



HAVE YOUR SAY ON THE FUTURE OF OUR VILLAGES

What is a Neighbourhood Plan?

In response to Bedford Council's request for more and new housing development across the Borough, the Parish Council has formed a Neighbourhood Plan Steering Group to prepare a Neighbourhood Plan for the Parish. This is our best opportunity to input into and to influence future development decisions. Our aim is to retain and protect the rural identity of our Parish. Our Neighbourhood Plan will give us a say on what we want the Parish to be like in the future, including whether or not we'd like new housing development. With only 146 houses we want to make sure that any future plans protect our thriving rural community, our visual landscapes and respect the very special characteristics of our three peaceful hamlets.

Why is it important?

This is an initial survey to help us put together our Neighbourhood Plan. This is important for us as Bedford Borough Council's existing Local Plan runs to 2030 and outlines development across the Borough and surrounding Parishes. There were no proposals to build any houses in our Parish in Local Plan 2030. However, the Borough Council are now reviewing the Local Plan and have to build 26,000 new houses in the Borough between 2020 and 2040. They recently called for landowners to identify suitable sites for development and six sites were submitted from our Parish amounting to 460 hectares with the potential to take up to 8,298 houses. (Please see details and a map of all these sites on the back of this page). The Parish Council does not support the Bedford Borough Council options for *extensive* development in the Parish.

It is important that we have a Neighbourhood Plan as it will allow us to shape and protect our Parish for the future. In addition to development, the Plan will also cover other important issues such as: roads, transport, natural environment, utilities and the protection of green spaces. With a plan in place, we have a stronger voice as Bedford Borough Council must take it into account when they make planning decisions.

What area are we talking about?

Our Neighbourhood Plan is for Staploe Parish. Staploe Parish is made up of three hamlets: Staploe, Duloe and Honeydon. It also includes the settlements of Upper Staploe, Begwary, Bassmead and Bushmead.

Each member of your household can have their say and complete a copy of this survey.

Please complete this questionnaire and return it by 08/03/2021. Please see details of how to return your responses at the end of the questions. Your privacy is important to us and a privacy notice is available on our website <https://staploe-pc.gov.uk/wp-content/uploads/simple-file-list/Neighbourhood-Plan/Staploe-Parish-Neighbourhood-Plan-Privacy-Notice.pdf>

If you would like to be involved in the Neighbourhood Plan Steering Group (which reports to the Parish Council), then please inform the Parish Clerk - clerk@staploe-pc.gov.uk.

PLEASE SUBSCRIBE

We would like to communicate with as many people as possible about this plan and future consultations using e-mails from the Parish website. This saves time and money. Therefore, it would be helpful if you could subscribe to the Parish Council's website <https://staploe-pc.gov.uk/> and add your e-mail in the "Subscribe" box.

Live locally? Want to know what's going on? Then subscribe to our update service. — It's FREE!

E-mail *

Subscribe

Please let us know how you'd like to receive future information:

I have signed up to the Parish newsletter and would like to receive information by Parish e-mail.

☐

I would prefer to receive paper copies of Neighbourhood Plan questionnaires and information.

☐

If you'd like to receive paper copies, please provide your name and address below.

Name:

Address:

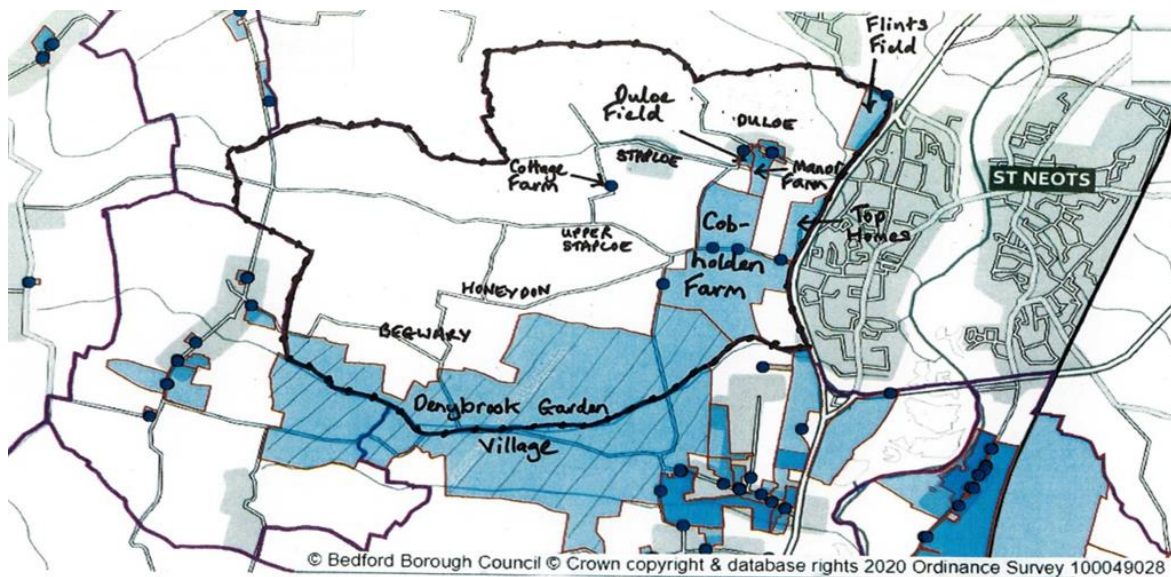
Please send your response(s) by 8th March 2021
Thank you for your help in shaping the future of our villages.



