



MEPPERSHALL NEIGHBOURHOOD PLAN

**2021 to 2035 – Consultation Statement
Sept 2021**

#LoveMeppershall

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Introduction

Background

The first 'Village Plan' for Meppershall was written by a group of dedicated volunteers in 2008. This document proved to be a resource for villagers and planners to better understand residents' views about their community. In 2014, the Parish Council resolved to update the Meppershall Village Plan and set up The Village Plan Review Group to arrange for residents and stakeholders to have a say about various aspects of village life. A small group of volunteers came forward and their first step in consultation was to set up a Facebook page called the Meppershall Village Forum, now known and used as The Meppershall Noticeboard. This was followed by further consultation, live at the Summer Fair and via questionnaires. The updated Village Plan was published March 2017 to form a reference point for the Parish Council during its discussions, and to be used by the various Working Groups in informing recommendations for policy and specific responses. It was passed to Central Bedfordshire Council as an input to their Local Plan and is a key input to this statutory Neighbourhood Plan

Meppershall Parish Council recognises that the parish has to provide its share of additional housing, given that growth is necessary across the whole of the Central Bedfordshire Council (CBC) area. To give local people their say over where and what type of houses should be built, the Parish Council decided to embark on producing a Meppershall Neighbourhood Plan, but the Plan is about much more than directing housing development. It seeks to protect and enhance local services and facilities, retain the rural character of the village and recognise the quality of the landscape and buildings. It has been compiled by a Neighbourhood Plan Steering group including Parish Council Members, community volunteers and local specialists. Additional help has been sought from CBC, Bedfordshire Rural Communities Charity and input from residents.

Next Steps

In May 2017 the Meppershall Neighbourhood Planning Steering Group was established. The Steering Group would consist of approximately 10 people who were a mix of Parish Councillors and Residents of Meppershall, whilst also reflecting a broad spectrum of ages, skills, motivations and general backgrounds.

The Neighbourhood Plan has been prepared by this Steering Group who organised a number of activities – including workshops, drop-in sessions, residents' survey and information updates. To ensure the views, comments and issues of concern to residents have been taken into consideration during the preparation of this Neighbourhood Plan.

The Steering Group was supported by the appropriate Officers from Central Bedfordshire.

The Meppershall Neighbourhood Plan reflects community-wide comments, observations and concerns about the future, combining them with census data, strategic and statistical information into a plan which seeks to make Meppershall an even better place to live and work, both now and for future generations.

Consultation Statement

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Meppershall Neighbourhood Plan 2021.

Section 15(2) of Part 5 of the Neighbourhood Planning Regulations 2012 state that the Consultation Statement should:

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

We seek to address these requirements through this document.

The Designated Plan Area

The Neighbourhood Area was designated by Central Bedfordshire Council on the 6th December 2017 and is contiguous with the Parish boundary.

