

Wallington Neighbourhood Plan

2022 to 2031



**Consultation Statement to accompany the
Submission Version Wallington Neighbourhood
Plan**

April 2023

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1 INTRODUCTION

- 1.1. The policies contained in the Wallington Neighbourhood Plan (the WNP) have been developed following extensive interaction and consultation with the local community.
- 1.2. This Consultation Statement sets out the story of how the Neighbourhood Plan has been developed and, in accordance with Regulation 14 of Neighbourhood Planning Regulations 2012:
 - details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - how they were consulted;
 - a summary of the main issues and concerns raised by the persons consulted; and
 - how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

The Neighbourhood Area

- 1.3. Rushden and Wallington Parish Council is the qualifying body officially responsible for the Neighbourhood Plan. North Hertfordshire District Council (NHDC), as the local planning authority, [designated the neighbourhood area on 22 April 2020](#). The neighbourhood area relates to Wallington village and its rural surrounds, as shown in Figure 1. Rushden village, although within the parish boundary, is not included in the neighbourhood plan area.
- 1.4. Once 'made' (adopted), the WNP will form one part of the development plan for this part of the parish over the period 2022 to 2031, the other part being the North Hertfordshire Local Plan 2011 to 2031 (adopted November 2022).

The Wallington Neighbourhood Plan Working Group

- 1.5. A Working Group, comprising local councillors and volunteers from the community, was set up to develop the WNP. The Parish Council is responsible for signing off the document.

Wallington Neighbourhood Plan
Consultation Statement

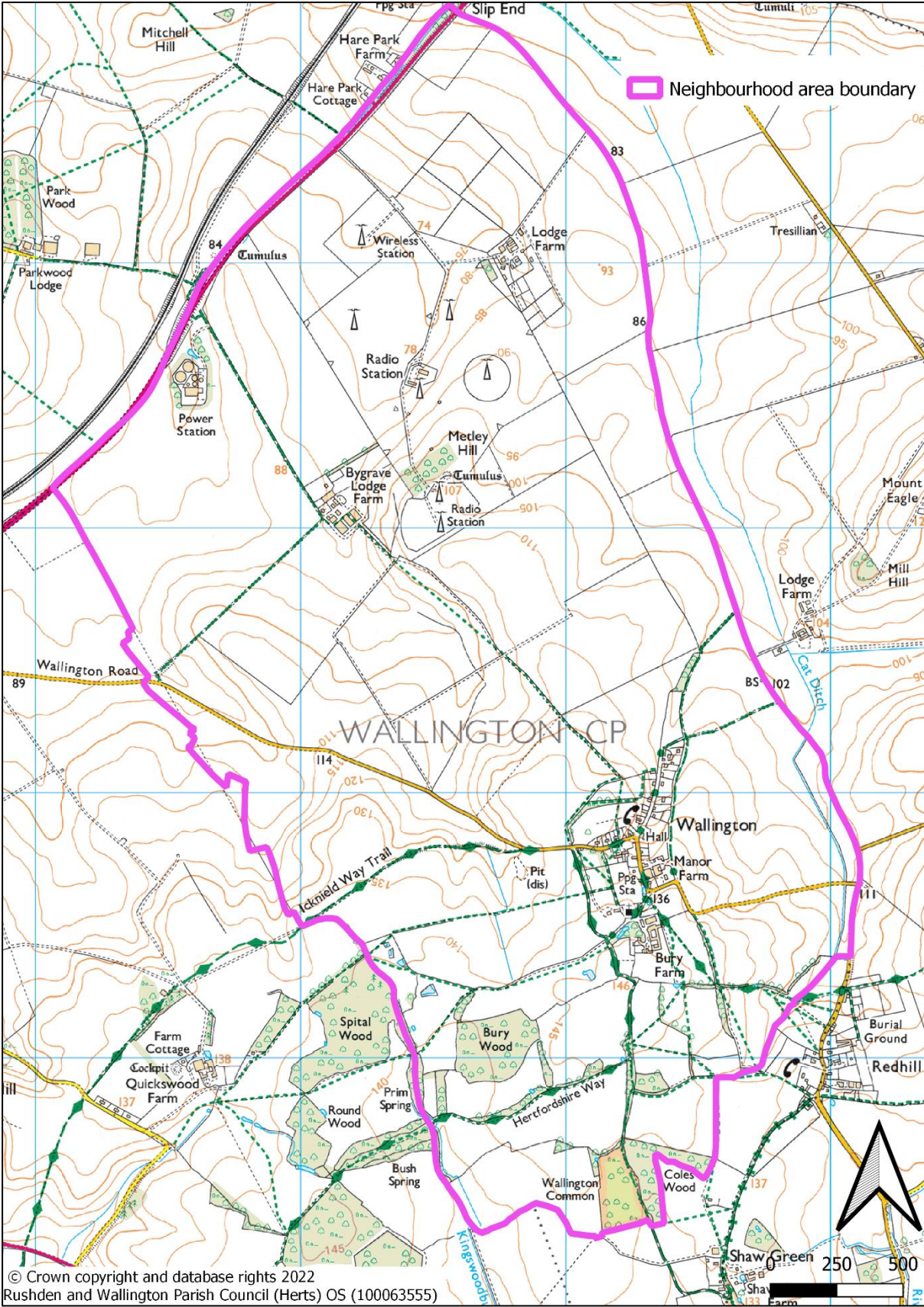


Figure 1: Wallington Neighbourhood Plan designated area

2 SUMMARY OF ENGAGEMENT AND CONSULTATION ACTIVITIES, ISSUES AND OUTCOMES

2.1. A high-level summary of the engagement and consultation activity is shown below:

Date	Milestone	Key activities
2020	<p>Parish Council decides to undertake a neighbourhood plan</p> <p>Develop draft vision and objectives</p> <p>Community engagement to gather feedback on vision and objectives and evidence on each topic</p>	<ul style="list-style-type: none"> • Neighbourhood Area designated • Neighbourhood Plan Working Group formed • Working Group formed, with meetings planned every 4-6 weeks • Provisional topic areas considered and draft vision and objectives developed • Local exhibition to launch the plan • Postcard delivered to all households to gain views on the future of Wallington
2020 to 2021	<p>Developing robust evidence base on the topics</p> <p>Further local consultation</p>	<ul style="list-style-type: none"> • Commission Local Housing Needs Assessment to understand the type of housing needed locally • Commission Design Codes work to provide assessment of local character • Devise and undertake Local Housing Needs Survey to understand the wish for type of housing locally • First of several planned village walks to see environment first hand • Local housing and Green spaces surveys • Face-to-face meetings with local groups and interested parties where necessary • Various updates provided via Village newsletters, social media etc. • Initial drafting of plan and policies
2022 to 2023	<p>Developing and testing the options</p> <p>Regulation 14 Consultation</p>	<ul style="list-style-type: none"> • Feedback from the community on the Informal Draft plan including refined vision, objectives and emerging policies • Feedback sought from NHDC to amend plan in readiness for Regulation 14 • Plan finalised following feedback from the community • Statutory period of consultation undertaken • Village consultation events • Responses and amending the Plan • Submission of Plan to NHDC

	Finalising the Plan – to be completed	<ul style="list-style-type: none"> • Regulation 16 Consultation • Examination • Referendum
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2.2. The sections below describe, in fuller detail, the engagement and consultation process which took place during the Plan preparation. This is divided into three stages:

Stage I: Engaging the local community to understand main issues

Stage II: Developing the Pre-Submission (Regulation 14) Draft Neighbourhood Plan

Stage III: Finalising the Submission (Regulation 16) Neighbourhood Plan

Stage I: Engaging the local community to understand main issues – 2019 to 2021

2.3. The Parish Council decided to embark on a neighbourhood plan in early 2019 and a call for volunteers was placed in the Gazette asking for volunteers to take part in the project. This was supported by posters placed on the village hall noticeboard.

2.4. The first meeting took place in August of that year in the Village Hall, with the aim of telling people about neighbourhood planning and seeking commitment to the project. One of the benefits for having a Neighbourhood Plan in Wallington was that the North Herts District Council Local Plan suggests Wallington is one of the villages that would benefit most from having one.

