234 391066
E: kim@churchbarn.net

Doug Smith
15 Main Rd
Astwood
MK16 9JS

Date:

M: 07939 826220
E: doug.smith2@icloud.com

Dear Salutation,

Astwood and Hardmead Parish Council have listened to advice and undertaken to prepare a Neighbourhood Plan to ensure that residents and landowners have a say regarding any future developments that may be proposed within the parish. With requirements for housing increasing we understand that not having a "Plan" in place leaves villages vulnerable to inappropriate planning applications in the future.

An important stage in the process involves identifying all landowners within the parish to ensure that they are included in the consultation process. A Questionnaire is enclosed if you own land within the Parish but live outside the Parish boundary, and therefore, will not have had one delivered to your door. As part of the validation process for the Neighbourhood Plan, please can you confirm that the land numbered ? and shown on the enclosed plan falls within your ownership. If this is not the case please amend and let us know by phone or email. Your cooperation in this matter will help us to ensure that no landowners are excluded from the process.

Various events, presentations and questionnaires are being planned over the coming months to ensure that all residents and landowners have every opportunity to share their views as the Neighbourhood Plan takes shape. In the meantime, progress is being reported in Scan and on the Parish Council website.

Thank you for your help.

Yours sincerely/faithfully

Kim Durden and Doug Smith
On behalf of the Astwood and Hardmead Parish Council

Appendix 3

Dear Landowner

Astwood & Hardmead Neighbourhood Plan – call for sites

As you are aware, Astwood & Hardmead Parish Council are preparing a Neighbourhood Plan for the Parish. As part of this process, the Steering Group for the plan are considering potential options for future development in the parish.

At this stage no decisions have been taken on either the amount or location of any future development that could be allocated in the plan. However, the availability of land will inform what options will be formally considered for inclusion.

You have been identified as owning land in the local area and therefore the Steering Group would like to invite you to confirm whether you would be willing for your land to be made available for development if considered suitable. Please note that promoting your land through this call for sites process does not mean that any part of it will be allocated. The process is simply to determine what options are available.

If you wish for any part of your land to be considered as part of the Neighbourhood Plan process, please complete the form overleaf and return by email or post with a map identifying the area of land in question.

Following the call for sites process, the Steering Group will make a decision on what development option, if any, will be included in the draft plan before consulting on this further. This will be informed by a site assessment framework that will consider the suitability of each site according to:

- Site size;
- Relationship to the existing village;
- Whether the site is previously-developed or contains existing buildings;
- Access;
- Drainage;
- Impacts on ecology, heritage, and other designations;
- Other benefits to the community a development could provide.

You are advised that the results of a questionnaire circulated amongst the village indicate that a significant majority of residents consider that development in Astwood & Hardmead should not exceed 5 dwellings over the next 10-15 years. However, you are welcome to promote any land. Sites that are put forward through the call for sites process will be assumed to be available both wholly or in part.

Following further consultation and preparation, the Neighbourhood Plan must be Examined by an independent Examiner to confirm it meets certain 'basic conditions' and, finally, achieve more than 50% of support in a referendum of local residents.

Should you have any queries please contact us using the details above. Please return one form for each area of land you wish to submit by **31st October 2019**. Additional forms can be requested using the details above.

Yours faithfully Astwood & Hardmead Parish Council

Return all forms to:

Rebecca Geldart - Vice chairman of the Parish Council for Astwood and Hardmead
5 Cranfield Road, Astwood, Newport Pagnell, Buckinghamshire, MK16 9JU

ASTWOOD & HARDMEAD
CALL FOR SITES PROFORMA

Name:.....

Contact address:

Contact email:

Contact phone:

Name/address of land being promoted:
(please supply map)

.....

Size of site in hectares:

Please provide any further information or comments that may assist in determining whether your land is suitable for development (e.g. constraints, existing buildings, community benefits):

.....
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.....

By providing your contact details you agree to be contacted by the Neighbourhood Plan Steering Group regarding the Neighbourhood Plan only. Your details will not be shared or used for any other purpose.

