

**Odell Neighbourhood Plan
Consultation Statement
Date 9th November 2021**

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1. Introduction

This Consultation Statement accompanies the submission of the Odell Neighbourhood Development Plan (7th January 2022). It summarises the community engagement programme and the Regulation 14 consultation that were undertaken. It shows how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) have been satisfied.

2. Summary of Community Engagement

Odell Parish Council has given very careful attention to involving all parts of the community and stakeholders in the preparation of its Neighbourhood Plan. It formed a working group, initially with 9 residents including one Parish Councillor representing all parts of the village. Most are retired professionals with relevant skills, but none have planning expertise. 7 members continued to participate throughout the process. Although online tools have been widely used, the working group has utilised a combination of printed materials, face-to-face events and consultations as well email, websites, social media and virtual meetings to raise awareness and seek input to the Plan. The engagement activities were 'front-loaded' to understand the issues and views of residents, local businesses and landowners from the outset. The drafting of policies and documents was therefore able to benefit from that insight. A chronological summary of the engagement activities that took place is outlined below.

To decide whether to prepare a Neighbourhood Plan, the Parish Council consulted the village community to gauge the level of support and whether there were enough people with appropriate skills willing to contribute their time to preparing it. In June 2019 a brief questionnaire was delivered to every house in the village. There was resoundingly positive support for preparing a Neighbourhood Plan; more than half of households responded and 90% of those were in favour. Over 30 people expressed a willingness to contribute to the work, many with necessary skills. The outcome of the initial survey was shared through a flyer delivered to all homes in August 2019, confirming that the Parish Council had decided to go ahead with the Neighbourhood Plan and giving advance notice of the dates of a launch event.

The launch event was held at the village hall on Friday 1st and Saturday 2nd November 2019. It was well publicised using social media and a promotional flyer was delivered to all homes in the village. It was also displayed on village noticeboards, in the pub and the village hall. The flyer used a distinctive design and typeface, with three background colours derived from a watercolour painting of the village pub by a local artist. This design theme has been used on every subsequent newsletter and printed document related to the Neighbourhood Plan. The launch event was organised so that participants could drop in whenever they wished on the Friday evening, the Saturday morning or afternoon. A series of colourful display boards, maps and photographs were arranged to inform people about neighbourhood plans in general, the benefits, activities and likely timescales. The event was hosted by the initial members of the working group and they were available to welcome visitors, encourage them to express their views and to answer any questions they had. 46 people took part in the launch event from a village with 276 residents. They were given the opportunity to register for email updates and those who wished to take an active part could express their interest in joining the working group or contributing their time in other ways. The main output from the launch event, captured on a large number of post-it notes, was data on participants views: - what they liked and disliked about Odell; what they wanted to preserve and to change. There were several recurring themes that emerged and the data was analysed and presented in pie chart format.

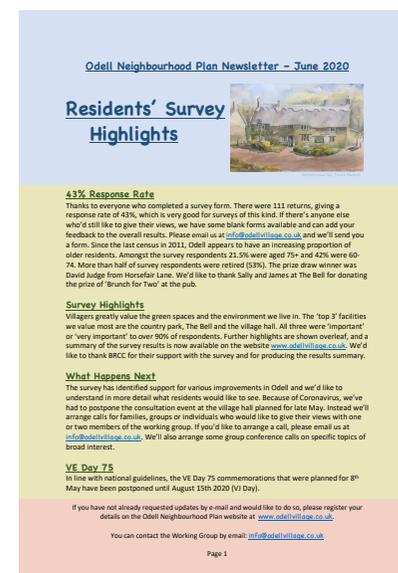


A dedicated website was set up – www.odellvillage.co.uk – with the same distinctive design theme used for the newsletters. It includes lots of relevant information about the activities to prepare Odell’s Neighbourhood Plan, downloadable versions of the newsletters delivered to all homes in Odell, photos of the village and ways to register for emails etc. There’s a dedicated email address to contact the working group info@odellvillage.co.uk. The website has been regularly updated to add the latest newsletters and all of the significant documents that relate to the Plan as soon as they are available – discussion documents, a Housing Needs Assessment, Design Codes etc.