2.5. The Working Group was formed and organised a Drop In event in October in the Village Hall to launch the project and share information about the neighbourhood plan process. The event was promoted via email, WhatsApp and posters.

2.6. At this stage, the group was considering the geographic area that should comprise the neighbourhood boundary. It was felt that this should include the village of Wallington and its surrounding rural area. This area was considered appropriate to be designated as a Neighbourhood Area for the following reasons:

- To identify appropriate areas for future development.
- To protect the village from unsuitable development in the future.
- To set out design guidelines for the village of Wallington, in the light of its designation as Category B – “Suitable for infill development” in NHDC’s draft Local Plan.

2.7. The designated area would include Wallington Common and various outlying farms and dwellings in addition to the built core of the village. It would not include the settlements of Redhill and Shaw Green, each of which is split between at least two Wards and/or Parish Council areas. These settlements were excluded in order to protect their ability to have a coherent neighbourhood plan of their own should the need arise in future.

2.8. An application to designate the boundary was submitted to NHDC in January 2020 and, because the area differed from the official parish boundary, a six-week consultation was launched with a letter hand-delivered to each household and emails to those on the Parish Council mailing list.

- 2.9. The neighbourhood boundary was officially designated on 22 April 2020.
- 2.10. **Developing a draft Vision and Objectives:** Based on local knowledge and feedback from the initial Drop-In day, the working group developed a draft “Vision” for the WNP:
- “The purpose of this plan is to protect the character of Wallington and enhance the community as this small rural village evolves. We aim to maintain an attractive environment for the evolving lifetime requirements of individuals and families, whilst preparing for future challenges. We intend to maintain a sympathetic mix of building styles, interspersed with green spaces. Opportunities will be sought to facilitate appropriate, small-scale economic activity.”*
- 2.11. In addition, they identified broad headings to be covered by our Neighbourhood Plan:
- To protect the character of the village
 - To protect the environment and green spaces
 - To ensure any infill development is in keeping with the village
 - To ensure the future uses of redundant farmyard(s), and any other future changes, enhance the village and fulfil local needs
- 2.12. A planning consultant was brought on board in the summer of 2020 to support the work.
- 2.13. **Open Weekend:** In October 2020, a public event was held to engage the local community. The working group put together a presentation detailing the purpose of the WNP and to share the draft vision and objectives. This was supported with a Postcard campaign, inviting people to share their views on the future of Wallington. Postcards were available at the event and were also delivered to every household, with a return box placed in the bus shelter. A summary of the comments received both at the Open Days and via the postcards is contained in Appendix A.
- 2.14. The information gathered from the exercise were used to begin putting together the draft WNP.



Postcard prepared to support the Open Weekend, October 2020

- 2.15. **Design Guidance for Wallington:** In October 2020, the working group successfully applied to Locality for Design Guidance to be prepared for Wallington. This work was undertaken by AECOM, who visited the area and liaised with the group to determine the most effective approach. The Wallington Design Guidelines and Codes was published in April 2021 and forms an integral part of the WNP.

- 2.16. **Green Spaces Survey:** As the emerging draft WNP was starting to form, the group required additional more detailed information on a number of topics. A survey was put together for March 2021 to gather information about local green spaces and viewpoints considered to be important as well as other natural and historic features of the parish that should be protected. Overall, 33 responses were received, and the information was used to inform the emerging WNP.
- 2.17. **Local Housing Needs Survey for Wallington:** This report was prepared by AECOM to inform the WNP in terms of local housing need. To add additional local detail to the report, the working group prepared a Local Housing Survey in April 2021, which sought views on affordability, housing type and mix. Overall 26 responses were received and the information was used to inform both the AECOM's work and the housing policies of the emerging WNP.
- 2.18. **Local Walkabout:** In July 2021,
- 2.19. **Working group meetings:** These have taken place throughout the project, often dedicated to discussing specific topics such as the Built Core definition, green spaces and local heritage assets. In addition, the Parish Council has maintained contact with NHDC Officers on progress on the WNP and the Local Plan.

Stage II: Developing the Pre-Submission (Regulation 14) Draft Neighbourhood Plan – 2022

- 2.20. In March 2022, an informal draft document was finalised and sent to officers at NHDC and a meeting set up to discuss comments before finalising the document in readiness for the Regulation 14 consultation. This version was used by NHDC to prepare a Draft Strategic Environmental Assessment and Habitats Regulations Assessment Screening Determination, which was subject to consultation with Historic England, the Environment Agency and Natural England. Their advice was that the Plan was unlikely to have significant environmental impacts and therefore neither assessment would be required.
- 2.21. Local parishioners were invited to see and comment on the informal draft and two drop-in days were held on 19th and 20th March to enable this. Comments received by both community members and NHDC officers were used to finalise the Pre-Submission version WNP in August 2022.
- 2.22. The Regulation 14 Pre-Submission consultation took place over six weeks between October and November 2022. As part of the consultation process two drop-in events were held in Wallington Village Hall, on the evening of Wednesday 19th October and during the day on Saturday 12th October. These were well attended and provided an opportunity for local people to ask questions about the plan and provide feedback.
- 2.23. A feedback survey was developed that could be completed in person or online.
- 2.24. Each of the proposed local green space owners was contacted to alert them to the intention to designate their sites. A letter was also sent to the owners of the proposed non-designated heritage assets.

- 2.25. On completion of the consultation, it became apparent that there had been a complication in sending the plan to the list of statutory consultees. Therefore the consultation was reopened for a further six weeks between November and January, to enable these consultees to fully participate.
- 2.26. Responses across the entire consultation period were the following:
- Local residents
 - NHDC
 - Hertfordshire County Council
 - Historic England
 - Anglian Water
- 2.27. Representations received at the Pre-Submission Consultation were recorded by topic/policy and carefully considered by Steering Group members and in discussion with officers at NHDC. A summary of the comments and responses from the Steering Group, are set out in Appendix B. The following paragraphs provide a summary, by topic area, of the comments received during this process and how these were integrated into the Submission Version WNP.
- 2.28. **Challenges, Vision and objectives:** The vision and objectives were considered clear and effective. A number of minor points were raised largely to assist in ensuring greater clarity.
- 2.29. **Spatial Strategy:** Some respondents raised concerns about the implications of the reclassification as a Category B settlement. This is something that has been undertaken as part of the local plan process and could result in infill development in Wallington. The Spatial Strategy of the WNP has sought to ensure that any development takes place in the most sustainable locations and has set out what this means for Wallington by defining the 'built core' of the village. This approach has been supported.
- 2.30. **Housing:** The policy has been amended for greater clarity, to set out clearly its two purposes. The first being to provide specific criteria to be met by proposals for both infill and windfall (defined by the NPPF as sites not specifically identified in the development plan) development within the defined built core of the village, in accordance with the scale of development anticipated in a Category B village. As part of this, it seeks to restrict back-land development, which refers to sites including residential garden land and any land which sits behind the existing development with little or no frontage onto a public highway.
- 2.31. The second purpose is to acknowledge that the main opportunities for housing provision in the neighbourhood area are on brownfield sites, largely former agricultural sites. The WNP supports housing provision on such sites, which should make effective use of space and hence could be larger than typical infill within the wider village setting.
- 2.32. Concerns were raised about the viability of First Homes as well as the likelihood of affordable homes being brought forward in the context of sites not being sufficiently large to require these. It was considered important to retain these aspirations, based on the evidence of local need; for instance if a site emerged where a landowner wished to include an affordable percentage, or should a rural exception site be identified in the future.