Return all forms to:
Rebecca Geldart - Vice chairman of the Parish Council for Astwood and Hardmead
5 Cranfield Road, Astwood, Newport Pagnell, Buckinghamshire, MK16 9JU

Appendix 4



Neighbourhood Plan

Welcome and thank-you for showing an interest in the Astwood & Hardmead Neighbourhood Plan.

Neighbourhood Plans are a way for local people to influence development in their area. Once finished, they are used by Milton Keynes Council to assess planning applications.

The information here today gives the background to the Astwood & Hardmead Neighbourhood Plan, its recent progress, and also asks for your feedback on what the draft plan should look like.

Feel free to read through the boards yourself or ask any of the steering group questions.

Neighbourhood Plans can cover a range of topics but have to be focused on things controlled by planning.

There is no need for Neighbourhood Plans to allocate land for housing, but if this is done then it provides an additional degree of 'protection' for the village against speculative developments.

The Astwood & Hardmead Neighbourhood Plan has to be in 'general conformity' with Plan:MK. An independent Examiner will confirm this before the final plan is voted on at a referendum of local residents.

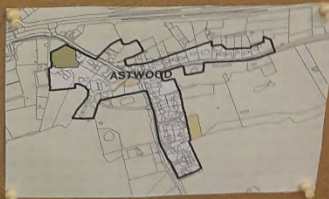
The Neighbourhood Plan is your plan, so we want to hear your views.

A Neighbourhood Plan for Astwood & Hardmead was started in November 2018 with the official designation of an area for the plan. The Neighbourhood Plan will cover the whole parish:



Boards 3 and 4 give some feedback on the results of the questionnaire previously circulated, and also what areas of land have been made available if the Plan allocates land for housing.

Milton Keynes Council's own plan, Plan:MK, already includes a settlement boundary for Astwood, outside which development will not normally be allowed:



Hardmead does not have a settlement boundary in Plan:MK and is washed over by 'open countryside':





A number of draft policies have been drafted

We would welcome your feedback on what these policies say:

Policy D1: Design

Original and innovative design will be encouraged where proposals are consistent with other policies in the Neighbourhood Plan. Proposals that diversify the character of Astwood & Hardmead will be supported.

Policy E1: Commercial development

Commercial development in Astwood & Hardmead including farm diversification will only be supported where it can be demonstrated there will not be a significant increase in vehicle movements associated with the proposals. Particular consideration should be given to the ability of rural roads in the parish to accommodate larger vehicles, and the need to avoid conflicts with cyclists, horse riders, and other users.

Policy E2: Renewable energy

Proposals for renewable energy projects will be supported where it can be demonstrated there will be no adverse impacts on the amenity of homes within the parish. Applications should be supported by a full Landscape and Visual Impact Assessment to confirm that wider landscape impacts are also appropriately mitigated.

Policy E3: Loss of community facilities

Proposals that would result in the loss of an existing community facility (for the purposes of this plan: the village hall and pub) should be supported by evidence to demonstrate that:

- a) Two years of marketing for the existing use has been undertaken with no realistic offer received; or
- b) Alternative premises have or will be provided.

Policy L2: Rights of Way

New development affecting a right of way should make provision for the right of way as part of the development or for its diversion on a convenient alternative route. Improvements to the standard of accessibility will be supported.

Policy L1: Local Green Space designation

The following areas are designated as Local Green Spaces, within which inappropriate development will not be granted permission unless there are very special circumstances for doing so. Proposals to enhance recreation and leisure will be supported:

- The Village Garden
- The Play Area









Appendix 5

From west-to-east on the map overleaf, the sites have been assigned the following numbers/names:

AH1: Land north-west of St Peter's Church

AH2: Land at Quince House

AH3: Land between main road and the A422

AH4: Land west of Cranfield Road, "Parcel B"

AH5: Land west of Cranfield Road, "Parcel A"

AH6: Land west of Elm Hall Farm

AH7: Land east of Lewens Croft

AH8: Land to the south of Main Road, "Parcel E"

AH9: Land to the north of Field House

AH10: Land north of Main Road

AH11: Land south of Main Road, "Parcel F"

The Neighbourhood Plan Steering Group are currently considering whether to allocate one or two of the following sites for development:

AH1, AH4 (part), AH6, AH8 (part).

