

Toddington Neighbourhood Plan: Consultation

We need your views on the Draft Neighbourhood Plan. Please will you read the documents, paying particular attention to the policies set out in the draft plan, and then complete the survey, to let us know what you think.

The survey is not a 'tick-box' exercise but an opportunity to comment in detail on the Draft Neighbourhood Plan. We want to know if you think the policies in the draft plan address the key relevant issues. Have we missed anything? If there are any further planning issues for the village which you think the plan should deal with, please let us know. Is the plan balanced - do you think we have placed too much emphasis on some aspects and too little on others? Is the plan accurate? Have we got our facts right? If you think we have got something wrong, please tell us. Are there elements of the plan with which you agree or disagree particularly strongly? Please draw our attention to these. Please tell us anything else about future planning in the village which you think we need to know.

The survey is open to all residents of the parish of Toddington. There is a section where we ask you to identify yourself as a village resident. This information will be treated as confidential and not passed to anyone else or used for any other purpose. The survey results will be anonymous. Your personal details will not be retained.

POLICY BEH1: Built Environment

In the Parish, new development will be supported where it:

- is of high quality design
- respects and reinforces local character and distinctiveness, through layout, appearance, use of materials and details, landscaping and access arrangements
- contributes to a compact village form, through its location and integration with the village centre maintains and enhances local views
- does not result in loss of off-street parking, erosion of townscape gaps, or loss of valued amenity space, including green spaces within the settlement.

Q1: Does the Built Environment Policy cover all the topics it should? Please tell us about any other topics.

Q2 Do you have any other comments about the Built Environment Policy?

POLICY BEH2: Heritage & Village Centre

All new development in the Conservation Area will be expected to preserve and enhance the historic character of the settlement, in particular taking opportunities to reinstate appropriate boundary treatment (railings, gates and walls), reduce street furniture and use appropriate building materials (including long straw thatch), traditional windows and doors.

The character and appearance of the Market Square and High Street will be protected and enhanced by:

- Resisting additional street furniture and signage;
- Requiring new shop frontages to be of high quality design, using appropriate materials and detailing to reflect the character of the rural historic shopping centre;
- Retaining all the trees in and around The Green. Replacement trees of appropriate species will be required to replace any unavoidable losses.

Q3: Does the Heritage & Village Centre Policy cover all the topics it should? Please tell us about any other topics.

Q4 Do you have any other comments about the Heritage and Village Centre Policy?

POLICY FCA1: Facilities & Amenities

Development proposals which can be shown positively to enhance the level, range and quality of amenities, including those which support local businesses, within the village will be supported.

Proposals for the redevelopment or change of use of existing premises used for retail, public house or other local services will not be supported, unless there is clear evidence submitted that the existing premises and/or the use of those premises are no longer economically viable, are no longer needed or where equivalent facilities are provided elsewhere in the Neighbourhood Plan area.

Proposals requiring planning permission to enhance, extend and protect existing local shops and services, as well as to develop new facilities, will be supported, provided that they do not harm residential amenity and that they conform to the other design requirements in the Neighbourhood Plan.

The loss of existing parking spaces for facilities and amenities will be strongly resisted.

Q5: Does the Facilities & Amenities Policy cover all the topics it should? Please tell us about any other topics.