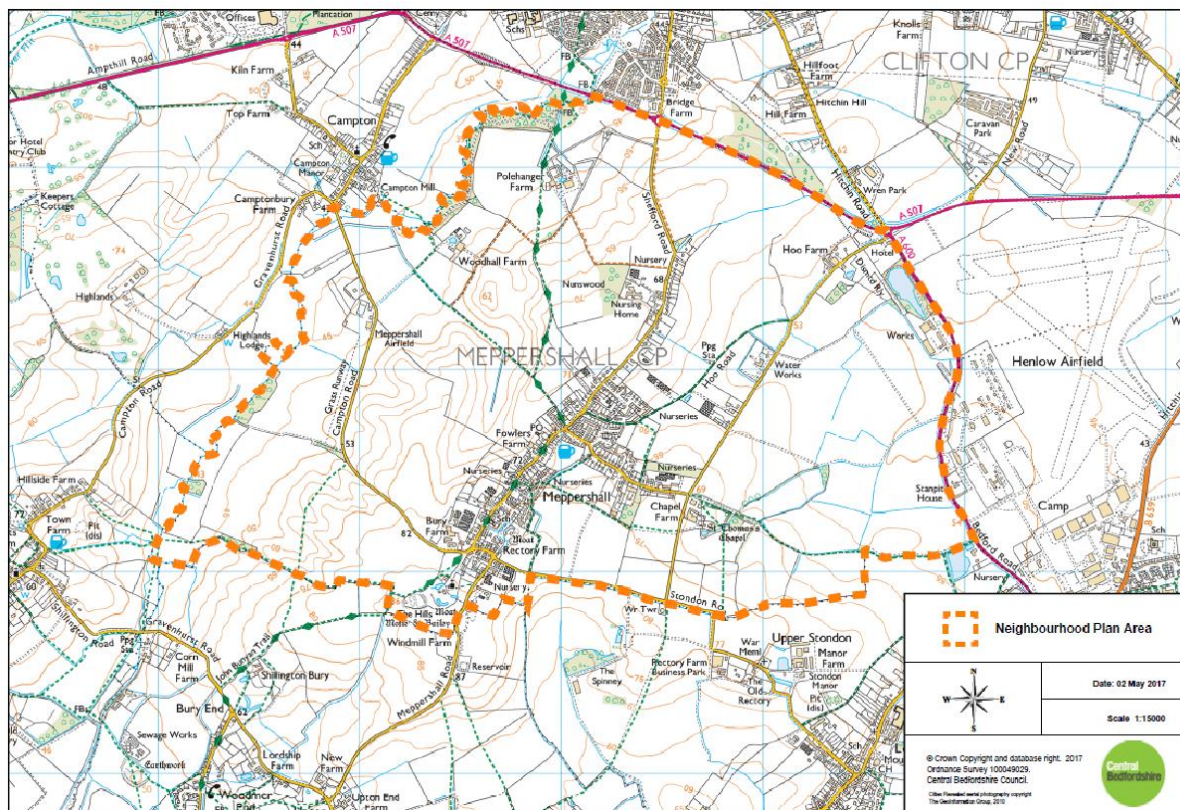


FIGURE 1: MEPPERSHALL PARISH BOUNDARY MAY 2017

Summary of Consultation / Engagement Activities

Early consultations

The Village plan was approved at the Parish Council meeting that took place on the 13th March 2017. The plan was subsequently published to the residents of Meppershall throughout April 2017 both via the website www.meppershall.org and a printed summary hand delivered together with the Meppershall Messenger.

Following the Village plan publication, the Parish council discussed the potential of a neighbourhood plan and in June 2017 the Neighbourhood plan steering group was approved, with a supporting article published in the July edition of the Meppershall Messenger.

Following a further Meppershall Messenger publication in August, two public meetings took place at the Village Hall on the 14th and 16th October. The purpose of the public meetings was to raise awareness of the Neighbourhood plan, introduce the team, explain the process and to discuss potential policies.

Ongoing updates and awareness

The neighbourhood planning team used the following forms of communications,

- Monthly updates at the Meppershall Parish Council meetings
- Meppershall Messenger, The Meppershall Messenger is a free magazine published 10 months per annum and is seen by many residents as the main public voice of the village.
- Banners located in two key areas of the villages, outside the Sugar Loaf Public House and a second on Walnut Tree Way, which is on route to the New Village Hall
- Meppershall Parish Council website www.meppershall.org
- Meppershall Notice board (Facebook), an online forum for village residents
- Attendance at village public events, including MEPPFEST, Opening of the New Village Hall (open day)
- Adhoc publications to support specific topics – example Green Infrastructure plan

Green Infrastructure Plan

A previous Green Infrastructure plan was completed and published in 2011, as such it was important to update the plan as part of the neighbourhood planning process. A number of communications with residents and landowners were made to raise awareness of the Green Infrastructure planning workshop, this included online publicity of the event on the Meppershall Facebook Noticeboard, in the Meppershall Messenger, and a leaflet hand delivered to every village home.

The Green Infrastructure workshop subsequently took place on the 23rd January 2019 at Meppershall Village Hall. It was great to see more than 50 residents in attendance from different age groups (16-80 years of age). The workshop was a great success and it was hugely encouraging for the neighbourhood planning team to have such great attendance and engagement.

Regulation 14 Consultation

Regulation 14 consultation will take place between 20th September 2021 and 31st October 2021.

All the following consultation documents were posted on our website prior to the 20th September 2021.