- 2.33. **Character, heritage and design:** The policy was largely supported. Additional text has been added both to the policy and supporting text to enable greater clarity and to assist in the application of the policies.
- 2.34. **Environment and Green Space:** The policies in this section were very much supported. Minor amendments have been made to enable clarity. Three proposed local green spaces received comment:
- LGS2 The Meadow: Concerns were raised about how the site had been identified. This space has been identified with the community through the engagement process. It is considered to meet the NPPF criteria and has therefore been retained.
 - LSG8 Kitt's Piece: The boundary of the site was queried. This has been checked and is correct.
 - LGS13 Wallington Common – Concern was raised as to how the space met the local green space criteria. This was discussed and it was considered that properties in Wallington have rights to use the Common land for their own use. PC (parishioners) pays for insurance for the site. There is no set definition as to what comprises 'close proximity to the community it serves' and this is likely to vary in the context of the neighbourhood area. As a rural parish, it is considered that spaces further afield from the village core are likely to serve local residents.
- 2.35. A couple of additional spaces were suggested as possible local green spaces. These had not been raised as part of the engagement and it was considered that these could be explored as part of any future review of the WNP.

Stage III: Submission Version Neighbourhood Plan

- 2.36. Following the changes made to the WNP as a result of the Regulation 14 consultation, and subsequent review and discussion with NHDC Officers, the Submission Version WNP was formally submitted to NHDC who, once satisfied that the correct set of documents have been received, will undertake the Regulation 16 consultation. The document will then proceed to Examination and, assuming a favourable outcome, to referendum.

3 CONCLUSION

- 3.1. A very thorough engagement programme has been undertaken in order to develop the Wallington Neighbourhood Plan. It has set out a comprehensive vision and objectives and guiding principles. In developing the policies to achieve the vision and objectives, the working group has actively engaged with a wide range of stakeholders and the WNP has evolved accordingly.
- 3.2. Feedback from the Regulation 14 consultation has enabled the Plan to be shaped into its final version, to submit to NHDC
- 3.3. This report fulfils the requirements for the Consultation Statement, set out in Regulation 15(2) of the Neighbourhood Planning Regulations 2012.
- 3.4. Gratitude is extended to everybody who has contributed to the Plan's development, either as a valued member of the working group or those who have taken the time to contribute their views and opinions. This has been invaluable in helping to shape the scope and content of the Neighbourhood Plan.

APPENDIX A: Wallington Neighbourhood Plan: Feedback from Open Day, Oct 2020

Postcard Comments

WHAT DO YOU LIKE BEST ABOUT WALLINGTON?

- Rural Setting
- Beautiful setting - peace and tranquility
- Quite Sociable
- Rural location; friendly community; generally low traffic; wildlife friendly green spaces within the village boundary
- Community spirit; rural location accessible countryside (footpaths); green spaces within village - pond and spinney
- It has a wonderful community spirit
- Village Hall Events. Good Walks. Beautiful scenery
- Scale of the village which generates a good community spirit
- Surrounding countryside and community spirit, security
- Peace and quiet
- The Community atmosphere
- Wallington is a pretty and peaceful village. The people are friendly.
- The countryside around
- The rustic charm, solitude, community spirit, George Orwell, grazing animals
- Community - Rural - Small - Farm Animals - Coffee Mornings

WHAT WOULD MAKE IT BETTER?

- More diverse population
- More young families/growing up children
- More younger families - keep the village alive!
- Younger families to continue (community) spirit into the future
- More community involvement, Better local services
- Less potholes on roads leading to village
- Social housing
- A younger generation
- Have some affordable houses
- Shop
- A boulangerie
- Less litter, more people helping with the Fetes etc, better maintained ponds, outdoor sports facilities, more social events
- Property available to encourage younger people to (move house??)

WHAT DO YOU LIKE LEAST ABOUT WALLINGTON?

- It's all good in Wallington but some new blood would make it even better
- Cost of housing, no services, isolated, not much interaction from newer residents
- Sadly – lack of new people interacting with older residents

- Poor maintenance of drainage by council; being used as a rat run; lorries and still speeding cars; dog poo; feral cats!
- Main fear is that it will become a rat run when new development goes up
- Difficult to think of anything! Diversity of community
- Poor transport links
- No public transport. When we get older and can't drive we can't go anywhere
- No transport links
- That modern house at the bottom of the street looks out of place
- Speeding cars, letter, isolationists, vandalism at well pond
- A505 diversions
- Very few suitable properties for young families

POST IT NOTE COMMENTS

SLIDE 1 WHAT IS A NEIGHBOURHOOD PLAN

What is a Neighbourhood Plan?

Neighbourhood planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities statutory powers to shape how their communities develop.

A Neighbourhood Plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place
- Owned and developed by the Parish Council

- But surely we are also included in the plan for the next size area i.e. county or district.

SLIDE 2 WHAT CAN A NEIGHBOURHOOD PLAN DO/NOT DO

What can a Neighbourhood Plan do?

- Plan for the kind of development the community needs
- Protect significant green spaces, views and non-listed buildings
- Allow the community to say where any new homes or businesses should be built
- Enable the community to influence the style of any new development
- Make provision for affordable housing which would not otherwise be built

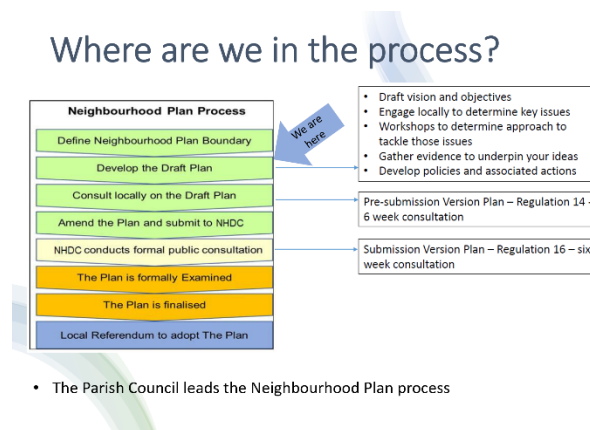
What can't it do?

- Prevent development which would already be permitted by existing rules
- Prevent development which is included in the Local Plan (written by North Herts District Council)
- Influence anything that's not related to the use of land and buildings

- So is any development already included in the NHDC local plan?
- So what is in the local plan?
- Neighbourhood about a community not things.

- Will there be “affordable” housing for young first-time buyers?
- Speak to first-time buyers to explore what in reality is affordable.
- Ensure all new housing in character. Prevent mass development!
- Do not let development overpower the small community, it should be allowed but in keeping.
- What is affordable housing exactly, for example first-time buyers, or social housing, or housing association or private rental?
- If there is new development (should be) in style with the Wallington houses.
- Houses must look - Tudor/Victorian/Georgian etc NOT - Art Deco/Ugly
- Please protect the Village Hall play area.

SLIDE 3 WHERE ARE WE IN THE PROCESS



- Thank you for doing all this.
- What changed to allow infill development? Was there any local consultations for this? Can this be objected to?
- What elective decision was made offered for this change?
- Can we try hard to object and stop them?
- Can we still turn down planning applications?
- Wallington is a Village not a town.
- Must retain the Spinney and other trees in the village.
- No houses should spoil views, no shops, and new houses should overlook other properties.
- I would rather house sizes and prices maintained the villages exclusivity.
- Affordable housing to bring in families to the village. (x2)
- Affordable housing on site of Manor Farm Barns would be okay and may bring in young families.
- Infill development is preferable to larger development of open land.
- Infill affordable housing for families will keep the village community alive (x2)
- Homes to allow more young families from a variety of socio-economic groups
- Infill development could spoil the village, could other Brownfield sites be used (old barns etc), or could flat conversions take place?
- More smaller houses.
- Provision needed for easy access houses for long-term residents downsizing.
- If any farm buildings are to be developed housing would be preferable to light industrial units. How would new housing impact on infrastructure?
- If there are new houses what infrastructure will be in place to support them?

- Further controlled development is necessary as long as the village infrastructure is upgraded.
- Communication facilities if more houses - lack of mobile system.

SLIDE 4 VISION PLAN AND OBJECTIVES

Draft Vision for our plan

The purpose of this plan is to protect the character of Wallington and enhance the community as this small rural village evolves. We aim to maintain an attractive environment for the evolving lifetime requirements of individuals and families, while preparing for future challenges. We intend to maintain a sympathetic mix of building styles, interspersed with green spaces. Opportunities will be sought to facilitate appropriate, small-scale economic activity.

