

how to comment... guide to making relevant comments

Responding to this consultation...

Most importantly your comments should be relevant, factual & constructive - for example "I think Site x is / is not a good choice because it is and I would / would not support it going into the Neighbourhood Plan for the following reasons...."

You should include your name & address (which are not published) because we need to know where comments come from. If you visit the website www.caddse.blogspot.co.uk you can leave comments on each of the short-listed sites or you may disagree with our view on those that we feel do not meet the criteria.

There will be response / comment forms for you to complete at the consultation weekend of 20th - 21st March 2015 at the Heathfield site. Or you may wish to e-mail your comments to comments@caddse.info

"Yes, I love the proposed sites"

"I can see the benefits of this location"

"I think that we should consider..."

"I can not wait to see the change!"

"Brilliant idea!"



Potential Sites

Site No	Description	Location
1	The Old Chapel, Pepperstock	Corner of Half Moon Lane & Front St, Pepperstock
2	Caravan Storage Yard, Pepperstock	Adjacent to Half Moon Pub, Half Moon Lane, Pepperstock
3	The Allotments, Front St, Slip End	Corner of New St & Front St, Slip End
4	Land to rear of Slip End School	Borders Markyate Road, Slip End
5	Prependal Farm Yard, Slip End	Grove Road, Slip End
6	Allotments, Woodside Road, Woodside	Woodside Road, Upper Woodside
7	Airport Parking & Garage facilities	Grove Road, Slip End
8	Agricultural land adjacent to Hillcrest Caravan Park, Manor Road, Caddington	Manor Road, Caddington
9	Agricultural land to rear of Manor Road, Caddington	Manor Road, Caddington
10	Former Heathfield School Site, Hyde Road, Caddington	Hyde Road, Caddington
11	Agricultural land to rear of Hyde Road, Caddington	South of Luton Road, Caddington
12	Land at entrance to Manor Farm	Luton Road, Caddington
13	Agricultural land at Manor Farm	Luton Road, Caddington
14	Land to rear of Allotments	Bounding Folly Lane & Dunstable Road, Caddington
15	Land abutting Dunstable Road	Adjacent to Scout Hut & My Folly
16	Land abutting Dunstable Road	Fronting allotments, Dunstable Road, Caddington
17	Agricultural Land off Dunstable Road (frontage only)	Land Abutting Dunstable Road, Caddington
18	Agricultural Land off Dunstable Road	Land Abutting Dunstable Road, Caddington
19	Agricultural land off Chaul End Road, Caddington	Land north of Rushmore Close, abutting Chaul End Road
20	Land to rear of houses, Chaul End Road, Caddington	Chaul End Road, Caddington
21	Agricultural land to West of Chaul End Road	Approx opposite Brick Kiln Farm
22	Agricultural land South of Brick Kiln Cottages	Chaul End Road, Caddington
23	GM Vehicle Storage Facility, Chaul End	Chaul End Road, Chaul End
24	Land to rear (NW) of existing business park	Cotswold Business Park, Millfield Lane
25	Land West of junction, currently set aside land	Corner of Millfield Lane & Dunstable Rd
26	Land to rear (NW) of existing business park	Medical facility adjacent to Cotswold Business Park, Millfield Lane
27	Off Mancroft Rd, Aley Green	Land off Mancroft Rd (bottom edge of Solar Farm field)

■ High Sustainability
 ■ Medium Sustainability
 ■ Poor Sustainability

Consultation

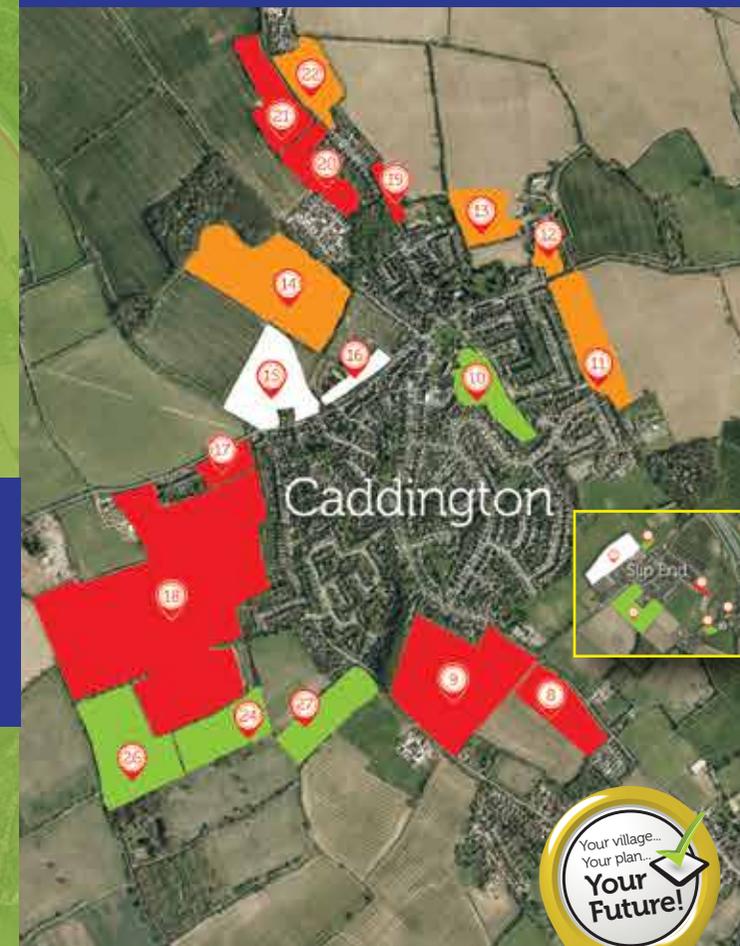
20th - 21st March 2015 at the Heathfield site