A detailed residents’ survey was designed with advice and support from Bedfordshire Rural Communities Charity (BRCC), informed by the issues raised at the launch event. In February 2020, the electoral roll and local knowledge were used to deliver an appropriate number of hard copies of the survey form to each household, based on the number of people known to be living at each address. Additional forms were available on request and an online version was also available, using Survey Monkey. Completed forms were sent directly to BRCC using prepaid envelopes. BRCC also handled the online responses and produced an analysis of the data, using numerical tables and bar charts. By the closing date of 29th February 2020, 111 responses had been received, representing 43% of residents invited to take part in the survey. This was considered to be a very good response and the results were summarised in the June newsletter, with BRCC’s detailed analysis available to download on the website.

There were a few anomalies arising from the survey data. Firstly, the self-reported age profile of respondents was somewhat older than the population of the village as a whole, based on the 2011 census. Using a combination of local knowledge and the age range of residents who had registered for email updates, it became clear that the anomaly was partly explained by a rise of 4 years in the average age of residents in the 9 years since the 2011 census data was gathered. More young people and relatively few older people had moved out of the village and the remaining residents had become 9 years older. After adjusting for the changes since the 2011 census there was still a residual element of age-related bias, with 18% fewer responses than expected from under 45s and 18% more responses from over 60s. Those survey results where responses vary by age may therefore be subject to some sampling error. The second anomaly was in the responses to the question about support for any new development in the village. 45% of respondents said there should be no development yet 74% said single home / infill development was acceptable. It was decided to follow up the survey with a series of one-to-one interviews with a cross-section of residents to resolve some of these anomalies and better understand the underlying issues behind the survey results.

Because of the Covid-19 pandemic, from March 2020 we were unable to hold any large consultation events or to meet one-to-one indoors for the rest of the year. We therefore used a combination of Zoom videoconferencing and socially-distanced outdoor one-to-ones to gather further information to accurately interpret the survey data. 33 interviews took place in July 2020 and they identified that over 90% of respondents would



support infill development of 1-3 homes, a significant majority would prefer to retain the 30mph speed limit but enforce it with average speed cameras in preference to reducing it to 20mph in the centre of Odell. Interestingly, although the survey identified an issue with the very limited bus service, none of the interviewees said they'd use an improved bus service even it offered an hourly service.

Five discussion documents were drafted during summer 2020 on the topics of housing, environment, facilities & businesses, heritage and rural footpaths. These were published on, and were available to download from the website. In September 2020, three open-to-all Zoom calls were arranged covering the five discussion paper topics, and publicised in the September newsletter which also summarised the results from the one-to-one interviews. In October 2020 two technical documents were finalised, a housing needs assessment and a design codes document both of which had been prepared by AECOM. These were also published on the website, available for download and publicised in the December 2020 newsletter.

Using all of the input from the survey, consultation events and technical documents, a draft of the Neighbourhood Plan was prepared and published on the website, and publicised in the June 2021 newsletter which also announced the first village hall consultation event following the Covid-19 lockdowns on 2nd - 3rd July 2021. The event was again organised with a drop-in format. There were detailed displays covering each of the policies in the Plan, together with large scale maps and supporting information. Members of the working group were available to answer questions and explain the rationale for each of the policies. 37 people participated in the event with good support expressed for the proposed policies. Again, post-it notes were used to capture specific comments which were written up as a short document.

The draft Plan was also shared with the Borough Council. They provided detailed feedback and some general advice. Specifically, they suggested that in addition to the heritage information about listed buildings, there should be more detailed information about the unlisted heritage of Odell. Most of the Council's feedback, together with insight from the consultation event was incorporated into a revised version of the Plan, which included an additional annex covering the listed and unlisted heritage of the village in depth.