Please come to the consultation event on 15th March 2020 at Astwood village hall, Main Road, 10:30am-12:30pm for more information.

Your reference number:

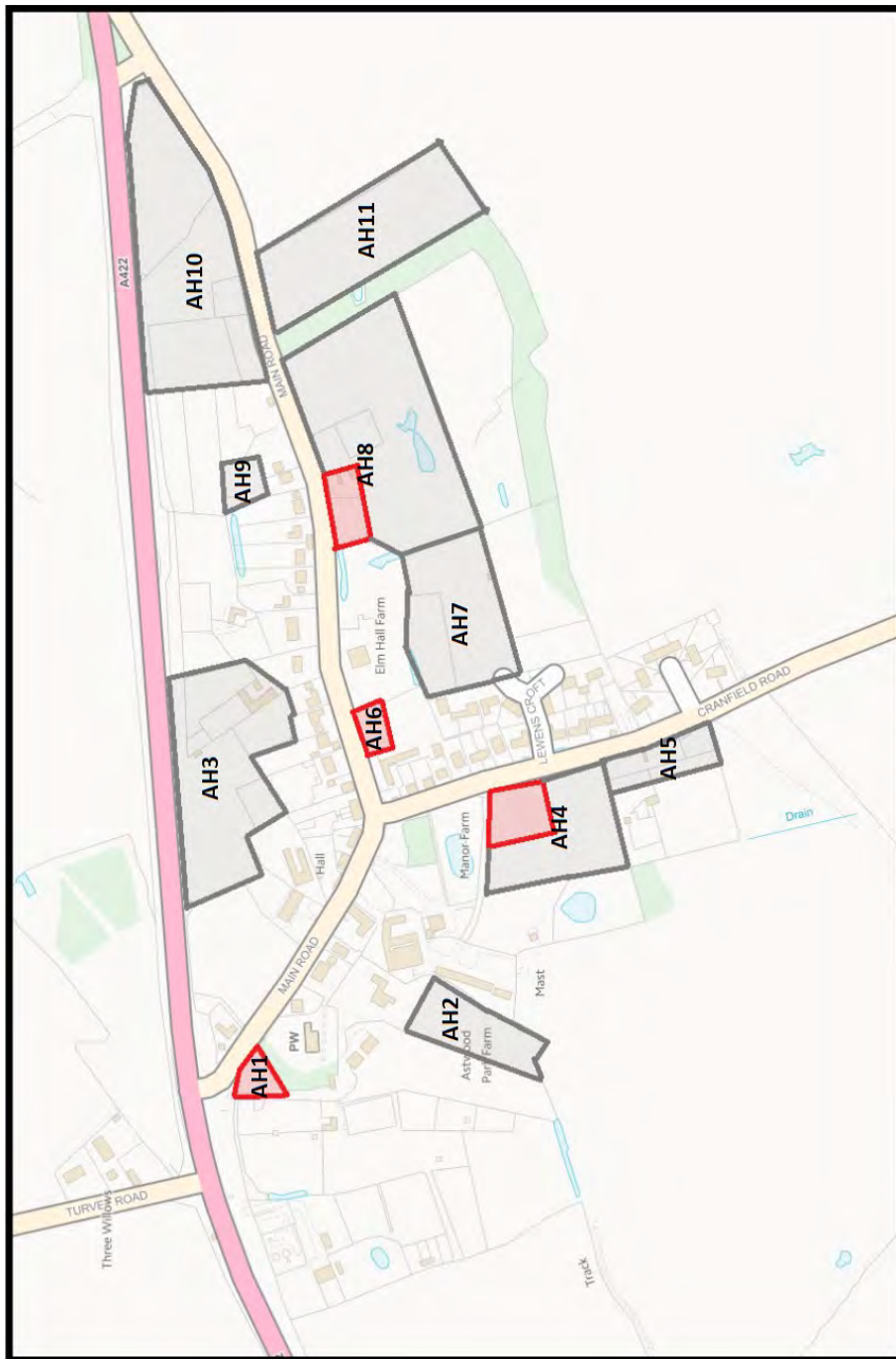
Please quote this number when completing the survey detailed overleaf



Development Options Consultation

This leaflet has been prepared to update local residents on sites that are being considered for development as part of the Astwood & Hardmead Neighbourhood Plan.