For more information visit www.caddse.info or contact Clerk to the Neighbourhood Plan on 01582 879811 or clerk@caddington.com

Neighbourhood Plan for Caddington & Slip End

Neighbourhood Plan for Caddington & Slip End Consultation

20th - 21st March at the Heathfield site



The Neighbourhood Plan includes the villages and hamlets of Aley Green, Caddington, Chaul End, Pepperstock, Slip End and Woodside

why do we need a... Neighbourhood Plan?

In 2010 the communities of Pepperstock, Slip End, Woodside, Aley Green, Caddington & Chaul End demonstrated their strong opposition to proposals by a developer to build across 800 acres of Green Belt locally, known as Bushwood.



In 2011 the Government through the Localism Act introduced the concept of Neighbourhood Plans - these are locally produced & designed plans which are formally voted on by the residents of the communities in the plan area.

The Parish Councils of Caddington & Slip End agreed to develop a local plan across the two Parishes and in 2011 set up a Steering Group to move the plan forward.

"The Neighbourhood Planning process is the most powerful tool currently available to local communities who want to have a significant say in how their towns & villages look in a generations time. While it can protect against large-scale opportunistic development, it is not a means to stop any development - Caddington & Slip End need modest & sustainable numbers of new housing for local people."

More information available here: <https://www.gov.uk/government/policies/giving-communities-more-power-in-planning-local-development/supporting-pages/>



What happens now?

- ◆ In 2012 the Neighbourhood Plan Steering Group put out a call for sites to all land-owners in the area.
- ◆ We 2013 we consulted you on the criteria we would use to judge each site on merit We then consulted you on a 'long-list' of sites that were put forward and hundreds of comments were received.
- ◆ We are now asking you to make comment on a short-list of sites which we think meet the criteria and ensure that in 15 years time our villages look largely the same as they do now, while meeting local housing need.
- ◆ This Neighbourhood Plan is more than just building a few new homes for the Parishes, it is looking at what new amenities are needed - for example sports fields, health facilities in Slip End
- ◆ We are also proposing a Heritage Greenway running from Chaul End to Pepperstock, building on an existing footpath network. We would like to see a network of cycle, bridle & footpaths made usable by the whole community.
- ◆ We also have proposals for new fit-for-purpose accommodation for older people which may allow local residents to remain in the village if the family home becomes too big.
- ◆ Our over-riding objectives are to keep this area green with a rural feel, while ensuring that we have modest, appropriate and sustainable development - for example the former Prebendal Farmyard is proposed for a small number of new homes.

What happens next?

The completion of a Draft Neighbourhood Plan is an important next step and because it goes to a full referendum after a formal examination by a Planning Inspector we need to have a robust consultation process in place.

Once this consultation is complete we will prepare a Draft Neighbourhood Plan for submission to the Parish Councils of Caddington & Slip End - if they accept the Draft Plan they will then consult the whole community for a period of 6 weeks.

After a 6 week period any comments received will be considered and a final Draft Plan will be submitted to Central Bedfordshire to check for compliance with the law and accuracy.

Once the Draft Plan is submitted to Central Bedfordshire it will carry weight in any planning decision taken by the authority.

Our Draft Plan may then need to wait until Central Bedfordshire is able to carry out a Green Belt review (if we need to make minor alterations to existing Green Belt boundaries).

Once this process is complete it will be examined by an Inspector and if it is found to be robust the Draft Plan will go to a full referendum in the Parishes of Caddington & Slip End.