The completed Plan was approved by the Parish Council at its 1st September meeting, and the dates of the Regulation 14 consultation were agreed. An updated version of the Plan was prepared, responding to the submissions received during the 6-week consultation, and this was approved by the Parish Council at its meeting on 3rd November for submission to Bedford Borough Council, subject to a final sign-off of all the documents by a subcommittee of three parish councillors.

2.1 Approach to community engagement

Odell is a small village with 287 residents and 132 household spaces, based on the 2011 census. There are several businesses trading from the village and most of these are owned and run by residents. The farmland and woodland in the parish is also mostly owned by residents. Community engagement therefore utilised mainly direct communications with village residents, together with a website and email / online communications to residents who had registered and to non-resident businesses and landowners.

The working group was set up with the aim of having 6-8 members representing each part of the village to enable good engagement, and to reflect a mix of newcomers and long-standing residents. One of its members, a wheelchair user, was able to highlight from first-hand experience the need for accessibility improvements within the village. Odell has a village hall, a valuable resource which was used for face-to-face consultation events before and after the pandemic lockdowns. The working group hand-delivered regular newsletters and the residents' survey forms.

The views of residents and other stakeholders were sought from the outset to help identify the main issues to be addressed and to define policies that would be acceptable to the majority. Before drafting the Plan and defining its policies, five discussion papers were written and published for comment. Because of the lockdown in place at the time, Zoom was used for three open-to-all presentations on the discussion papers' topics. Once a draft Plan was available, a further consultation event was held at the village hall before the six-week Regulation 14 consultation began.

2.2 What was done?

June 2019 – Brief questionnaire delivered to all households in the parish, asking whether a Neighbourhood Plan should be produced

August 2019 – Flyer delivered to all households about the positive outcome of the questionnaire for a Neighbourhood Plan and the launch event date.

October 2019 – Flyer with details of the launch event delivered to all households, also displayed on church and village noticeboards and in the pub and village hall.

November 2019 – Launch event at the village hall. Stakeholders can register for email updates.

January 2020 – First newsletter covering the outcome of the launch event and announcing the website.

January 2020 – Website goes live.

February 2020 – Residents' survey forms distributed to each resident and available to complete online

June 2020 – Second newsletter distributed, summarising the survey results, which were available in full on the website

July 2020 – One-to-one consultations held with a cross-section of residents to clarify some key points arising from the survey

September 2020 – Third newsletter distributed, offering further one-to-one consultations and publicising Zoom briefings on the discussion papers

September 2020 – Three Zoom briefings held, each covering specific aspects of the discussion papers – environment, housing etc.

October 2020 – Housing Needs Assessment (HNA) and Design Codes documents completed, then uploaded to the website in November 2020

December 2020 – Fourth newsletter distributed, publicising the HNA and Design Codes

June 2021 – Fifth newsletter distributed, publicising the draft Plan available to download from the website and announcing the July consultation event

July 2021 – Second consultation event held at the village hall, publicising the draft Plan and its policies

September 2021 – Regulation 14 consultation began on 7th September and ran to 22nd October.

September 2021 – Sixth newsletter distributed, with four A4 pages of content, summarising the Plan and its policies with an informative map

October 2021 – Fourteen responses received from statutory bodies and local residents.

November 2021 – Draft Plan updated in response to Regulation 14 responses and approved by Parish Council for submission to the Borough Council.

2.3 Who was targeted?

To reach all of Odell's residents, every household in the village received printed copies of the initial three flyers, the residents' survey form and the six newsletters. An option to register for emailed copies of the newsletters was available to all. Local landowners and businesses not owned by residents were contacted directly, via email, their websites and by post. The Parish Council has been thoroughly briefed on progress at each of its bi-monthly meetings and the Borough Council has been kept informed of progress. Particular care has been taken to ensure that any residents who can't or don't wish to use the website can receive printed copies of relevant documents, can speak directly to a working group member and can attend the in-person consultation events. Representatives from the neighbouring parish councils were invited to the village hall events.