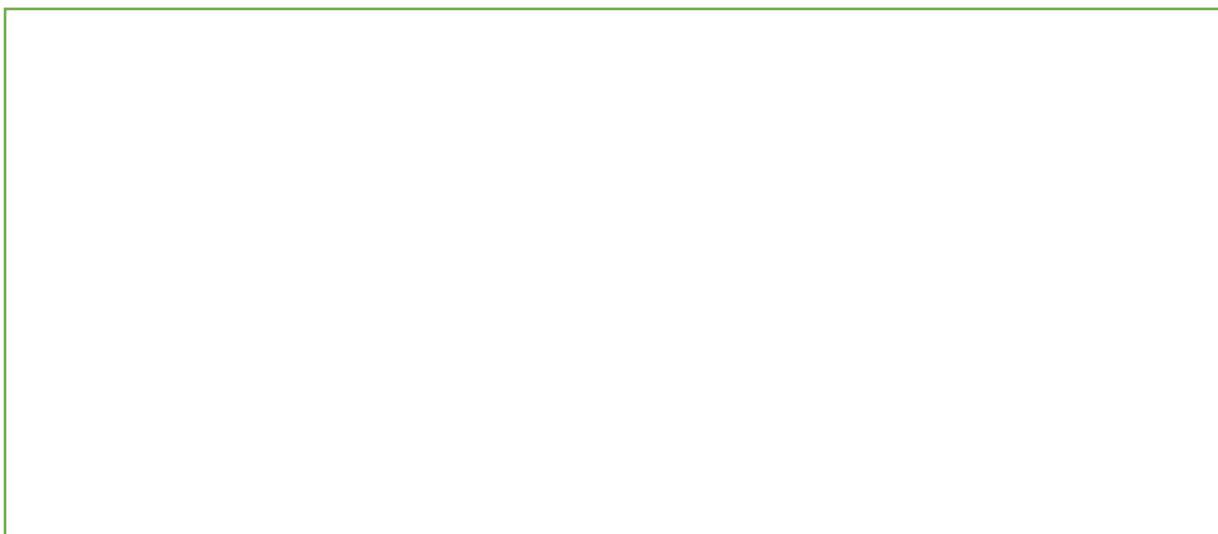
Q6 Do you have any other comments about the Facilities & Amenities Policy?

POLICY B1: Business

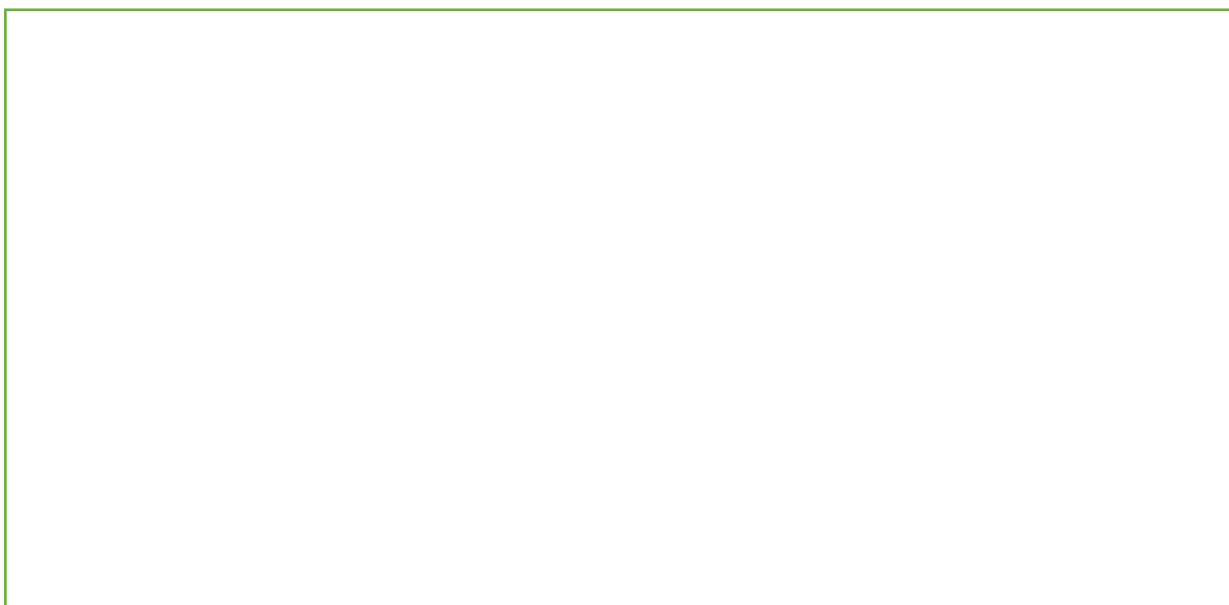
New employment development will be supported where: -

- it does not obstruct or detract from successful operation of local businesses
- it brings long-term employment to the village
- it has sufficient off street parking to meet the needs of employees and visitors
- it is complementary to the character of the village in terms of scale and design, and does not cause harm to the amenity of neighbouring occupiers.
- it contributes to the sustainability of established businesses, such as local farms.

Q7: Does the Business Policy cover all the topics it should? Please tell us about any other topics.



Q8 Do you have any other comments about the Business Policy?