See www.meppershall.org/neighbourhood-plan/regulation-14-consultation

- This Consultation Statement
- Pre-Submission Draft of the Meppershall Neighbourhood Plan
- Annex 001A - Meppershall Village Plan 2017-2027 Full Report
- Annex 001B – Meppershall Village Plan 2017-2027 Questionnaires
- Annex 001C – Meppershall Village Plan 2017-2027 Questionnaires Data
- Annex 002 - Green Infrastructure Plan 2020 & Local Green Space Designations
- Annex 003 - Village MeppFest
- Annex 004 - Communication Summary (including Neighbourhood Plan 2017 launch event, Meppershall Messenger article listings, Facebook posts, banners and engagement with school children)
- Annex 005 - Steering Group minutes and Parish Council reports

Notification of the consultation was sent as follows:

- An email sent to all statutory consultees – see Appendix 1 & 2 (copy of email and list)
- An email sent to all local businesses – see Appendix 1 & 3
- An email sent to residents signed up to receive email updates and news on the Neighbourhood Plan
- Leaflet delivered with Meppershall Messenger on 1st October 2021 to all homes and business in Meppershall
- Meppershall Noticeboard and Meppershall Parish Council Facebook posts made on 20th September 2021 and repeated regularly
- News item on Meppershall Parish Council website

Printed copies of the Draft Meppershall Neighbourhood Plan are available upon request from the Neighbourhood Plan Working Group – Email: lovemeppershall@meppershall.org - Tel: 07930 813808 or by request via the Parish Council website www.meppershall.org.

Comments Form

A comments form was provided on the back of the leaflet delivered to all homes in Meppershall and on our website for consultees to make their comments on – see Appendix 4.

Annexes

Number	Document	Description
Annex – 001A	Meppershall Village Plan 2017-2027	Full report from the village plan published in 2017 which includes survey results and supporting publications
Annex – 001B	Meppershall Village Plan 2017-2027 Questionnaires	Original questionnaires
Annex – 001C	Meppershall Village Plan 2017-2027 Questionnaire Data	Questionnaire data
Annex - 002	Meppershall Green Infrastructure Plan 2020	Green infrastructure plan including the supporting surveys and publications
Annex - 003	Village MeppFest	Summary, photos and survey results from the village event held at Meppershall Academy in 2018
Annex – 004	Communications Summary	A summary of publications and communications on the Neighbourhood Plan
Annex - 005	Steering Group Meeting Minutes and Parish Council Reports	Steering group meeting agendas and minutes & Parish Council Reports

Appendix 1 – Email to Statutory Consultees and local businesses

Dear Consultee

Formal public consultation on the draft Meppershall Neighbourhood Plan (known as Regulation 14) in accordance with the Neighbourhood Planning Regulations 2012 will start on Monday 20th September 2021 for a 6-week period ending at midnight on 31st October 2021. You are receiving this correspondence because you are a statutory consultee, local business, or have signed up to our mailing list in the past.

- View all documents here: www.meppershall.org/neighbourhood-plan/regulation-14-consultation
- Send us your comments by filling in our online form via the link above (or see below for more commenting options)

About the Plan

Over the past five years, the Meppershall Neighbourhood Plan Steering Group with the assistance of the Parish Council has undertaken initial consultation and gathered background evidence. It has now completed a draft Neighbourhood Plan and wish to bring it to the attention of statutory consultees, local businesses, people living or working in Meppershall and those in the neighbouring areas.

Viewing the Draft Plan

The draft Neighbourhood Plan along with other evidence base documents and a comments form can be found on the Parish Council website at: www.meppershall.org/neighbourhood-plan/regulation-14-consultation

Printed copies of the Plan and Comment Form are available by post upon request for those without online access. To request a hard copy please contact the Neighbourhood Plan Steering Group by email to lovemeppershall@meppershall.org or leave a voicemail message on 07930 813808.

We are also holding two drop in sessions where all the documents can be viewed in person as follows:

- Saturday 2nd October 2021, 10:00am to 12:00noon – Meppershall Village Hall
- Saturday 9th October 2021, 10:00am to 12:00noon – Meppershall Village Hall

Commenting on the Draft Plan

It is important that as many people and organisations as possible comment on the Draft Neighbourhood Plan during this consultation period.

