

Design Statement - Appendix B

Responses to comments

Neighbourhood Plan: Housing

Comments November 2017

Comment	Response
It is small enough for people to know one another and have a real sense of belonging	Attempt to keep this via Design Plan but bearing in mind National Framework and Local Plan
Nice rural area with no houses overlooking either front or back	See design statement
It is a small rural village which makes it special by not being over developed.	Tried to support this by Design statement
Campton at the moment still retains a village feel to it, the community, old buildings, surrounding countryside	Tried to support this by Design statement
The rural location and small size of the village	Tried to support this by Design statement
The character of the village	Tried to support this by Design statement
The fact that it is not an urban spall	Tried to support this by Design statement
The threat of significant development that will blight the rural and pastoral nature of the settlement	Tried to support this by Design statement
The threat of losing its identity by merging with Shefford	Tried to support this by Design statement
Afraid we will become an extension of Shefford and lose our identity as a village	Tried to support this by Design statement
Threat of development and increase in traffic through the village	Tried to support this by Design statement
Amount of vehicle traffic, constant threat of housing development with so little means to protest or prevent it	Tried to support this by Design statement
The treat of the proposed development	Need to be seen in context of National Planning document July 2018 and local plan. Tried to support this by Design statement
Too much development	Need to be seen in context of National Planning document July 2018 and local plan. Tried to support this in Design Statement
The development happening close by	Need to be seen in context of National Planning document July 2018 and local plan. Tried to support this in Design Statement
Trying to negotiate traffic parked in ridiculous places like blind corners	Tried to support this by Design statement

Comment	Response
Bad parking at junctions and traffic speeding	Tried to support this by Design statement
Parking	Tried to support this by Design statement
Remove the constant threat of development. Better parking	Need to be seen in context of National Planning document July 2018 and local plan. Tried to support this in Design Statement
Keep it as it is, no large developments	Need to be seen in context of National Planning document July 2018 and local plan. Tried to support this in Design Statement
Preserve the character of the village	Tried to support this by Design statement

Neighbourhood Plan: Housing

Comments July 2018

Comments	Response
The village needs to remain a character village	See village design brief
The demography of population over next 25 years has to be addressed	See recommendations in Housing survey
The economics needs to address our younger first-time buyers able to afford houses in the village	See recommendations in Housing survey
The style of houses also has to move with the times/modern character houses, not estate type houses Eco houses that reduce their carbon footprint.	See village design brief
What are the individual characteristics?	See housing survey
Can you give numbers of properties that these % equate to	Addressed in survey
No expansion beyond 5% also properties in keeping with surroundings	The number of houses has to fit in with Local Plan and needs to be seen in conjunction with National Framework document See design brief for local surroundings
Not just style of housing should be considered but built quality and materials. New houses must be built to last and include sustainable materials.	See village design brief
Look at small builds with green areas between house, not houses squeezed into a small area.	There is a formula for the maximum number of houses per acre. See design brief.
Infill only in allocated building land in Greenway matching housing already there. Similar style.	See design brief.
Comments on back filling	See village design brief
Is there any way of having an input into how people modify their homes	See village design brief
Modified/rebuilt bungalows built in a style which is out of sync with the rest of the village	See village design brief
No more than 12 house in a development. Across whole village or 12 properties in one development. 12 is too many for one standalone site.	Need to see National Framework document and Local plan. See village design statement

Comments	Response
What is the numerical value of 5%	Included in survey
Infill bearable. Size of development is determined by size of land available. For example; Greenway could take 20-30 houses Linear development to echo what is already present.	Need to see National Framework document and local plan. See village design brief.
Amend question for Campton Do you think Campton should expand. Yes/No If yes by how much.	Questionnaire tried to address this

Neighbourhood Plan: Housing

Comments Steering Group January 2019

Comments	Response
NPPF 2018 Updates	Copies of relevant sections available
CCNP/HP7 Need to define dependent on size of Bungalow. Ones opposite school totally efficient for OAP. Large Bungalows not suitable for elderly living.	Not sure fully understand comment. There are national guidelines for accommodation for senior citizens. Is the principle of housing for senior citizens right?
Impact of buildings should have considerations to other villages as well as own. Considerate planting to disguise buildings and retain greener outlook.	Points noted but see design brief.
Where in the survey was the clear suggestion that more bungalows would encourage an older population to remain in village and ditto for CCNP/HP2	You can find part of the response in the questionnaire, but you also have to look at other documentation with the aim to keep more people in the local area. See National Framework for Health in the community.

Neighbourhood Plan: Housing

9th February Consultation Day 2019

Comments	Response
Strongly Support keeping countryside Gap with adjacent parishes	See design statement
Policies: Agree with basic principles	Ok
Design Statement: New homes should accommodate solar panels and should have places for birds to nest. Hedges that cannot be removed or bird boxes.	Will discuss with Central Beds if this is possible
Policies: Agree with all policies only comment on HP1 not sure where suitable bungalows might go.	This is for developers to consider
Design statements: All of these are sensible and sensitive points.	OK
Policies: Agree, but concern re bungalows recommendation, as they might need more land and would be less affordable? Should they be above house for the young? Real concern re parking on grass verges they need protecting for drainage wildlife etc. and look of village. Especially agree re protecting against coalescence there are too many recent large developments all around Campton	Have amended the wording slightly in Housing Needs survey We have tried to put measures in the design statement See design statement and policies
Housing Needs: A small development should include a small number of houses for the young. Does that mean first time buyers locally? If I think that should tightened up.	Looking at wording of this for final draft
Design Statement: Agree. There are too many recent examples of tiny(unsuitable) properties being squeezed in between properties and are artificially twisted / altered leaving little or no garden. Very ugly.	Have tried to use the design statement to achieve this
Policies: I agree but also feel to support design and encourage environmentally friendly would encourage the individual types of house for the next 25 years. Should not just copy house styles. Design Statements House extensions to be in keeping with front settings. No housing on the Glebe.	I think by using Central Beds design statement and our design statement we have achieved this.
Any new housing should reflect housing styles within the village	Have tried to address this in design brief.

Comments	Response
Housing should be of a sensible size to accommodate various sizes of families. Not rabbit hutches	
Any future extensions to properties should be in keeping with the character of properties surroundings it and NOT out of proportion in size.	Have tried to address this in design brief.
Totally agree with 7.2, 7.3 and 7.4	OK
Need to retain nature of the village	This what we have tried to do via policies
Recognise need for smaller houses for people living longer and housing for younger people whole heartedly support this.	We have tried to achieve this in the housing needs survey.
May be difficult to maintain historic look and feel of village if a lot of bungalows are built.	Have amended the wording in the housing need survey
Too many bungalows might alter feel of village	Have amended the wording in the housing needs Survey
Yes. Must keep separation of Campton and Shefford and Campton and Meppershall	Have tried to achieve this via policies
Yes to some bungalows no large houses.	We have tried to create a mix of houses in any new development in keeping with the village.
What is meant by young children's first homes	Have clarified this as a foot note
Agree with diversity and style but keep the linear nature of Campton.	Agree
Agree with Policies. Keep village envelope keep open green nature of village	OK
Houses need to reflect visually impaired and the disabled	Will look at how this is achieved in Central Beds design policies.