During the July 2020 series of one-to-one consultations, the working group identified a representative cross-section of people to invite to take part. Very few people responded on their own initiative to the open invitation to take part, but almost all of those invited to a one-to-one consultation participated willingly and enthusiastically, providing 33 responses.

2.4 Outcomes/Feedback

Results from the launch event and the residents' survey were captured, analysed and presented in an informative way in comprehensive reports published on the website. Highlights were also included in the newsletters with website links to the full information. The findings from one-to-one consultations were also publicised and used to inform subsequent work on the Plan and its policies.

The two consultation events at the village hall each reached around 15% of adult residents and enabled many high-quality conversations to take place. Residents' and local businesses' views were freely given and these were used to refine the Plan and its policies. Both of the village hall events received glowing praise for the high quality of the display materials and maps, and the informative way that the Neighbourhood Plan process was described.

The main issues emerging were: -

- Residents greatly valued the rural setting of Odell, both for its environmental value and for its walks, bridleways and other leisure pursuits.
- The Bell public house and restaurant, the village hall and Harrold Odell Country Park were the facilities very highly valued by residents
- There was strong support to add to the existing conservation area covering the centre of Odell, with two additional conservation areas in Little Odell and the historic part of Church Lane, Odell.

- There was a clear wish to sustain diversity in the village population, including a need to attract and accommodate younger people, especially families with children, and retain the vibrancy of the village through support for its facilities, social activities and local businesses.
- There was very strong opposition to any development in the open countryside within the parish, but a large majority of residents were in favour of small infill developments within the built-up areas of the village.
- There was near-universal support for any development to be of a scale and of a design that would be in keeping with the character of the village's existing built environment.
- There were several issues emerging that were outside the scope of the Neighbourhood Plan itself, but will be addressed by the Parish Council. For example, the volume of traffic through the village and the excessive speed of a minority of road users were major concerns. There was also a wish to add additional rural footpaths (permissive or statutory) and formally to divert some existing cross-field footpaths on arable land, all to be done with landowner agreement.

The feedback from stakeholders and the outcomes from the various forms of consultation directly led to decisions on what to include in the Plan and the specific wording of its policies. The Design Codes document was produced as a way to capture what was required in any new development, to be in keeping with Odell's character. It was decided not to identify specific development sites, with a better approach seen as defining three built-up areas of the village where small infill developments of 1-3 houses would be acceptable. Such sites were much more likely to arise over time, during the lifetime of the Plan, and may not have been identified through a single call for sites in 2020-21.

3. Pre-Submission Consultation (Regulation 14)

3.1 How the Consultation Was Undertaken

The Parish Council approved the Regulation 14 consultation version of the Neighbourhood Plan at its meeting on 1st September 2021 and set a closing date for submissions of 22nd October 2021. The Borough Council was asked to provide a list of the statutory bodies to be consulted and their contact details. On 7th September, those bodies were contacted by email, provided with a link to the Plan and its supporting Annexes and a copy of the September newsletter was attached, summarising the key points and policies in the Plan. All of the adjacent parish councils were also contacted by email or through their website contact forms. Local businesses and other stakeholders were also contacted by email or through their website contact forms to notify them of the consultation and the closing date. Additionally, the Anglican Church - Diocese of St Albans, Grant Palmer, the local bus operators, and Greene King, owners of The Bell public house were notified.

Feedback was invited by email to the working group's email address info@odellvillage.co.uk or by post to the Parish Clerk.

The four Gunning Principles have been rigorously followed throughout the preparation of Odell's Neighbourhood Plan.

