



## Lavendon Neighbourhood Plan

### Summary of responses received to Regulation 16 publicity period

Canal & Rivers Trust	No comments.
National Grid	<p>National Grid has identified the following high voltage overhead powerline as falling within the Neighbourhood area boundary:</p> <p><b>ZA Route</b> – 400kv two circuit route from Grendon substation in Wellingborough to Sundon substation in Central Bedfordshire Council</p> <p>From the consultation information provided, the above overhead powerline not interact with any of the proposed development sites.</p> <p><b>Gas Distribution – Low / Medium Pressure</b></p> <p>Whilst there are no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.</p>
Natural England	<p>In our review of the Lavendon Neighbourhood Plan we have a few comments to make which are outlined below.</p> <p><b>Policy E1: Biodiversity Offset and Development</b> – We recommend an alteration to the wording of this policy to include a requirement to contribute to biodiversity net gain through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 170 of the National Planning Policy Framework).</p> <p>In addition, the second paragraph, which begins ‘new development will be expected...’ could be added to at the end. Natural England’s recommendation of wording to add is as follows:</p> <p><i>‘All new development will be expected to conserve biodiversity and contribute to a biodiversity net gain for the parish’.</i></p> <p>The recently produced <a href="#">Neighbourhood Plan for Benson</a>, in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.</p> <p><b>Policy E3: Trees and Hedgerows</b> - We would like to reiterate our comments made in our letter dated 11.03.19 in regards to ancient woodland. There are several woods classified as ancient woodland within the parish area. You should consider any impacts on ancient woodland and veteran trees in line with paragraph 175 of the NPPF, which states <i>‘development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists’.</i> Natural England maintains the <a href="#">Ancient Woodland Inventory</a> which can help to identify ancient woodland. Natural</p>

	<p>England and the Forestry Commission have produced <a href="#">standing advice</a> for planning authorities in relation to ancient woodland and veteran trees.</p> <p>Further Recommendations</p> <p>Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final neighbourhood plan include:</p> <ul style="list-style-type: none"> <li>• Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure;</li> <li>• Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;</li> </ul> <p>Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.</p>
Anglian Water	<p><b>Policy FR1: Development and Flood Risk</b></p> <p>Anglian Water is generally supportive of Policy FR1 as drafted. However the use of Sustainable Drainage Systems within the Parish should include all development proposals including but not limited to housing.</p> <p>It is therefore proposed that Policy FR1 be amended as follows:  ‘To promote sustainable development and combat climate change, all new housing <b>development</b> within the Parish will be expected to adopt sustainable drainage schemes.’</p> <p>The above wording would be consistent with Policy FR2: SuDs and Integrated Flood Risk Management of the adopted Plan:MK which requires all new development to incorporate to include SuDS.</p>