

6<sup>th</sup> August 2021

Hi XXXX,

I hope that you don't mind me contacting you directly. I'm conscious of time pressures and don't wish for any delay.

Can I firstly refer you to the response you received from XXX at Bedford Borough Council on the subject. She outlines the process in the event of a 'no vote' or if the plan was not successful. In these cases the decision for allocation of houses and the responsibility for allocation of site(s) would fall back to the borough, along with the application of the general policies within the Boroughs' local plan - not the community focused policies within the NDP.

XXX does not draw a clear distinction between a planning application for development and the allocation of dwellings within the 2030 Local Plan. My understanding is that a developer can submit an application at any time - and not simply have it aligned with a local authority plan. Obviously, from a planning perspective it would make sense to work with a planning authority, but as XXX says, her comments are '*in her own view*' and that if forthcoming the planning committee only '*might*' refuse an application.

The Neighbourhood Plan includes reference to the SPA. Policy ME H1 and Fig 9. stipulates the layout, density and design and shows the intended extension to the existing SPA to include both buffer zones and green spaces. The supporting text above Policy ME H1 explains that the capacity of the allocation site is considered to be 25. The remainder of Policy ME H1 sets out the key principles required of any development proposal, including the additional requirement for a 5 metre minimum buffer added by the Examiner. These items have been carefully considered and located to ensure that permitted development is contained to meet the requirements of the village. This will (subject to referendum) and even with the examiner's amendments, become a ME NDP policy that can be implemented and defended by the PC on behalf of the village.

Without a NDP the PC could only object to the number, style, density, location, etc. etc. if those areas fell outside of borough wide Planning Policy. The PC could not object to a planning application of more than 25 homes when the borough has already stipulated a requirement of between 25 and 50, nor could they apply NDP policy expectations.

I hope that this helps?

Best wishes

Chairman of MEPC

4<sup>th</sup> August 2021

Dear Parish Clerk,

Thank you for reply with the message from the Chairman of MEPC.

On reading his reply I have a further question referring to his final paragraph.

He informs us that the Parish Council resist and will continue to resist higher development numbers, in favour of the figures presented by the majority of villagers (11 to 25 houses from local 2015 survey).

Can you please explain why the position can only be sustained within the framework of the Neighbourhood Development plan? How does approving the plan guarantee success in resistance to higher numbers of houses?

I look forward to hearing from you.

Best regards

xxxxxx