No final decisions have been taken yet on any sites to be allocated for development. We need your views on this so please read the leaflet for more information.



There were 11 sites put forward by landowners during a 'call for sites'. This is more than were originally submitted as the consultation event in November 2019 asked if there were any sites that had been missed out.

The map on the left shows all of the sites that have now been suggested for development either wholly or in part.

The Neighbourhood Plan steering group are considering allocating one or two of the four areas in red for one or two new homes in total. The areas in grey have been discounted.

These four sites have been 'short listed' following an assessment process. You can view all of these assessments online at: <https://astwoodandhardmead.co.uk/neighbourhood-plan>

We still need the community's views on which of these sites should be developed. Please come to the next event on **15th March 2020** at Astwood village hall to look at the sites and assessments in detail and give us your preferences. Full details are provided overleaf.

Alternatively, you can access a survey from now until 1st April at: <https://www.surveymonkey.co.uk/r/JWZ2CXF>

Astwood & Hardmead Neighbourhood Plan - Development Options

1. Please give the unique two letter code for your household written in the top right corner of the front of your leaflet. You must give your code for your preferences to be counted. Every adult in a household can give one response and enters the same unique code for your household.

2. Please give your name (optional)

3. Please tick the box to support or not support Site AH1 - land north-west of St Peter's Church

Support development here Do not support development here

4. Please tick the box to support or not support Site AH4 - land west of Cranfield Road ("Parcel B")

Support development here Do not support development here

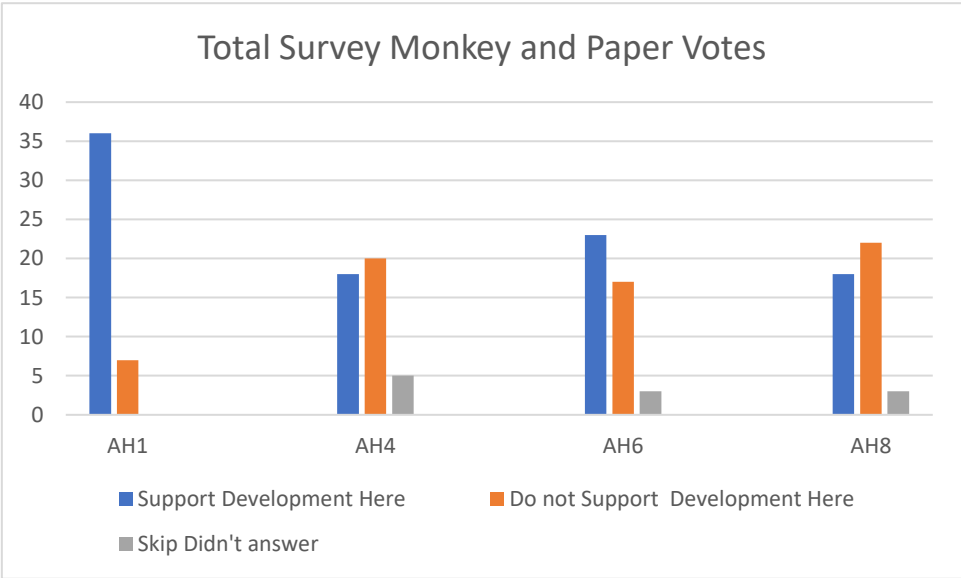
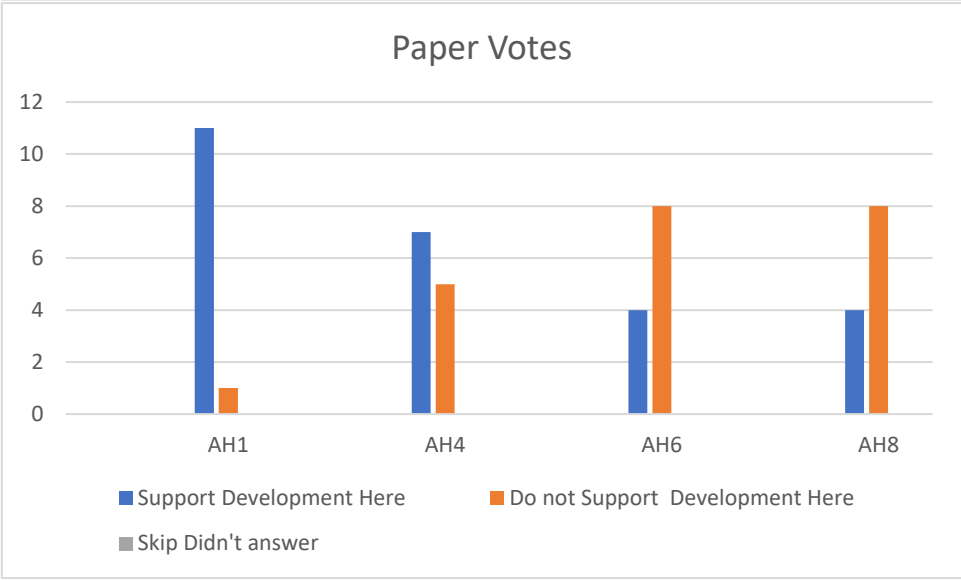
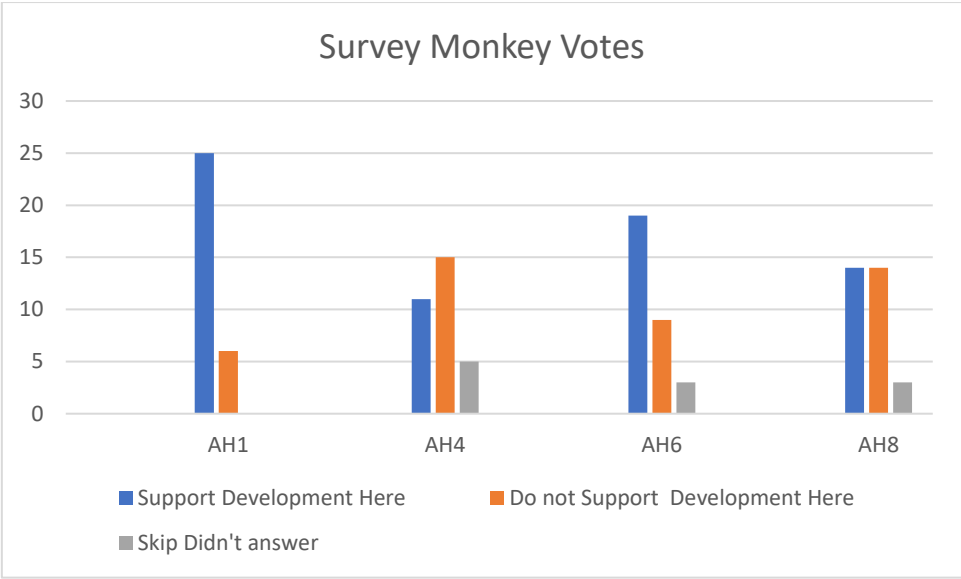
5. Please tick the box to support or not support Site AH6 - land west of Elm Hall Farm

Support development here Do not support development here

6. Please tick the box to support or not support Site AH8 - land to the south of Main Road

Support development here Do not support development here

Site	Support development here	Do not support development here	Skip/ didn't answer	Total
SURVEY MONKEY VOTES				
AH1	25	6	0	31
AH4	11	15	5	31
AH6	19	9	3	31
AH8	14	14	3	31
PAPER VOTES				
AH1	11	1	0	12
AH4	7	5	0	12
AH6	4	8	0	12
AH8	4	8	0	12
TOTAL OF SURVEY MONKEY AND PAPER VOTES				
AH1	36	7	0	43
AH4	18	20	5	43
AH6	23	17	3	43
AH8	18	22	3	43



Appendix 6



Neighbourhood Plan update – May 2020

The Neighbourhood Plan has now progressed to the point where it will be issued for review & response by the Parish – this is the “**The Public Consultation Period**”; the NHP steering committee have committed a great deal of time & effort to get to this phase, and wish to express their thanks to the Parish for their input and support.