POLICY H1: Housing

To secure managed and sustainable growth in Toddington, new housing development will be supported:

a) through Local Plan allocations, provided that the allocation:

- will provide affordable housing which meets at least the minimum level identified in the Local Plan
- delivers the type and mix of homes to meet identified local needs through an up-to-date Housing Needs Assessment
- will deliver an enhanced 'edge' character to the town when viewed from the surrounding landscape contributes towards improvements to green infrastructure, footpath links, recreational facilities and community facilities in Toddington
- Retains and enhances the Russell Road play area as part of a larger formal/informal recreation and landscape enhancement scheme
- provides new on-site green infrastructure, linking the existing settlement with the open countryside beyond the new development.

b) Within the settlement boundary:-

- on previously developed land
- where the proposal respects the character of the area where the amenity of neighbouring occupiers is not harmed there is no loss of existing parking space
- adequate off street parking is provided for the new homes

Q9: Does the Housing Policy cover all the topics it should? Please tell us about any other topics.

Q10: Do you have any other comments about the Housing Policy?

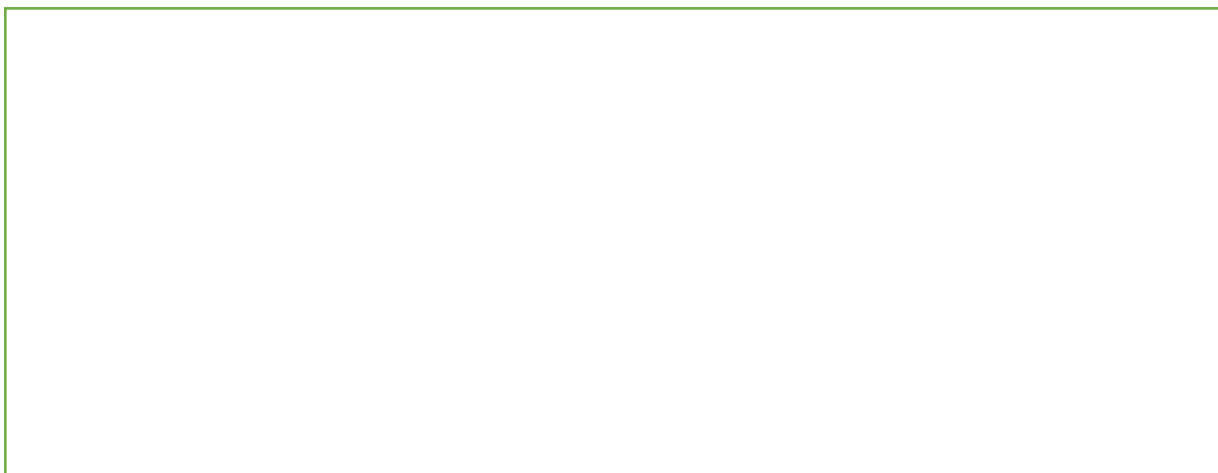
POLICY T1: Transport

Development proposals will be supported:

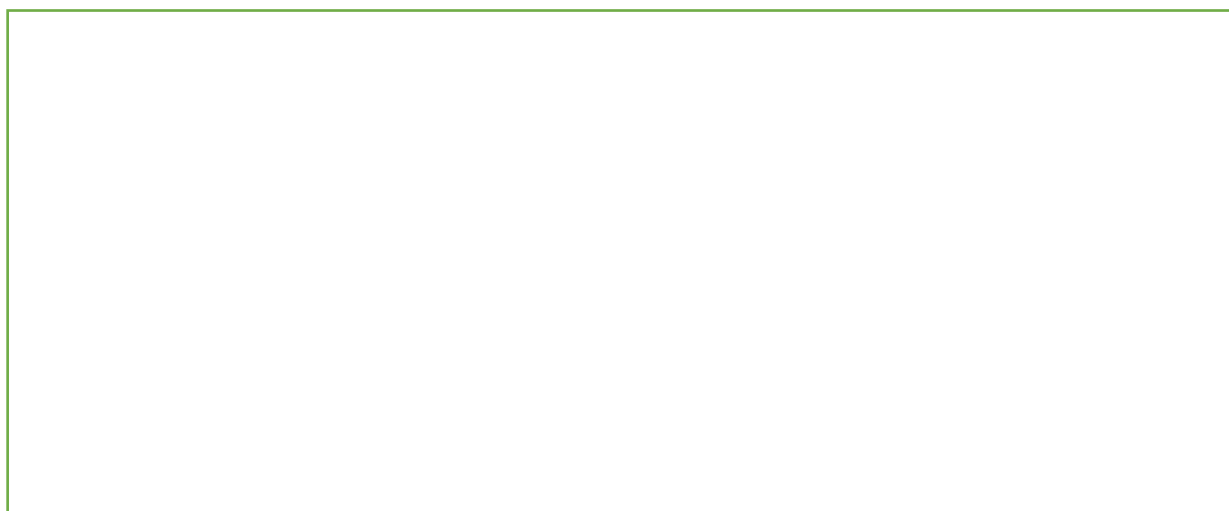
- if they do not result in the loss of off-street parking spaces
- for expansion of schools, where any increase in pupil capacity is met by appropriate enhanced off-street parking provision and a Travel Plan that seeks to promote sustainable travel choices
- for new development or change of use, where the impact of the development upon highway capacity and safety is demonstrated to be acceptable
- for new off-street parking facilities for the public that are appropriate to the character of the area in which they are located
- where they can address deficiencies in existing access networks and connections to green spaces, including the provision of a cycleway/footpath to Harlington Station