3.2 Statutory Consultees

Organisation	Email Address or Website Contact Page
Bedford Borough Council (LPA)	sonia.gallaher@bedford.gov.uk
Podington Parish Council	clerk@podington-pc.gov.uk
Harrold Parish Council	harroldparishcouncil@outlook.com
Sharnbrook Parish Council	clerk@sharnbrook-pc.gov.uk
Chellington and Carlton Parish Council	carltonwithchellingtonpc@gmail.com
Felmersham and Radwell Parish Council	frparishclerk@outlook.com
Knotting and Souldrop Parish Council	https://knottingandsouldrop-pc.gov.uk/contact/
Coal Authority	planningconsultation@coal.gov.uk
Homes and Communities Agency, Now known as Homes England	mail@homesandcommunities.co.uk enquiries@homesengland.gov.uk
Natural England	consultations@naturalengland.org.uk
Environment Agency	planning_liaison.anglian_central@environment-agency.gov.uk

Historic England	eastplanningpolicy@historicengland.org.uk ; eastofengland@historicengland.org.uk
Network Rail	townplanninglnw@networkrail.co.uk
Highways England	planningee@highwaysengland.co.uk
Marine Management Organisation	info@marinemanagement.org.uk
Anglian Water	planningliaison@anglianwater.co.uk ; developmentservices@anglianwater.co.uk
BLMK NHS Clinical Commissioning Group	blmkccg.contactus@nhs.net
Bedfordia Group (local landowner)	info@bedfordia.co.uk
Santa Pod Raceway (local business and landowner)	https://santapod.co.uk/contact.php
Grant Palmer (local bus service operator)	info@grantpalmer.com
St Albans Diocese – Anglican Church	spope@stalbans.anglican.org ; iblythe@stalbans.anglican.org
Lawson Johnson Estate (local landowner)	matthew.ayres@fishergerman.co.uk
Greene King (owner of The Bell PH)	https://www.greeneking.co.uk/contact-us/

3.3 Issues

The main issues and concerns raised by the people, businesses and organisations consulted are set out in the next part of this statement, together with details of how these issues and concerns have been addressed.

4. Responses to Representations

The following table includes a concise summary of each representation. The full and detailed representation has been taken into account in each instance.

Representation From	Ref. No.	Policy/Action Reference	Representation	Response
Group of Little Odell residents	1	OD1 OD1 A5a	<p>1. Request to make a small change to the SPA in Little Odell, to exclude the High Street carriageway where the SPA runs only on one side of the road.</p> <p>2. The site of the agricultural barn in Little Odell should be included in the SPA, so that the Parish Council would be consulted on any planning application i.e. permitted development rights as an agricultural building would not apply</p> <p>3. The High Street, Little Odell with its many listed buildings should become a Conservation Area.</p>	<p>1. Request accepted. Development Map showing Little Odell SPA modified to exclude the carriageway at the western end from the SPA.</p> <p>2. No change necessary as the site of the barn is included in the SPA for Little Odell.</p> <p>3. No change necessary as the creation of a Little Odell Conservation Area (CA) has been included as Non-Land Use Action A5 in Annex 1. The Plan includes a Heritage Area, indicating where a new CA could be located, that aligns almost exactly with the respondents' proposal.</p>
Odell resident 1	2	OD1	<p>1. There should be no 'back land' development to the east of Odell Manor on the paddock behind 54 and 56 High Street. The SPA for the eastern part of Odell includes a small part of a paddock that is not within the built-up area.</p>	<p>1. Request Accepted in Part. The SPA boundary for the eastern part of Odell has been modified to exclude part of the paddock adjacent to Odell Manor, without highway frontage. The request to remove a small parcel of land, which has frontage onto Tannery Lane, now used as part of the garden to 46 High Street, was not accepted as its removal would not be consistent with the approach used to define the SPAs.</p>