Draft Objectives for our plan

- To protect the character of the village
- To protect the environment and green spaces
- To ensure any infill development is in keeping with the village
- To ensure the future uses of redundant farmyard(s), and any other future changes, enhance the village and fulfil local needs

[These are our ideas so far. We need your comments and suggestions too!](#)

- Just leave Wallington alone.
- Must protect the character of the village.
- Keep Village Hall as a focal point for community.
- Keep the Village Hall, keep the play area.
- No new mass development. Village feel. No new shop, school.
- People who live and own property in the village will care more about the village and its environment than people who might rent a unit to work here. Housing should take priority for this reason.
- Agreed that the village should retain a sympathetic mix of styles interspersed with green spaces.
- Careful consideration for infill in keeping with village - affordable for new purchase.
- Small housing development is preferable.
- We need affordable housing to enable children of locals to live here.
- No more than three houses to be built at a time.
- Small business units rather than housing.
- Small industry in farm buildings preferable.
- Maybe some craft units in the old farm buildings.
- Small business units for working from home.
- Small business units can be noisy (mechanics carpenters joiners).

Other comments:

- Could you explain what a conservation area protects now.
- How do you involve adults and teenage children?
- As most villagers enjoy the community spirit is there room for a bowls/tennis/social club.
- Environmental conservation for wild life should be included.

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- I like the draft plan although none of the messages. No building.
- Village enhanced by encouraging younger people. Any new building complex should include a fair proportion of 'affordable' housing.
- Parking in the village. Parking at farm area.
- Rural / green spaces need looking after. Dereliction of Well Pond led to more vandalism.
- Maybe socialising would give a good mix to village.
- Should we be looking at the bigger picture? What are the plans for the area around us which may encroach, or at least affect Wallington?
- If we have development. Not mass. Protect our green spaces please.
- Need more social outdoor facilities – will encourage social cohesion and across generations.
- Low-cost housing needed to encourage younger people and families to the village.
- Only village people should be able to make a decision.
- Litter!! Protect the Village Hall. No development on Hertfordshire way!
- Need suitable housing for the younger generation. (x2)
- Keep the black barn please.
- Increased amounts of housing must go hand-in-hand with increased spending on infrastructure we need a USP could this be affordable housing.
- Support development of affordable housing to attract younger people/families to the village. Also happy with small-scale commercial or cottage industry development.
- Promotes local enterprise.
- Please NO BUILDING.
- Any changes not to affect the character of the village and community.
- We believe that only people that should be allowed or invited to the working group are those living in the village.
- Limit new building maintain village character.
- More outdoor sports facilities to encourage community activity: Table tennis, Badminton (?), Pétanque et al.
- Green and affordable housing for old and young.
- Build.
- I agree with the vision and objectives.
- Must protect the green spaces within the village; the spinney pond area footpaths and trees.
- Need to ensure that vehicles do not need to be parked in the road.
- Arkin can sometimes be an issue.
- New building for local people, not to encourage lots of incomers, locals need more housing.
- Keep the bus shelter.
- Maintain church and churchyard.
- Whilst we agree that it would be nice to have more families in the village this doesn't mean we should have social housing.
- Barns. A mix of affordable housing maybe "units" or cottage industry to be considered rather than infilling which will spoil the vista of the village.
- Conservation survey.
- Volunteer run shop in the village, run by the villagers. Selling local produce and every day essentials.
- We could do with additional toilet facilities near to the church.

Appendix B: Summary of comments received at Pre-Submission Regulation 14 consultation and response from the Steering Group

Wallington Neighbourhood Plan – Statutory consultee and Community comments received at Pre-Submission (Regulation 14) Consultation and responses from the Parish Council

Responses were received from (numbering corresponds to the 'Respondent' column in the table):

1. Resident
2. Resident
3. Resident
4. Resident
5. Resident
6. Resident
7. Resident
8. Resident
9. Resident
10. Resident
11. Resident
12. Resident
13. Historic England
14. Herts County Council – Rights of Way / Heritage
15. Herts County Council – Minerals and Waste Team
16. Anglian Water
- 17. North Herts DC**

Comments are listed by paragraph number / policy, with general comments at the end

Ref.	Page/ Para	Respondent	Summary of comment	Response from Steering Group
1.	General	4	General acknowledgement.	Noted.
2.	General	11	No more development. Define the built core in layman's terms.	Noted – the NDP is not allocating sites for development. This is defined in para 4.4 and the glossary.
3.	General	13	We welcome the production of this neighbourhood plan for Wallington, and consider that it contains a comprehensive positive strategy for the conservation and enjoyment of the area's historic environment.	Noted.
4.	General	17	Firstly, the Wallington Neighbourhood plan refers to the Saved Policies 2 Local Plan. Our new Local Plan was adopted in November 2022, and this supersedes the Saved Policies of the previous plan. This needs to be updated throughout the document before proceeding to Regulation 16, the submission version of the Neighbourhood Plan. The Local Plan includes a number of strategic policies which policies in a neighbourhood plan should be in general conformity with to meet the “basic conditions”, which form the basis of the examination.	Noted – the Local Plan was adopted after the Regulation 14 consultation had commenced, hence adopted policy at the time was the previous Saved Policies 2 Local Plan. All references have been updated and a sense check carried out against the content of the adopted Local Plan.
5.	Para 1.3	3	Query reliability of 1831 census figures. Suggest that the highest popn figure was in 1841 (274 residents).	Amended to include 1841 figure.
6.	Para 1.6	12	There are six bells in the church of which five are old. The newest bell is 90 years old.	Amended.

7.	Census data	9	Can we update the plan with census 2021 data.	Yes - subject to availability. The LHNA would not be updated – this could happen at a later review of the LHNA.
8.	Para 2.4	9	Factual error – 8% not 10%.	Amended.
9.	Residents Survey	17	Check percentages	Checked and amended as necessary.
10.	Para 2.12	15	<p>Include after para 2.12 reference to the Development Plan including:</p> <p>The current adopted Minerals and Waste Local Plan documents consist of the following:</p> <ul style="list-style-type: none"> • The Waste Site Allocations Development Plan Document 2011-2026 (adopted July 2014) • The Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted November 2012) • The Minerals Local Plan 2002-2016 (adopted March 2007) <p>The adopted documents are also supported by the following Supplementary Planning Documents:</p> <ul style="list-style-type: none"> • The Employment Land Areas of Search Supplementary Planning Document (adopted November 2015) • The Minerals Consultation Areas Supplementary Planning Document (adopted November 2007) <p>Link: https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/minerals-and-waste-planning/minerals-and-waste-planning.aspx</p>	These have been included.

11.	Para 2.11	9	Would be helpful to provide explanation about why the village has been recategorised to Category B.	Link to the relevant Local Plan evidence document has been provided.
12.	Para 3.2	9	Factual error, 43% not 62%	Amended.
13.	Para 3.16	9	Please add 'These issues should be factored into consideration of the feasibility and impact of any development plans'	Added in beneath bullet points.
14.	Para 3.16	12	<p>Electricity Mains electricity is supplied to all residential and public buildings. Being at the end of a distribution line the village is more susceptible to power cuts than some other areas. It is the only service provided to the church; in the listings of other services below none of these applies to the church</p> <p>Water Mains water is available to all properties</p> <p>Sewage Mains sewage is supplied to most properties. Of the remainder, some chose not to be connected when mains sewage came to the village, others were not offered connection as they were too far from the sewers installed. These properties have septic tanks.</p> <p>Gas There is no mains gas in the village. A few properties have calor gas tanks for central heating, a few have bottled gas for cooking.</p> <p>Oil (kerosene) Most properties use kerosene for central heating, held in oil tanks. See discussion below on heating.</p> <p>Telephone Fibre Fibre to the premises (fttp) is available for all properties although not all may be connected. This can provide both telephone and broadband connectivity. When there is a power cut these services are not available.</p>	Add into the descriptions?