What is The Public Consultation Period?

During this phase you are encouraged to read and provide feedback on the policies presented by the Plan; these policies describe the Parish Council’s strategy to manage issues such as Housing Design & Development, Economy & Environment, and Community Facilities.

This phase will run for 6 weeks between **1st June 2020** and **13th July 2020**.

What do I need to do?

You need to read the Neighbourhood plan and provide feedback or comments if you so wish, especially if you feel strongly against a policy. The contents of this plan are based on the questionnaire results, feedback from the public-facing events and the recent survey on your preferred site allocation for development. The plan is based on analysed data gathered from the residents and does not reflect the Parish Council or NHPs steering committee’s views.

How do I get a copy of the Neighbourhood Plan?

A copy of the Neighbourhood plan can be found

1. On the Astwood and Hardmead website: www.astwoodandhardmead.co.uk;
2. Via the Astwood & Hardmead WhatsApp group;
3. Laminated and displayed in the windows of the village hall;
4. If you request a copy of the plan, it can either be emailed or posted to you;
Please ensure if you request a copy via email/post you provide the relevant details (email/postal address)

How do I provide feedback if I have any?

If you have any comments or feedback, or wish to request a copy of the Plan please use:

NHPAstwoodhardmead@gmail.com

What happens after the consultation period is over?

The plan is submitted to the MK Council for examination and then a referendum is planned which allows the residents of Astwood and Hardmead to vote on its contents. The NHP committee will communicate when the referendum will take place.

If the plan is voted on and we agree as a majority the plan gets ratified, it then forms part of the MK Council plan. This means large developments will not be prioritised in Astwood and we may protect our village from unwanted change.

This is the Parish’s **ONE CHANCE** to do this – please support us in protecting the villages of Astwood and Hardmead.



If you require a copy of the Neighbourhood plan and cannot view it online via the Astwood and Hardmead website <http://astwoodandhardmead.co.uk/neighbourhood-plan> then please email us at NHPAstwoodhardmead@gmail.com or write to us at *Neighbourhood Plan, Church Barn, Main Road, Astwood, Newport Pagnell, MK16 9JS* and the committee will post a copy of the plan to your home address. Please ensure you provide your name and address in your correspondence.

The plan can also be viewed in the Village Hall windows, written comments may be forwarded to the above address. If you have any questions, do not have access to email or the internet and would like a copy of the neighbourhood plan then please call us on [07884 376954](tel:07884376954) and we will post a copy to your address.

If you get the answerphone please leave your name, contact number and address for a prompt response.

Appendix 7



Neighbourhood Plan update – May 2020

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What do I need to do?

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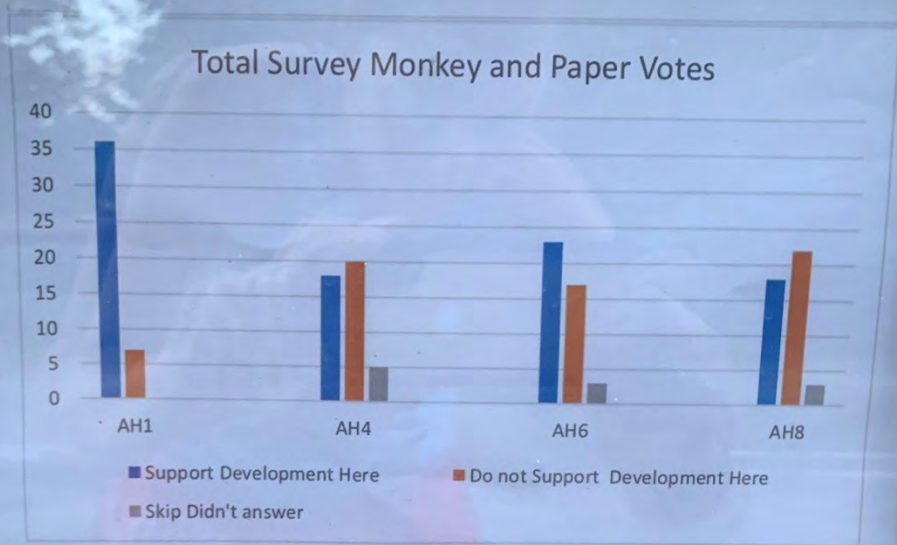
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See Neighbourhood plan in windows to left ←