		OD3	2. Any development on this piece of 'back land' would have an adverse impact of the landscape and adjacent listed buildings.	2. Request Accepted in Part. See response to point 1 above.
Little Odell resident 1	3	Annex 2 Design Codes	The Design Codes annex to the Plan is not sufficiently tailored to the needs of a small rural village. It includes words such as 'urban structure' and 'urban design', and requirements for lighting car parks and footpaths that are inappropriate to a rural area. Parts of the text don't reflect the character of the village, as accurately described elsewhere in the annex.	Request Accepted. Although the proposed changes to the Design Codes annex would make no material difference to the Plan itself nor the Plan's policies, it would benefit from some redrafting of its text to better reflect the rural situation of Odell. The Design Codes have been revised to incorporate almost all of the suggested changes. The cycle store code, where there's no garage, has been retained.
Little Odell resident 2	4	OD1	1. Request to exclude the field east of South End Farm from Little Odell SPA, because it offers open views from the High Street to Harrold Odell Country Park.	1. Request Not Accepted. Existing buildings and the site of a previous building are located either side of this small field which fronts onto the south side of the High Street. Excluding this field from the Little Odell SPA would be inconsistent with the Plan's overall policy for small infill sites fronting onto existing highways. If a planning application for this site were to be submitted in future, the issue of retaining the views versus the contribution of the development would be considered at that time. There may be some misunderstanding of what's meant by 1-3 home infill plots. This has been clarified in the Interpretation text after Policy OD1, to confirm that a site may be suitable for just one home, two or three homes.
		OD1	2. Refers to three Bedford Borough Local Plan policies and questions whether there should be a SPA covering the eastern part of Odell, as access onto the High Street is limited by the bends in the road along that part of the High Street.	2. Request Partly Accepted. Ambiguity in Policy OD1 removed by merging clauses 1 and 2. The need for safe access has been added to policy OD1 point 3 (now point 2). Parts of the SPA covering eastern Odell have access visibility limitations and that this would restrict infill development on certain potential sites. However, other potential sites in

		Annex 4 – Housing Needs Assessment	3. The requirements for new housing over the next 10 years were assessed by AECOM. Have we got a true understanding of what villagers need, as very few have responded to the consultations?	<p>this SPA have very good access visibility and would probably be acceptable. Each planning application should therefore be assessed on its merits as part of the planning process. National and Borough planning policies provide clear guidelines on the provision of safe access onto existing highways. Any new development would have to meet these requirements. The Plan excludes policies that are already fully covered by National or Borough policies, and the need to meet them has been explicitly stated in new interpretation text added below Policy OD 1. Local Plan policy 2S Healthy Communities has been added to the Plan as relevant to the Plan’s policies.</p> <p>3. AECOM used well-established techniques to produce the Housing Needs Assessment (HNA) for the Plan. The needs of residents were also covered in detail by the residents’ survey which had a 43% response rate. Their future housing needs were very well aligned to the HNA.</p>
Little Odell residents 3	5	OD1 OD1 OD4	<p>1. Request to make a small change to the SPA in Little Odell, to exclude the High Street carriageway where the SPA runs only on one side of the road.</p> <p>2. The Plan should not allow any encroachment onto the greenfield site adjacent to the Little Odell roadside barn, particularly into the field itself.</p> <p>3. Because of increased traffic through Odell, the Plan should not allow any new access points being created from the High Street within the SPAs.</p>	<p>1. Accepted. See response Ref. No. 1, point 1.</p> <p>2. Accepted. Policy OD1 does not permit any development of greenfield sites outside of the three SPAs defined in the Plan. No changes needed.</p> <p>3. Partly accepted. The need for safe access has been added to policy OD1 point 3. National and Borough planning policies provide clear guidelines on the provision of safe access onto existing highways. Any new development would have to</p>

				meet these requirements. The Plan excludes policies that are already fully covered by National or Borough policies. See response Ref. No 4, point 2
Historic England	6	Annex 2 OD3 / OD4 OD4	<ol style="list-style-type: none"> 1. The chronology could be enhanced by the inclusion of historic maps as illustrations. 2. Applications for development that is within the conservation area or in the setting of heritage assets to include a heritage statement setting out how the proposals meet the requirements of the policy. 3. Consult with Bedford Borough Council's historic environment team, to ascertain whether there are any areas within the village of particular archaeological potential. 4. We could require proposals to demonstrate how they have had regard to the government's best practice relating to design, set out in the National Model Design Guide, as well as in Manual for Streets and Manual for Streets 2. 	<ol style="list-style-type: none"> 1. An historic map from 1884 has already been included on page 10 of Annex 2 2. Accepted. The need to comply with Government policy and guidance on this point has been added to the Interpretation & Guidance section of policy OD4. 3. This was done during the preparation of the Plan and areas of archaeological significance have been highlighted. 4. Accepted. This point has been added to the Interpretation & Guidance section of policy OD4.
St Albans Diocese	7		Consultation process noted	No response needed.
Network Rail	8		Network Rail has no comments	No response needed.
Coal Authority	9		As Bedford Borough Council is outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans	No response needed.
Environment Agency	10		Thank you for emailing the Environment Agency Sustainable Places Team at Brampton. We currently have a large volume of work and due to resourcing issues, this may lead to delay in responding to you.	No response needed.
Highways England	11		We have reviewed the plan and note the area and location that is covered is remote from the	No response needed.