DETAILS OF THE SITES LANDOWNERS PUT FORWARD FOR DEVELOPMENT

As part of the Bedford Borough Council call for sites, a total of six sites in our Parish were put forward, with the potential to take up to 8,298 houses. This includes about 40% of Denybrook Garden Village (a proposed large new settlement – for location see map) which falls in our Parish and would take up to 10,500 houses in total (the remainder being in Wyboston Parish).

Call for Sites Submissions in Staploe Parish							
Site Name	Ref number	Location		Area (ha)	Approx houses (lower range)	Approx houses higher range	Comment
Cottage Farm	908	Upper Staploe (red barns)		0.25	4	4	
Manor Farm	455	Duloe		12.1	300	300	
Top Homes	931	Beside Bushmead Rd and A1		17.1	400	400	
Flints Field	930	Beside B645 and A1)		17.6	400	450	
Cobholden Farm	997	South of Duloe		120	2040	3000	Assuming 17-25 houses / ha + green space, community areas, employment and retail
Duloe	3420	South West Duloe		2.8	25	84	Proposing 25 houses on northern section. Total capacity 84.
Denybrook Garden Village (proportion in our parish approx 40%)	977	West of Wyboston		290	3000	4060	This is 40% of the whole development - remainder would be in Wyboston parish.
Total				459.85	6169	8298	
Denybrook Garden Village (whole "village")	977	West of Wyboston		725	7500	10150	This includes homes + green space, community areas, employment and retail.





QUESTIONNAIRE

Here are some topics you may wish to consider when answering:

* Leisure and Community Facilities * Commercial and Business Facilities * Broadband Access and Speed
* Transport and Roads * Health and Wellbeing * Renewable Energy * Walking Routes * Employment * Housing
* Natural Environment * Sustainability * Other services including: Communications, Utilities and Energy

If possible please complete the survey online on SurveyMonkey:

<https://www.surveymonkey.co.uk/r/6J7SDJL>

1. What is your name and address? *(Please let us know these details so that we can validate that you are a resident. Your responses will not be shared and will only be used by the Neighbourhood Plan Steering Group to validate responses when pulling the report together)*

2. Please tell us which area in Staploe Parish you live in (Staploe, Duloe, Honeydon, Begwary, Bushmead, Bassmead, Upper Staploe or outlying areas):

3. Do you work or own a business in the Parish?

4. Do you anticipate regularly working from home in the future?

5. What are things that you like about living in Staploe Parish as it is today?

6. Please tell us the things that you do not like about living in Staploe Parish as it is today?



7. What are the most important/essential/desirable things in Staploe Parish that you'd like to protect?

8. Please tell us how would you like to see the Parish evolve over the next ten years?

9. When thinking about our Parish's landscape, views and green spaces what would you like to preserve or change?



10. Do you feel there is a need for new housing in our Parish?

11. How many new houses would you like or be willing to support to be built in our Parish?

0	1-5	6-10	11-20	21-30	31-50	51-100	101-200	>200

12. If you think there is a need for new housing, what type of houses would you like to see built? E.g. bungalows, flats, affordable homes, starter homes, family homes, self builds. (Affordable homes are sold or rented at 20% below the market value and starter homes are a type of affordable home available to younger first-time buyers. The discount is usually subsidised by the sale of other properties at market value).

13. How would you like to see the following services developed or maintained?

- **Natural environment**
- **Roads and transport**
- **Leisure and community services**
- **Commercial and business facilities**
- **Utilities including broadband**
- **Rights of way – footpaths, bridleways and cycle paths**



14. How do you think we, as a Parish, can reduce our impact on climate change?

15. What is your greatest concern for the future of our Parish?

16. Are there any other matters, not covered above, that you think we should consider in our Neighbourhood Plan?

Each member of your household can have their say and complete a copy of this survey. IF AT ALL POSSIBLE, PLEASE COMPLETE THE SURVEY USING SURVEY MONKEY. See below. Please complete this document and return by 08/03/2021. You may:

Complete the survey online on SurveyMonkey: <https://www.surveymonkey.co.uk/r/6J7SDJL>

If you are unable to use Survey Monkey you can:

- Scan and return it by email to: clerk@staploe-pc.gov.uk
- Drop it into the letter box of one of these members of the steering group: Lucy Crawford (Victoria Cottage, 33, Staploe Lane, Staploe), Veronica Zwetsloot (Tally Ho, Gypsy Lane, Upper Staploe) Kate Abrahams (Woodfield, Honeydon Road, Begwary – on the outskirts of Colmworth), Tom Tagg, Prescott, Staploe Lane, Staploe), Ged Meola (49, Woodhouse Lane, Duloe), Charlotte Quince, (4, Duloe Lane, Duloe).
- Download the document from <https://staploe-pc.gov.uk/our-parish-council/staploe-parish-council-neighbourhood-plan/> type your responses in the editable sections and return by email to clerk@staploe-pc.gov.uk
- If you can't do any of the above, please call Lucy Crawford on 01480 471 526 and we'll collect the survey from you.