Neighbourhood Plan

2020 - 2030



JUNE 2020

Pre-submission (Regulation 14) Version
Plan



4. Policies

The following policies are intended to be general guidelines for the development of the neighbourhood. They are not intended to be prescriptive and should be interpreted in the context of the overall objectives of the plan. The following policies are intended to be general guidelines for the development of the neighbourhood. They are not intended to be prescriptive and should be interpreted in the context of the overall objectives of the plan.

Policy 4.1: Design

The design of the development should be of a high quality and should be in keeping with the overall objectives of the plan. The design should be in keeping with the overall objectives of the plan.

1. Introduction

The purpose of this plan is to provide a framework for the development of the neighbourhood. It is intended to be a general guideline for the development of the neighbourhood. It is intended to be a general guideline for the development of the neighbourhood.



This is the proposed development area.

5. Landscape

The landscape of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The landscape should be in keeping with the overall objectives of the plan.

Policy 5.1: Landscape

The landscape of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The landscape should be in keeping with the overall objectives of the plan.

Policy 5.2: Rights of Way

The rights of way of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The rights of way should be in keeping with the overall objectives of the plan.

2. Housing

The housing of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The housing should be in keeping with the overall objectives of the plan.



This is the proposed housing area.

6. Community Facilities

The community facilities of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The community facilities should be in keeping with the overall objectives of the plan.

Policy 6.1: Use of Community Facilities

The use of the community facilities of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The use of the community facilities should be in keeping with the overall objectives of the plan.

3. Policy 3.1: Housing

The housing of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The housing should be in keeping with the overall objectives of the plan.

Policy 3.2: Affordable

The affordable housing of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The affordable housing should be in keeping with the overall objectives of the plan.



4. Economy & Environment

The economy and environment of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The economy and environment should be in keeping with the overall objectives of the plan.

Policy 4.1: Environmental

The environmental of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The environmental should be in keeping with the overall objectives of the plan.

Policy 4.2: Economic

The economic of the neighbourhood should be of a high quality and should be in keeping with the overall objectives of the plan. The economic should be in keeping with the overall objectives of the plan.

Appendix 8

Dear Sir or Madam,

Astwood and Hardmead Draft Neighbourhood Plan Consultation

I write to inform you that Astwood and Hardmead Parish Council are consulting on the pre-submission draft of their Neighbourhood Plan for 6 weeks from Monday 1 June to Monday 13 July 2020 inclusive.

You are hereby invited to review and comment on the draft plan.

How to view the draft Neighbourhood Plan

- The draft plan and its associated documents can be viewed on the Astwood and Hardmead website: www.astwoodandhardmead.co.uk
- By request, we will send you a copy by email
- By request, a paper copy can be posted to you. In your request, please include a postal address

Please send your requests for copies to: NHPAstwoodhardmead@gmail.com

Making Comments

Any comments should be sent by email or post as follows:

By email: NHPAstwoodhardmead@gmail.com

By post: Neighbourhood Plan, Church Barn, Main Road, Astwood, Newport Pagnell, Bucks. MK16 9JS

Any comments submitted must be received by **Monday 13 July 2020**.

Please be aware that all comments received will be summarised in a Consultation Statement which will be published when the Plan is submitted for Examination.

Yours faithfully

Rebecca Geldart
Chair, Neighbourhood Plan Steering Group
Vice Chair, Parish Council