Please submit comments electronically in the interests of efficiency and the environment by submitting your comments online at: www.meppershall.org/neighbourhood-plan/regulation-14-consultation

We hope the majority of consultees will respond electronically, however everyone's comments are valuable, therefore if you are not able to review and comment electronically you can:

- Request hard copies of the plan and comment form as detailed above,
- Submit written comments in any form (email or letter), but you must include your name, organisation (if applicable) and postcode for these to be accepted. Email comments to lovemeppershall@meppershall.org or post letters to Meppershall Neighbourhood Plan, c/o 30 Cherry Trees, Lower Stondon, Beds, SG16 6DT

All comments will be publicly available and identifiable by organisation (where applicable) and should be received by midnight on Sunday 31st October 2021.

Post Consultation

Following revision to reflect consultation responses, it is envisaged that the Meppershall Neighbourhood Plan will be submitted to Central Bedfordshire Council in January 2022 and it is anticipated that a local referendum will be held after March 2022.

We look forward to hearing from you.

Andrew Pain

Chair of the Meppershall Neighbourhood Plan Steering Group

Email: lovemeppershall@meppershall.org

Correspondence address: Meppershall Neighbourhood Plan, c/o 30 Cherry Trees, Lower Stondon, Beds, SG16 6DT

In accordance with GDPR, we will not store or keep you email address or any other details unless you wish to make comments to us and then your data will be kept securely in our data bases of responses.

Appendix 2 – Statutory Consultee List

TYPE	ORGANISATION NAME	CONTACT NAME
Economic	SEMLEP	General
Equality	Citizen's Advice Bureau (Dunstable)	General
Equality	Citizen's Advice Bureau (Mid Beds)	General
Equality	Citizen's Advice Bureau (Leighton Linlade)	General
Equality	Bedfordshire Humanists	Charles Baily
Equality	Healthwatch Central Bedfordshire (Health Inequalities)	Diana Blackmun
Equality	Sight Concern	General
Equality	Bedfordshire & Luton Fair Play (Gender Equality Issues)	Paula Grayson
Equality	Disability Resource Centre	Melanie Hawman
Equality	Bedford Council of Faiths	Ms S Hooper
Equality	Mind BLMK (Mental Health)	Caroline Lewis
Equality	Grand Union Housing Group (Housing)	Julie Finn
Equality	Hope Central (Faith & Poverty Issues)	Nigel Taylor
Equality	POhWER (Learning Disabilities & Mental Health)	General
Equality	Age UK (Older People)	Jo Rising
Government	Marine Management Organisation	General
Government	Natural England	General
Government	Historic England	General
Government	Environment Agency	Neville Benn
Government	NHS England	General
Government	Highways England	General
Government	Secretary of State for Transport	Rt Hon Grant Shapps
Government	Homes England	General
Government	Defence Infrastructure Organisation (MOD)	General
Health	Bedfordshire CCG	Nikki Barnes
Health	Central Bedfordshire Council (Partnerships & Performance)	Patricia Coker
Business	Bedfordshire Chamber of Commerce	General
Local Environmental	Bedfordshire & River Ivel Internal Drainage Board	General
Local Environmental	Bedfordshire Rural Communities Charity (BRCC)	General
Local Environmental	CPRE (Bedfordshire)	General
Local Environmental	Woodland Trust	General
Local Environmental	The Chilterns Conservation Board	General
Local Environmental	Wildlife Trust	General
Local Environmental	RSPB	General
Local Environmental	Greensand Trust	General
Local Environmental	Sustrans	General
London Planning Authority	Greater London Authority	Sadiq Khan
Local Planning Authority	Central Bedfordshire Council	Tom Price
Local Planning Authority	Bedford Borough Council	General
Local Planning Authority	Stevenage Borough Council	General
Local Planning Authority	North Hertfordshire District Council	General
Local Planning Authority	Dacorum Borough Council	General