		<p>Telephone copper A few properties still have a copper wire connection to the exchange; this connection still works when there is a power cut. This facility is likely to be withdrawn within the timescale covered by the plan</p> <p>Mobile telephone The mobile telephone reception in the village is very poor, especially at the north end of the village. 5G is a myth, some of us would be grateful for 1G. Smart phones with wifi calling help to mitigate some of the problems but see the discussion below on mobile signals.</p> <p>Respondent requests additional information on addressing mobile phone coverage</p> <p>Replacement of central heating boilers with carbon neutral systems Government advice is to replace oil / gas boilers with air source boilers. However much of the village housing stock is older or listed properties which are hard to insulate to very high standards. The older boilers run much hotter installations than air source systems (approx 70°C as opposed to 55°C) and so replacement would have to be of the whole central heating system not just the boiler, a prohibitive cost. The village of Swaffham Prior in Cambridgeshire has managed to provide a carbon neutral village-wide heating system. I attach a cutting from the Times several years ago when I first heard about</p>	<p>Policy W6 (Design to mitigate climate change) supports this ambition, including retrofitting of heritage properties.</p> <p>There is scope to include an additional clause to support community-scale energy schemes, such as the one mentioned in Swaffham. This has been added into Policy W6.</p>
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			<p>this, and there is a lot on-line, but the best introduction to this is on BBC iplayer, 'Morning Live' program for 6th February 2023, starting about 12 minutes in. Swaffham Prior is about 6 times bigger than Wallington's core but a village-wide solution seems worthy of consideration.</p>	
15.	Para 3.17	17	<p>In terms of the number of dwellings, paragraph 3.7 says the majority of respondents (81%) feel that the number of new properties should not exceed 10. This equates to an increase of 24% of the current housing stock. We wanted to make you aware that 10 units would equate to an increase of 16%.</p>	Amended.
16.	Para 3.18	9	<p>Amend 'wanting' to 'preferred',</p>	Unclear what is being referred to – no use of the word 'wanting' in this para.
17.	Para 3.23 Vision	9	<p>Suggest removing reference to economic activity in the vision as not supported in the survey. Incorporate other key points into the vision.</p>	The vision was agreed by the community at various events across the engagement process.
18.	Housing Survey (p.10)	1	<p>Concern about a 24% increase in housing, which was a finding of the community Housing Survey (which equates to 10 houses over the plan period).</p> <p>Concern about infilling and farm conversions.</p>	The Housing Survey was issued to local households and 81% of respondents considered that there should be no more than 10 new homes in the neighbourhood area across the plan period. This equates to a 16% rise on current stock. The NDP, however, does not allocate housing and any proposed development would be required to be delivered within the Village

			Guard the natural environment, heritage and vistas and restrict expansion.	<p>Confines (built core), likely to be infill.</p> <p>Infilling and farm conversions (within the Village Confines (built core)) is already permitted as per the Local Plan. The NDP seeks to more effectively define what is meant by the Village Confines (built core) so that any development, which is likely to be small-scale, is directed to the most sustainable locations.</p> <p>The NDP is not allocating sites. Infill is already permitted, the NDP seeks to ensure that this is directed to the most sustainable locations (i.e. the Village Confines). There are a range of policies in the NDP seeking to safeguard environmental assets, historic assets and views.</p>
19.	Housing Needs Survey	5	Concerned about the findings (e.g. the 24% increase)	See Ref 1.
20.	Housing Needs Survey	6	Concerned about the findings (e.g. the 24% increase).	See Ref 1.

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21.	Local Housing Needs Assessment	9	Comments on the Local Housing Needs Survey.	Discussed, but the AECOM methodology followed the government-endorsed one. No changes.
22.	Policy W1: Location of Development	5	Inevitable that development will happen and the NDP sets to control/manage it. Would like to keep the village as is – beautiful with no significant change.	The NDP does not allocate additional housing in the neighbourhood area. Neither indeed does the NHDC District Plan (or emerging one). The Local Plan does enable infilling within the Village Confines (built core), but does not define what those are. The NDP seeks to define this and ensure that if new development is to take place, it is directed to the most sustainable locations.
23.	Policy W1: Location of Development	5	Why is Wallington to be reclassified in the NHDC District Plan when it has few facilities.	This is a decision that was taken at a strategic level and has been considered through the Local Plan examination. The Local Plan is now adopted.
24.	Policy W1: Location of Development and W3: Residential development within the built core	6	To increase household numbers does option of splitting large houses (in addition to brown field developments and “garden infill” developments) need to be considered?	<p>Policy W1 supports the development of brownfield land, in preference to green field.</p> <p>Policy W3 seeks to restrict ‘garden grabbing’ which is considered to be detrimental to the local character of the village.</p>

25.	Policy W1: Location Development	9	<p>We need to clarify the report’s terminology regarding the preferred location of new dwellings. 80% of survey respondents wanted new dwellings to be located on Brownfield land, ie converting or replacing existing buildings. This is not the same as Infill development which is repeatedly referred to in the report as being the village’s preferred location. Only 54% of respondents supported Infill on accessible parcels of land between other properties and 48% supported Infill in gardens between existing properties.</p> <p>This is particularly relevant since the preferred limit of ten new dwellings can be easily accommodated within Brownfield land available within the built core, without needing Infill development at all.</p> <p>Policy W1 Paragraph C refers to the preferred use of brownfield and farmyard land being preferable to land outside the built up area boundary but needs to specify that it is also preferable to Infill development.</p>	<p>Need to be mindful that infill is permitted – with or without the NDP.</p> <p>We cannot express a preference for brownfield instead of infill because infill is permitted.</p>
26.	Policy W1: Location of Development	10	<p>Query how the built core has been defined. Why does it exclude the Paddock. Should farms be in the built core?</p>	<p>The group consider that an appropriate methodology has been followed to define the built core.</p>
27.	Policy W1: Location of Development	15	<p>‘Land at Bygrave Lodge Farm, Baldock’ (anaerobic digestion facility) is a waste management facility which falls within the Neighbourhood Plan area and is safeguarded under Policy 5 (Policy 5: Safeguarding of Sites) of the adopted Waste Local Plan.</p> <p>Any future proposals which come forward within the vicinity of this facility must accommodate to the existing facility and ensure</p>	<p>Noted. Reference to this has been made within the supporting text for Policy W1: Location of Development.</p>

			that the developments will not prevent or prejudice the operation of the facility.	
28.	Policy W1: Location of Development	16	<p>Proposed policy W1 of the WNP proposes that development should be focused on the built core of the village and applies several criteria including B.ii. the reuse of redundant buildings and:</p> <p style="text-align: center;"><i>B.iv. it relates to necessary utility infrastructure</i></p> <p>Anglian Water’s Drainage and Wastewater Management Plan (DWMP) was subject to public consultation in 2022. All the defined Wallington Built Core area is within or immediately adjacent to the existing Sandon WRC catchment area. All sites included in the draft WNP could technically be connected although this would involve a longer length/ higher carbon intensive network extension for sites at the southern end of the Built Core area.</p>	Noted for information.
29.	Policy W2: Meeting Local Housing Need	6	<p>Can the definition of affordable housing be fully defined.</p> <p>Tenure of housing could impact the dynamics and population of the village.</p> <p>Do proposed developments in Redhill (Sandon Parish) need to be considered?</p>	<p>Add NPPF definition to the Glossary.</p> <p>Policy W2 requires developers to heed the findings of the Local Housing Needs Assessment, which has followed the government-endorsed methodology.</p> <p>The NDP can only influence planning policy within the</p>

				neighbourhood area. The Plan does not seek to allocate housing.
30.	Policy W2: Meeting Local Housing Needs	9	<p>From our previous meetings, I had understood that this section had been deleted and replaced with the Vision & Objectives section within pages 10-14. I reattach my comments from 1st February 2021 for reference and remain extremely unhappy with many points made in 5.2 to 5.6, particularly any comparisons with “the North Herts district and wider region” which are both irrelevant and misleading. I don’t know why this section has been put back in but am happy to substantially re-write it (again) if necessary or delete it entirely.</p> <p>Policy W2 A We need to clarify references to Affordable Housing across the report since it is defined in the Glossary as housing for those whose needs are not met by the market including subsidised home ownership and / or for essential local workers” which is only relevant for major developments of 10+ houses. If the report means to refer to housing which is more economic or cheaper, it should say so. Otherwise, this section A should be deleted.</p> <p>Policy W2 C also refers to community-led housing projects including co-operative housing which is also completely irrelevant herein. Please delete.</p>	<p>The section draws from the factual findings of the Local Housing Needs Assessment prepared by AECOM in line with government guidance. This is an important policy to retain to ensure that any new housing development in the neighbourhood area delivers against locally identified housing needs.</p> <p>We will the full NPPF definition into the glossary.</p> <p>A rural exception site could in theory come forward outside the build core. Therefore the policy is considered to be relevant.</p>
31.	Policy W2: Meeting Local Housing Needs	17	<p>On location, the Neighbourhood Plan suggests that 80% of the survey respondents feel that the conversion or replacement of existing buildings such as redundant farm buildings within the village is preferred. It goes on to say that a substantial portion of the land within the village is occupied by redundant farm</p>	