			A421 and M1. Consequently the draft policies set out are unlikely to have an impact on the operation of the SRN and we offer No Comment.	
Felmersham and Radwell Parish Council	12		Good luck with the Regulation 14 consultation and to successfully completing the Neighbourhood Plan in due course.	No response needed.
Harrold Parish Council	13		Just to confirm that Harrold Parish Council had no specific comments on your plan, other than to congratulate you on its quality.	No response needed.
Bedford Borough Council	14	OD1 OD2 OD2 OD2 OD3 / OD4 / Annex 1	<p>1. The Conservation Area and Scheduled Monument should be added to bullet 2 in 1.4</p> <p>2. In 3.3, splitting up environment and heritage sections is advised, and restore some text from draft 6.</p> <p>3. Suggests Figure 1 showing a site with 3 houses is omitted, as it may not be appropriate for Little Odell sites south of the High Street.</p> <p>4. OD2 point 2 – change “and/or” to “or” so that important facilities are replaced OR marketed for 12 months to find a new owner.</p> <p>5. OD2 point 4 - Don’t refer to Podington airfield as a development site, unless it’s being developed.</p> <p>6. Move OD2 point 6 to be part of OD1.</p> <p>7. Consider adding a separate Historic Environment policy to include the Conservation Area (CA), the Scheduled Monument in Little Odell and non-listed heritage assets, referencing the need to preserve the special interest of the CA and areas to be added as CAs.</p>	<p>Accepted. Text added to bullet 2 in section 1.4.</p> <p>Accepted in part. Existing Policy structure retained, but additional text added to OD4 ‘Rationale and Evidence’, capturing main points raised.</p> <p>Accepted. Figure 1 has been removed and text suggesting access driveways to be at ‘right-angles’ to the highway has changed to say ‘at an angle’.</p> <p>Accepted. “and/or” changed to “or” in OD2 point 2 and ‘in the village’ added.</p> <p>Accepted. Delete “development” from “... the development site of Podington airfield ...”</p> <p>Not accepted, but text clarified to including housing and commercial development in point 6.</p> <p>Not accepted. See response to point 2 above.</p> <p>Additional text has been added to cover the points raised within existing policies.</p>

	OD3 / OD4	8. Consider replacing “must” with “should” to give room for balanced judgements e.g. Development must achieve biodiversity net gain	Not accepted. We have carefully reviewed the policies and only used ‘must’ where believe it’s necessary.
	OD4	9. The criteria listed in OD4 point 1 should be numbered, in their own right, not sub-lettered a-k	Accepted. All of the text in policy OD4 is now numbered as separate requirements.
	OD7	10. OD7 is not a land use policy so should be moved to Annex 1.	Not accepted. This policy seeks to influence future infrastructure spending decisions.
	Annex 2	11. Annex 2 doesn’t reference the wider historic environment and how any new development might relate to it. Do include structures such as walls and street furniture, the archaeology and the Listed Monument which all contribute to the character of the area, to be recognised in the planning process.	Accepted in part. This is not intended to reference the wider historic environment. Additional text about the Scheduled Monument and the wider context has been added to Annex 2.
	Annex 3	12. The Design Codes contains some useful comments to reinforce the Plan and inform future development.	No response needed.