Local Planning Authority	Milton Keynes Council	General
Local Planning Authority	Buckinghamshire Council	General
Local Planning Authority	Hertfordshire County Council	General
Local Planning Authority	St Albans City & District Council	Tracy Harvey
Local Planning Authority	South Cambs District Council	General
Local Planning Authority	Luton Borough Council	General
Local Planning Authority	Huntingdonshire District Council	General
Local Planning Authority	Cambridgeshire County Council	General
Town & Parish Councils	Adjacent Central Bedfordshire Towns & Parishes	Contact details via link
Emergency Services	Police and Crime Commissioner	Festus Akinbusoye
Emergency Services	Hertfordshire Police Authority	General
Emergency Services	Cambridgeshire Police Authority	General
Emergency Services	Bedfordshire Police HQ	Peter Knowles
Emergency Services	Bedfordshire Fire & Rescue	General
Race	Gypsy Council	Joseph Jones
Rail	Network Rail	General
Telecoms	Vodafone & O2	General
Telecoms	Three	Jane Evans
Telecoms	OpenReach BT	General
Telecoms	EE	General
Telecoms	Virgin Media	General
Electric	National Grid	General
Electric	UK Power Networks	General
Water	Anglian Water	General
Water	Thames Water	General
Water	Affinity	Jordan Scott
Water	Severn Trent Water	General
Water	Cambridge Water	General

NAME OF NEIGHBOURING PARISH COUNCIL	CONTACT	EMAIL
Shefford Town Council	Francesca Fitch	towncouncil@sheffordtown.co.uk
Stondon Parish Council	James Stirling	clerk@stondon-pc.gov.uk
Shillington Parish Council	Helen Smith	clerk@shillington-pc.gov.uk
Gravenhurst Parish Council	Alessandra Marabese	clerk@gravenhurst-pc.gov.uk
Campton & Gravenhurst Parish Council	Tammy Medley	tammy.medley@btinternet.com
Clifton Parish Council Parish Council	Mrs Kerri Kilby	parish.council@clifton-beds.co.uk
Henlow Parish Council	Samantha Crawley	clerk@henlow-pc.gov.uk

Appendix 3 – Local Business Consultee List

TYPE OF BUSINESS	BUSINESS NAME	CONTACT NAME
Surface water drainage manufacturers	ACO Technologies plc	Richard Hill
Newsagents and Post Office	Village Stores	Sanjay Chandarana
Aircraft Services	Brinkley Aircraft Services Ltd	Georgina Brinkley
Farmers	Bury Farm Ltd	Mr Mark Brinkley
IT infrastructure	Centrality Ltd	Mr David Keeling
Care Home	Meppershall Care Home	General
Lower School	Meppershall Church of England Academy	Mr Margaret Newman
Playgroups and Pre-School	Meppershall Pre School	Tamsin Osborn
Community Centres	Meppershall Village Hall	Mr David Birch
Pub	Meppershall Social Club	Mr Gordon Cordes
Farmers	Odell GF & Son	Mr Stanley Odell
Hotel / B &B	Old Joe's Bed and Breakfast	Mrs Colette House
Farmers	Polehanger Farms Ltd	Mr Andrew Foster
Bakery	Rogers Bakery Ltd	Mrs Mary Revels
Metal Workers	SEMMS Fabrications Ltd	Mr Steve Emms
Leisure	Shefford Leisure Group	Mrs Enid L. Pamment
Pub	The Airman Public House	General
Pub and Restaurant	The Sugar Loaf Public House	Mr Anthony Rossier
Travel services	Whitbread Wanderbus Ltd	Clive Lester
Kennels & Cattery	Wayside Kennels & Cattery	Mrs Kathy Standring
Farming	Simkins J T & Son	Mr J Simkins
Farming	Richard Flint	Mr Richard Flint
Farming	K Parrish & Son	Mr Parrish

Appendix 4 – Draft Neighbourhood Plan Comment Sheet

Please complete one box for every section, page or paragraph you wish to comment on. Please be aware that we will not accept comments that are anonymous, irrelevant to the content of the Neighbourhood Plan, racist, abusive, or libellous. Any comments you make will be made publicly available however your personal details will not and they will only be used for reference purposes. Please refer to our Privacy Notice <https://meppershall.org/parish-council/policies/procedures/>

Name:			Email:	
Address:				

Which section, page or paragraph of the plan are you commenting on?	Please state your comments or concerns	Please tell us what alternative approach would help alleviate your concerns

Please use multiple sheets if required or provide comments online at:

Is there anything missing from the Plan?

Thank you for your comments