		<p>buildings at Manor and Bury Farmyards which, if developed, would provide more than enough space for up to ten new properties which is the number identified in the survey. It is not clear whether these new homes would be market or affordable houses.</p> <p>On tenure, the Neighbourhood Plan states that the central village has two rented social housing homes and a relatively high proportion of privately rented accommodation, accounting for 13 homes in total or 31% of the total housing stock in the built core. However, this should be 24% if all 54 residential properties included in the survey are within the built core.</p> <p>For type of housing, respondents said one of the key issues was a shortage of more affordable and smaller homes (one, two and three bed homes) within the village. Smaller homes for market sale for downsizers and first time buyers and 57% of respondents thought that the provision of affordable (social) housing should be a priority.</p> <p>Our understanding is that one of the overarching objectives of the Wallington Neighbourhood Plan is to provide smaller, more affordable homes to allow for young people and families to move into the village and to allow elderly residents to downsize. This objective is supported by the results of the Wallington residential local housing survey which was carried out in 2021. This objective is reflected in Policy W2.</p> <p>We support the making of policies which ensure suitable housing type, size and tenure is delivered to meet the local housing need.</p>	<p>This has been amended in the introductory text.</p>
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			<p>However, criterion a) in Policy W2 could be considered as redundant as all development schemes above ten units must comply with our Local Plan affordable housing policy.</p> <p>The reference to First Homes should be removed as most developers have cited that the delivery of First Homes is not a viable option. Our Housing Officer has advised that the likely discount across the district will only be 30% which would not be affordable to most people. If First Homes are delivered in Wallington and local people are unable to afford the properties, then they would be marketed to people across the district and ultimately outside the district if no potential purchasers. Therefore, there is a possibility that these properties would not meet the identified local housing need. There are also other restrictions that apply which may preclude local people from purchasing such homes.</p> <p>The Neighbourhood Plan states that respondents of the residential survey showed 48% generally supported the provision of rented accommodation and given the low number of social/affordable units within the village, we would suggest the provision of affordable housing for both rent and shared ownership (which would be retained in perpetuity) would be beneficial to provide homes for local people and ensure sustainability of the village.</p>	<p>The Government has set out that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes.</p> <p>The Parish would like to retain the clause, which may be relevant for instance if a rural exception site were to be developed in the future.</p>
32.	Para 5.10	9	Backland development not discussed in the survey – why mentioned?	This finding has come from the Conservation Area Statement and

				the AECOM Design Guidance and Code (section 4), both of which note that backland development would not be in keeping with local character (existing settlement pattern). The NDP includes definitions of infill, backland and windfall development.
33.	Policy W3: Residential development within the built core	9	Clause A – reorder i) and ii)	Amended
34.	Policy W3: Residential development within the built core	15	Scope to include policy wording on the reduction of waste and encourage greater rates of recycling through providing sufficient storage areas. Wording on waste reduction measures and waste storage areas could be added as a criterion(s) to Policy W3: Residential Development Within the Built Core or as supporting text to the policy.	Noted and added as an additional clause.
35.	Policy W3: Residential development within the built core	17	Policy W3 describes infilling development within the build core as extensions or new development in between existing residential dwellings. However, it is our view that infilling development is development that takes places anywhere within the built core including previously developed sites. We understand that Policy W2 prescribes a threshold of two units for infilling development. It is our opinion that this policy will restrict your plan’s objective of achieving affordable housing within the village. As stated above, our Local Plan’s affordable housing requirements are only triggered on housing schemes of 10 plus units and for S106 agreements the threshold is for ten	

			<p>plus units. Therefore, if future planning schemes are limited to two units there would be no requirement to provide these as affordable homes. To achieve affordable housing in Wallington and Rushden, a rural exception site could be delivered outside of the village core on greenfield land or the village would have to rely on the landowner’s good will to market the land at a lower price.</p> <p>From our experience, setting a size threshold on infill development can lead to an inefficient use of space. It is our view that development proposals for infilling development should be considered on a case-by-case basis to reflect the size of the land and the character of the area. As highlighted in our informal comments, Paragraphs 124 and 125 of the NPPF identifies that local planning authorities must ensure efficient development on land and to ensure developments achieve appropriate housing densities.</p> <p>It is our view that Policy W3 restricts future planning opportunities to provide the right type of housing to meet the identified housing need. In reality, if infill development was capped at two units and the plot of land was of a considerable size, there would be a point of contention between the Neighbourhood Plan’s objectives and the NPPF. To satisfy both, it is likely a developer would build two larger homes to comply with both policies and these will be marketed at a higher rate due to their size and location. We would also point out that the residential survey identified that 66% of residents agreed that terrace housing would be suitable in the village. However, Policy</p>	<p>Clause Ai amended to allow for greater flexibility in terms of numbers when it comes to brownfield former agricultural sites.</p> <p>The WNP supports the re-use of brownfield/ former agricultural</p>
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		<p>W2 would preclude terraced housing as they count as three plus units.</p> <p>The Neighbourhood Plan has identified Manor Farm as an ideal site for redevelopment for up to ten properties. The Council agrees with this approach of identifying suitable brownfield sites which could be redeveloped for housing or for employment use. However, brownfield sites would also have to comply with policies in the Neighbourhood Plan. If they are located within the defined village core, Policy W3 would restrict the site to providing two units under the current wording. It is also not clear from the Neighbourhood Plan if it is the intention to market these new properties at full market value or affordable and there would be no requirement under our Local Plan policy to make these homes affordable as it would bring forward under eleven units.</p> <p>With regard to private amenity space in Policy W3, we recommend that the Neighbourhood Plan provides additional explanatory text which explains what private amenity space is and how it can be measured. We would also recommend the Neighbourhood Plan to set a percentage threshold to ensure that there is clear understanding to what is considered to be an unacceptable loss of private amenity space. The policies in Neighbourhood Plan form part of the basis for planning and development control decisions and therefore, they need to be clear and unambiguous. Otherwise, when assessing planning applications, the Planning Officer will have to interpret what is an unacceptable loss.</p>	<p>sites, which could accommodate greater numbers of homes than would typically be anticipated as infill. In other sites within the built core, infill is likely to be smaller numbers of homes.</p> <p>Define and refer to Design Guide:</p> <p>Residential amenity is not defined in law. In planning terms, 'amenity' is often used to refer to the quality or character of an area and elements that contribute to the overall enjoyment of an area. Residential amenity considers elements that are particularly relevant to the living conditions of a dwelling.</p> <p>Residential amenity has a significant and valuable impact on</p>
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				<p>the way in which people use their homes. The health and well-being of residents is often directly related to the level of residential amenity occupants can enjoy. It is a duty of the planning system to support sustainable development. Sustainable development incorporates a social role which seeks to secure well designed, strong, vibrant and healthy communities. When assessing how a development proposal may impact on the existing amenity of an area and living conditions of nearby occupiers, the following issues would be significant:</p> <ol style="list-style-type: none">1. Privacy How would the development proposals affect privacy levels?2. Overbearing effects Would the scale of development and its proximity to other buildings result in an oppressive environment?3. Natural light and outlook Would the development provide existing or proposed properties with
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			<p>W3 - We support and encourage the making of design codes to deliver good design that is sympathetic to the village. However, we feel that requiring all new developments to have a direct highway frontage is not necessary and it might restrict future development. We note that some homes within the villages do not have a direct highway frontage so this would not be out of character for Wallington and Rushden.</p>	<p>sufficient outlook and natural lighting levels thereby avoiding significant overshadowing and enclosure?</p> <p>4. Environmental effects Would the development cause or be exposed to any other environmental effects?</p> <p>5. Other design guidance How does the design of the proposal promote a good standard of amenity?</p> <p>Within the built core, there are possibly only three to four dwellings that do not have direct highway access. Therefore this requirement is not deemed to be out of character. The predominant characteristic is that dwellings have access to the highway directly – as noted in the Design Guidance and the Conservation Area Character Statement.</p> <p>Deleted.</p>
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			Criterion x of Policy W3 is considered to be redundant as connecting to key infrastructure would be a requirement under Development Control.	
36.	Policy W4: Reinforcing Wallington's Local Character through Design	13	A minor recommendation is that the word 'avoid' should be added to the beginning of clause IV of Policy W4 in line with the requirements of the National Planning Policy Framework, paragraph 195.	Amended as suggested.
37.	Policy W4: Reinforcing Wallington's Local Character through Design	14	<p>We would wish the authors to note and represent in the plan that: Proposals for new development should not lead to the loss of Public Rights of Way. The network will be added to, upgraded (e.g. Footpath to Bridleway) and surface improved to enable short, everyday journeys on foot or cycle and enhance the opportunity for recreation on foot, horse and cycle. The strategic principles of the Hertfordshire County Council Rights of Way Improvement Plan should be adopted where development is being considered. See www.hertfordshire.gov.uk/row</p> <p>Amend policy as follows (add green and delete red):</p> <p>viii. Ensuring safe pedestrian, and where feasible cycle/equestrian, access to link up with the existing footpath Public Rights of Way network; and</p>	<p>Added into the supporting text for the policy.</p> <p>Amended as suggested.</p> <p>Amended as suggested.</p>