Development proposals will be expected to provide safe and attractive pedestrian access to link up with existing or proposed footpaths, ensuring that residents, visitors and workers can easily access the wider footpath network and walk safely to key village amenities.

Q11: Does the Transport Policy cover all the topics it should? Please tell us about any other topics.



Q12 Do you have any other comments about the Transport Policy?



POLICY NE1: Landscape

New development will be expected to contribute towards improvements to the rural/urban edge where appropriate, including retention and reinforcement of hedgerows and trees.

The expansion of Toddington to the south and development at the edge of the plateau will be resisted in the long term, to retain the rural appearance from the south and to ensure that the appearance of the landscape ridges remain uncluttered by built development.

Q13: Does the Landscape Policy cover all the topics it should? Please tell us about any other topics.

Q14 Do you have any other comments about the Landscape Policy?

POLICY NE2: Green Infrastructure

New development will be expected to contribute towards the creation of new green spaces, improvements to existing green assets and facilitating access to Toddington's green infrastructure network.

Proposals will be supported where they:

- protect and, where possible, buffer, enhance and re-connect areas of biodiversity value, including the wildlife sites and two Sites of Special Scientific Interest
- provide for safe, attractive and accessible public footpaths to link into the wider footpath network and address identified gaps in the wider footpath network, to enhance access for walkers, riders and cyclists.
- contribute to the creation of circular routes in the footpath, bridleway and cycling networks

Q15: Does the Green Infrastructure Policy cover all the topics it should? Please tell us about any other topics.

Q16 Do you have any other comments about the Green Infrastructure Policy?