			x. Ensuring that traffic generation and parking does not adversely affect vehicular and pedestrian safety. The use of sustainable transport modes should be promoted by providing space for cycle parking, improving Public Rights of Way infrastructure and provision of electric vehicle charging points.	
38.	Policy W4: Reinforcing Wallington's Local Character through Design	14	Policy W4's aspiration to maintain local character in new builds. HCC supports this and suggests this should include a requirement that site master planning and site layouts reflect historic character as well as appearance.	Noted. Added in additional wording to this effect into the policy.


39.	Policy W4: Reinforcing Wallington's Local Character through Design	17	Policy W4, criterion v, the Plan cannot set timings for when outdoor lighting should be turned off and this cannot be enforced. Instead, the plan could put in policies to ensure appropriate lighting design for rural areas such as the direction of the lighting.	<p>Rephrase to: follow the guidance on lighting provided in the Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (and any subsequent revisions) is adhered to. Proposals should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed.</p> <p>Supporting text – encourage people to turn off lights at nightfall</p>
40.	Policy W5: Heritage Assets in Wallington	13	We welcome particularly Section 6: Design, Character and Heritage, including the brief but nonetheless informative summary of the area's special historic and architectural interest. We welcome specifically the positive identification of local heritage assets of interest and their protection via policy W5.	Noted.
41.	Policy W5: Heritage	14	Policy W5 preamble at 6.17 considers non-designated heritage assets, these assets do not solely consist of built heritage and/or lists of locally significant buildings but also below and above	Noted. The Working Group has focused on those historic assets that have been cited as particularly

	Assets in Wallington		<p>ground archaeological remains and historic landscapes too, so it would be helpful to explore if these have been assessed for inclusion by the authors of the Neighbourhood Plan.</p> <p>The archaeological report noted in footnote 22 is not a report but a list of Historic Environment Record (HER) entries for the area covered by the Neighbourhood Plan (NP). These should be assessed as to whether they should be part of conservation measures included within the NP.</p> <p>Broadly, Policy W5 does not go beyond the content of the NPPF. Whilst it is encouraging to see archaeology included in the NP, HCC suggests any local distinctiveness should be properly considered for inclusion and conservation in the NP</p>	important to the community and has worked within the capacity available to the group in compiling this list.
42.	Policy W5: Heritage Assets in Wallington	17	<p>The Council supports the designation of non-designated heritage assets and the requirement of producing Heritage Statements to ensure new development does not impact the identified heritage assets within the village.</p> <p>To assist with this, it is recommended a catchment buffer is added to Policy W5 to trigger the requirement of Heritage Statements.</p>	<p>Added into the supporting text:</p> <p>When is it necessary to submit a Heritage Statement?</p> <p>If a planning application seeks permission for a proposed development affecting a heritage asset or its setting; this would include applications for:</p> <p>a. A development to a Listed building or NHDA</p>

				<p>b. A development in the setting/adjacent to a listed building or NHDA</p> <p>c. A development to properties (Inc. outline) in a conservation area, and</p> <p>d. A development in the setting of, or adjacent to, a conservation area</p> <p>e. Wider countryside location where likely to be archaeological deposits.</p>
43.	Policy W6: Design to mitigate climate change	14	<p>6.24. Opportunities to promote sustainability and climate mitigation in Wallington include:</p> <ul style="list-style-type: none"> • using materials that optimise insulation, to Passivhaus or equivalent standards; • integrating renewable energy systems into new development and enabling the retrofitting of existing, older buildings; • reducing water consumption for instance through rainwater harvesting or grey water systems; and • encouraging a shift to more sustainable and active travel by linking development to and improving the Public Rights of Way and cycleway network, and providing electric vehicle charging points; 	Added in text in green to the wording.
44.	6.27	3	Factual correction: re Orwell residency	Amended text.
45.	Policy W7: Locally	3	KV2, KV16, KV18 – additional factual information provided.	Added to the descriptions.

	Significant Views			
46.	Policy W7: Locally Significant Views	9	No reference to KV19 and KV20 in the survey – should they be included?	These views were specifically raised at a local consultation event and considered to be suitable for inclusion.
47.	Policy W7: Locally significant views	10	KV20: strongly unresponsive. Unclear how the views have been identified. KV20 appears to have been added late on.	The view was raised at a consultation event. It was reviewed and was considered to be significant from a local perspective. Local residents took part in a local views walk, views were also raised in the survey and at local events.
48.	Policy W8: Green and Blue infrastructure	10	The Conservation Area Appraisal identifies the trees within the curtilage of Wallington Chase itself, but not the paddock beyond. Needs to be amended in Figure 7.1 (significant trees).	The map mirrors the CA Statement in terms of significant areas of trees.
49.	Policy W9: Local Green Spaces	2	<p>LGS 6: Plough Paddock and adjacent road space – do not support the space:</p> <p>This ‘paddock’ was previously part of the garden of the Plough when it was a pub and was bought in good faith as such. Initially we continued to mow it to keep it tidy but were then asked by Janet if she could graze her sheep on it and we took the opportunity to put up a new fence to make it look smarter at the same time as allowing her animals to graze.</p> <p>I am disappointed that this ex-garden area has been included as a village green space and I think this categorisation is not substantiated by much at all. We fully recognise that this is an incredibly sensitive part of the village and for any form of change</p>	The Working Group has discussed this and agreed to remove the area adjacent to the road from the LGS boundary, which is currently used for car parking.