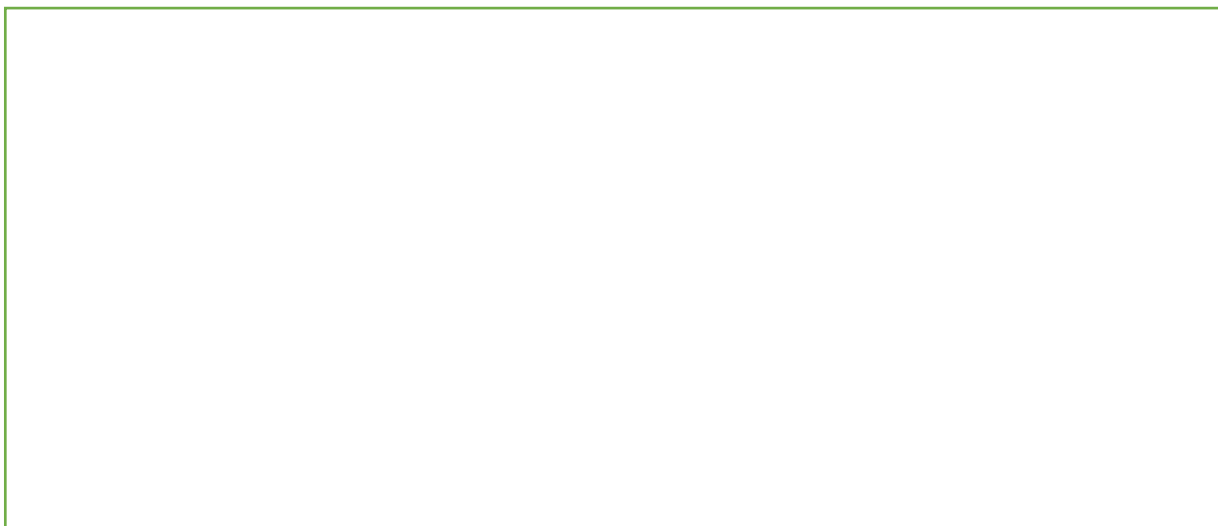
POLICY NE3: Local Green Spaces

Local Green Spaces are designated as shown on the Policies Maps at

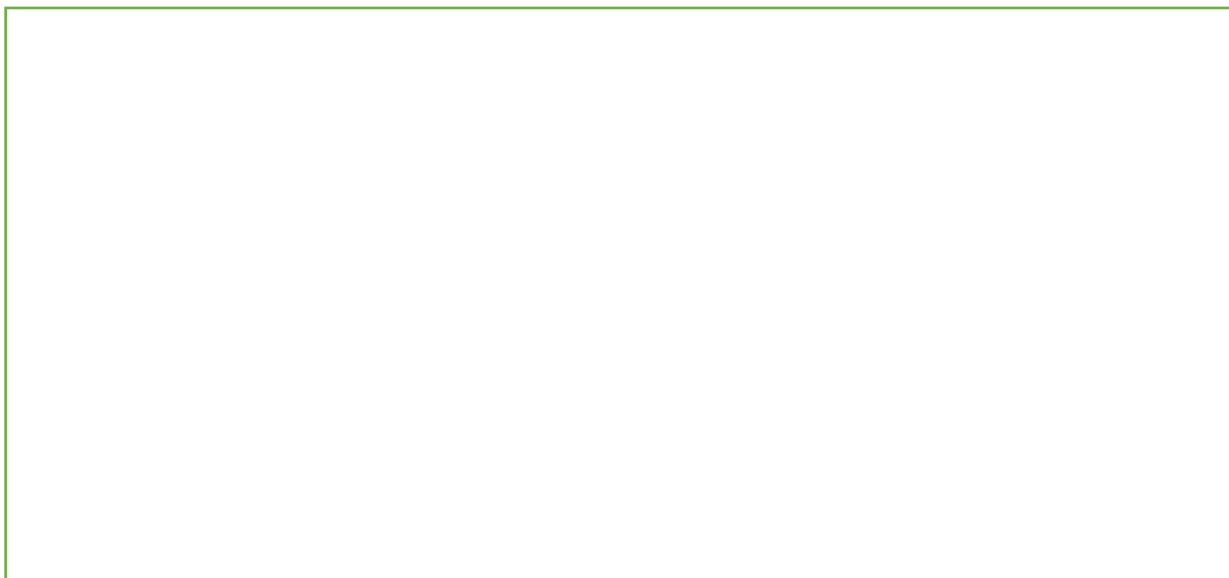
- Luton Road Recreation ground
- Russell Road Play Area
- Glebe Recreation ground
- Glebe Allotments
- The Village Greens
- The Village Pond Castle Motte

They will be retained as Local Green Spaces. Any development which would affect their designation as such will be strongly resisted unless very special circumstances can be demonstrated.

Q17: Does the Local Green Spaces Policy cover all the topics it should? Please tell us about any other topics.



Q18 Do you have any other comments about the Local Green Spaces Policy?



Any other comments

Is there anything else you would like to say about the Neighbourhood Plan?

Contact Information

This survey is open to all residents of the parish of Toddington.

We ask for your name and address to establish that you live in the Neighbourhood Plan area. This information will be treated as confidential and not passed to anyone else or used for any other purpose. The survey results will be anonymous. Your personal details will not be retained.

Name:

Address:

Postcode:

EMail:

Thank you very much for taking the time to share your views on the Draft Toddington Neighbourhood Plan. **Please return this survey to the Parish Office in the Village Hall by 9th March 2019.**

All comments received will be considered when we put together the final version of the plan. There will then be three further steps. The plan, amended as appropriate in the light of consultation, will go forward to the independent examiner. If the examiner recommends that the plan should proceed it will then be voted on in a village-wide referendum. If the village decides that the plan should be used to help decide planning applications in the neighbourhood area, the plan will at that point be formally adopted.