			<p>here we would, as always, seek to involve the village, but to call it a 'Green Space' is to limit its use significantly into future.</p> <p>We did on one or two occasions let people use it during the village fete but it is not as you say in your plan 'Often used by residents for local events'. It now seems as if that favour was taken as an excuse to define it as being some kind of permanent village space which I think is unreasonable. We have absolutely no plans to propose any kind of change on that land in the near future but we just don't know what will be appropriate for future generations, but if it is categorised as Green Space its use will be pre-defined and severely restricted.</p> <p>In particular I object to the 'adjacent roadside space' being included as a 'Green Space'. This is not a green space. We let people use it as car park at present but it really does seem very unreasonable to try to label it in this way for no apparent green gain to the village and it seems as if the council wish to gain control over an area which is after all private land.</p>	
50.	Policy W9: Local Green Spaces	3	<p>Additional factual information provided.</p> <p>Potential additional spaces:</p> <ul style="list-style-type: none"> - Areas south of and adjacent to Church Lane - Earwigs Spinney 	Much engagement took place on the LGS. The list of LGS will be reviewed as part of a future review of the WNP.
51.	Policy W9: Local Green Spaces	7	<p>LGS13 Wallington Common – Unsupportive of the proposal to designate as a LGS. Numerous reasons provided:</p>	This has been discussed. It is considered that properties in Wallington have rights to use the Common land for their own use. PC (parishioners) pays for insurance for the site.

			<ol style="list-style-type: none"> 1. It is well outside the village envelope. 2. It is not within reasonable proximity of the village being at least 1km distant. 3. It is surrounded by agricultural land. 4. It is 10.4 acres in area. 5. While riders and walkers sometimes use the Bridleway along its eastern side, the Common itself is seldom visited. 6. Parishioners of Wallington may benefit from it already and it is on the Commons Register. 7. It has no vehicular access within 1.0kms. 8. It has no particular historic significance apart from being an area over which the inhabitants of a few properties in the parish of Wallington had or have common grazing or other rights. 	<p>There is no set definition as to what comprises ‘close proximity to the community it serves’ and this is likely to vary in the context of the neighbourhood area. As a rural parish, it is considered that spaces further afield from the village core are likely to serve local residents.</p> <p>The agreement is to retain the space.</p>
52.	Policy W9: Local Green Spaces	8	<p>LGS8: Suggested amendment to the boundary of Kitt’s Piece.</p> 	<p>Having reviewed the site, it has been agreed the Kitt’s Piece LGS does not include the area outlined in red to the left in the respondent’s representation.</p>
53.	Policy W9: Local Green Spaces	10	<p>LGS2 The Chase Meadow: strongly unsupportive. Concerns about how the LGS have been identified.</p> <p>Amend wording of Policy to ensure it aligns with national policy.</p>	<p>Noted.</p> <p>This space has been identified with the community through the engagement process. It is considered to meet the NPPF criteria. Therefore the site has been retained.</p>

				The policy is considered to align with national policy.
54.	Policy W9: Local Green Spaces	12	Page 92 Appendix F Item LGS7 St Mary’s Churchyard I am told that any parishioner is entitled to be buried in the churchyard. (Need to check this statement with regard to persons of non-Christian religions)	Noted for information.
55.	Policy W9: Local Green Spaces	17	Generally, we support the designation of Local Green Spaces. To designate Local Green Spaces conditions found in paragraphs 101 to 103 of the NPPF need to be met. Paragraph 102 of the NPPF sets out a criterion for designating Local Green Spaces. The Neighbourhood Planning steering group must be confident that each site satisfies the NPPF criteria. It is advised that the Neighbourhood plan should include confirmation that the land owners of the proposed sites agree to this designation as this type of designation would give the land the same safeguarding protection as Green Belt, in accordance to paragraph 103 of the NPPF. This means development cannot take place on this site except in special circumstances.	Noted. Noted. All landowners have been contacted. It is not essential that landowners support the designation: <u>Planning guidance states: Does land need to be in public ownership?</u> A Local Green Space does not need to be in public ownership. However, the local planning

			<p>In appendix F, it is acknowledged that LGS1 is a privately owned garden. It is our view that this land is an important space in the Wallington Conservation Area. However, it does not meet the criterion set out in paragraph 102 of the NPPF as it does not say that it has any community use and therefore value to the community. Unless the land owner confirms to the designation, we feel that this site does not meet the requirements.</p> <p>For Plough Paddock, car parking is included within the information about this site. We advise that this use does not meet the conditions of paragraph 102 of the NPPF. If the Neighbourhood Plan wants to protect the space for car parking, we would suggest the plan includes a policy specifically for this purpose.</p>	<p>authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan. Paragraph: 019 Reference ID: 37-019-20140306</p> <p>The site is considered to meet the NPPF criteria in terms of being demonstrably special for wildlife, beauty and historic reasons. It is not required to meet all five (i.e. and recreational and tranquility reasons) to be demonstrably special. The site owner put forward the site originally and was part of the working group.</p> <p>The area currently used for car parking space has been removed from the boundary of the LGS as</p>
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				has reference to it in the description.
56.	Policy W10	5	The farm could be a farm again and the village return to its roots.	Agreed, but this is not something the NDP can influence. The definition provided by NHDC for those villages to be considered for infill (i.e. Category B) is very broad – e.g. sufficient for a village to simply have a village hall. This was considered by the PC at the time, but the agreement was that there were no technical grounds on which this could have been challenged.
57.	Policy W10: Rural enterprise	9	- Do we have any evidence of support for rural enterprise?	There are numerous community members who work locally (at home for example) in the village.
58.	Area Profile	9	SWOT - Weaknesses: It's wrong to say that there are few suitable properties for young families. There are a representative and reasonable number of suitable properties. The problem is that they are not available. Opportunities: The reference to Social Housing / Affordable Housing is irrelevant and misleading, as per Policy W2 above. Please amend or delete.	Add the word 'available'. This has been identified as a local need within the Local Housing Needs Assessment and has therefore been retained.
59.	Policies Map	10	Maps do not show the southern driveway into Wallington Chase from the road that serves the church and Bury Farm, which is an adopted unclassified road. AECOM report also misses this.	The most recently available OS base mapping has been used.

60.	Evidence Base	14	Appendix: List of Evidence, the Historic Environment Record (HER) is maintained by HCC and not Historic England or IHBC.	Amended.
61.	Section 10 - Developer Contributions	17	<p><u>Developer Contributions</u></p> <p>We understand that the Parish Council is keen to influence the way in which developer contributions should be spent. This is set out in section 10 of the Neighbourhood Plan. We would like to make the Parish Council aware that the threshold for section 106 agreements is 10 units under one application. In this instance, it is unlikely that developer contributions will be received in Wallington as there are no allocations for housing in the Local Plan and it is considered that only infilling development is acceptable within the village core that would be unlikely to exceed this threshold based upon the draft policies.</p> <p>However the west of the Parish (in particular) will be close to the significant developments that are being proposed by the Council around Baldock. If there are projects or improvements that the Parish Council might wish to see (partially) funded by this development these could be identified. Any projects or funding would need to meet the legal requirements of being necessary and sufficiently related to the proposed development to justify any requests.</p> <p>Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. This charge would apply to all housing</p>	Noted – whilst the Parish may not receive contributions from development in the Parish, it does have opportunity to apply to the LA fund.

			development. If CIL were to be implemented, then it is likely that the village could receive some modest contributions.	
62.	Teenage provision	5	No play provision for teenagers.	This has been added as a non-policy action.
63.	Access	5	The plan does not comment enough on limitations of access, unsuitability for people without cars.	This was considered but the Working Group, who decided that the existing footpath network was adequate and no policy required. There is also an on-demand bus service available. There is limited public transport – agreed.
64.	Carbon neutrality	12	There is very little in the plan about carbon neutral issues, probably because when the plan was first envisioned these were not as well publicised as they are now. These need to be included.	Policy W6 (Design to mitigate climate change) addresses this issue. The scope of the policy is bound by Building Regulations. Include information about the Future Homes Standard in the supporting text, which will be introduced in 2025. Adding point in Policy W6 to support community-scale energy schemes.
65.	Additional points	12	Having a plan is an excellent idea but it should not be just about the future - there are some items which need addressing now . I submit that the items on mobile phone reception and carbon	Agreed, although these issues fall outside the scope of planning policy that can be influenced through the Neighbourhood Plan.

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			neutral replacement of central heating boilers come under this heading	
66.	Additional points	16	General information provided from Anglian Water about their strategy.	No specific amendments required to the Neighbourhood Plan.

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