



# MEPPERSHALL NEIGHBOURHOOD PLAN

**2021 to 2035 – Communication  
Summary**

**#LoveMeppershall**

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## Meppershall Neighbourhood Plan Launch Event

October 2017

# Your Neighbourhood Plan is coming soon!



The Meppershall Village Forum team would like to explain what it is, and why it is needed

There are two sessions available which last just 1 hour:

Saturday **14 October** 1pm until 2pm

Or

Monday **16 October** 8pm until 9pm

Where: Temporary Village Hall, Meppershall

At the end of the sessions there will be some time to meet the team and other interested parties should you have any questions.

## Meppershall Messenger Background

The Meppershall Messenger is a free magazine publication recognised by many villagers to be the main public voice of the village. It is published 10 months per annum and funded primarily by local advertisers to inform villagers of key village issues and events.

Every village resident is aware of the Messenger. In pre-COVID times it has a publication run in excess of 850 copies and was delivered monthly by a group of volunteers to all homes and businesses within the Meppershall Neighbourhood Plan area. Post Covid the Messenger's main monthly door to door distribution has ceased with the focus moving online. However, for those who do not have internet access 50 physical copies are available from the Village Stores and Post Office.

In addition, the Meppershall Messenger also has its own dedicated pages on the Parish Council website for those wishing to download current and past copies in electronic format.

<https://meppershall.org/the-meppershall-messenger/past-editions/>

### Why is this important?

In the majority of Meppershall Messenger editions there is a summary of Parish Council meeting minutes. The Meppershall Neighbourhood Plan has been a standing Meppershall Parish Council agenda item since the inception of the Neighbourhood Plans working group. Neighbourhood Plan updates are therefore regularly available to residents via the Messengers Parish Council meeting minutes.

Additionally, the Neighbourhood Plan team have provided residents with specific Neighbourhood Plan updates via published Messenger articles.



## Meppershall Messenger articles on the Neighbourhood Plan

Below you will find a list of articles included in the Meppershall Messenger on the Neighbourhood Plan from April 2017 to the most recent publication of the Meppershall Messenger in January / February 2021

**Volume 33, April 2017, Issue 1, Parish Council update.**

**Parish Plan** – The Council approved the document. A precis of the document will be sent out with the Messenger probably with the June edition. The Council thanked the team for their hard work and dedication on producing the document. I would like, on behalf of the Council, to thank all those Parishioners who responded to the questionnaires.

**Volume 33, May 2017, Issue 2.**

### **Draft Revised Village Plan**

At the Parish Council meeting on 13<sup>th</sup> March, the Parish Plan Working Group (also known as Meppershall Village Forum) presented the draft revised Village Plan. The Council adopted it as Meppershall Village Plan 2017-2027. Inside the orange envelope delivered with this issue of The Messenger, you will find a summary of the Village Plan and a leaflet setting out a Vision for Meppershall as defined by you, the residents. The full report can be found on the village website, [www.meppershall.org](http://www.meppershall.org), or a printed copy can be obtained on request to the Parish Council via The Clerk, Alessandra Marabese at [meppershallclerk@gmail.com](mailto:meppershallclerk@gmail.com). The full survey data on which the new plan is based can be found on the website [meppershallvillageforum.wordpress.com](http://meppershallvillageforum.wordpress.com)

The Working Group is now handing over to the Parish Council and the community to take the next steps. Parish Councillors are already meeting in working sessions to translate the Vision for Meppershall into specific actions. In particular, the Parish Council is keen to turn all the information gathered through the Village Plan consultation into a legally enforceable Neighbourhood Plan.

One thing is already clear: it will require the whole Meppershall community, including the Parish Council, pulling together, to achieve changes, so what can you do to help make change happen?

Happily, there is already evidence that residents are keen to work together for a common end: for example, the Meppershall Action Group (MAG) is harnessing many talents in the village to challenge some immediate issues with Housing Development. To take Meppershall from Good to

Great, action is also needed in the other areas highlighted in the Plan: Countryside and Outdoor spaces; Communication and Engagement; Traffic Flow; and Amenities, Services and Businesses. If you have an idea, interest or concern to share with your fellow residents, the editor of The Messenger and the administrator of the Facebook Meppershall Notice Board would be glad to hear from you. Also, you can keep informed, by attending Parish Council meetings on the second Monday of every month and if you have something to suggest, take advantage of the slot for public participation in each Council meeting. Between meetings, you can contact the Council via its Clerk.

The Meppershall Village Forum would like to thank all the residents who have helped define this Village Plan by providing their views, from the Summer Fair of 2015 through the series of surveys during 2016. As a Group, we are proud of what we have produced but we are well aware of how much there is still to do: as someone once said, I believe it was in one of our former overseas colonies, "you ain't seen nuthin yet!"

Dick Bulley,

on behalf of the Parish Plan Working Group:

Cllr. Dick Bulley

Albane Lester

Cllr. Paul Smith

Cllr. Roger Smith



**Volume 33, July 2017, Issue 4, Parish Council update.**

Neighbourhood Plan: the Council has agreed to progress the recently completed Village Plan to the next stage of the process, which is the Neighbourhood Plan. As with the Village Plan the process, which now includes representation from CBC, will be run by Parishioners with the backing of the PC; Mark Thomason agreed to be the PC spokesman for the group.

**Volume 33, August / September 2017, Issue 5.**

### **From Village to Neighbourhood – with a Plan!**

**By Dick Bulley**

I am sure you remember the nine surveys that came out with The Meppershall Messenger last year and culminated in the bright orange envelope that was distributed with the May issue this year. That envelope contained a summary of the Village Plan, together with a letter from the Chairman of the Parish Council, which said that the Village Plan would be the starting point for a new Neighbourhood Plan.

A Neighbourhood Plan (NP) is a fairly different animal from a Village Plan: it is produced under the auspices of the Central Bedfordshire Council (CBC) rather than the Parish Council and must conform to European and National legislation, National Planning Policy and CBC Development Policy. It is essentially to do with the use of land, whether for housing, industry, infrastructure, recreation or conservation. The objective of a NP is to gain acceptance of a number of Policies which will, at the end of the process, be binding on the CBC Planning Dept.



A Neighbourhood Plan is absolutely customised to the geographic area in which it is to apply: in our case the Parish Council has applied to CBC to designate the Parish of Meppershall as the area: the map above shows the boundaries of the civil parish; you will notice that there is a lot of Meppershall beyond the residential roads that we are all familiar with!

The group charged with producing the NP consists of members from the Parish Council, the former Village Plan Group, the MAG, a representative from CBC Planning Dept. and some other volunteers, ensuring continuity and connection with the relevant stakeholders. The first task of the group is to produce a draft NP which will probably include the following contents:

- A description of the area;
- Vision and objectives: what it is aiming to achieve in the area;
- Projects / proposals and policies: the things that need to happen to achieve the aims.

The aims and the policies must be based on evidence: some of this was already gathered for the village plan but much more will have to be researched, e.g. from technical sources, CBC and national government departments, census data, environmental groups etc.

Once a draft has been produced, the next steps are:

- publicise the draft plan with those who live, work or carry out business in the Neighbourhood area;
- give people at least 6 weeks to respond;
- notify other people: organisations, neighbouring councils, and bodies whose interests may be affected by the Plan;
- send a copy to CBC.

After this, the draft plan must undergo a Strategic Environmental Assessment and an assessment by an independent examiner. When the examiner is satisfied, the draft plan goes forward to a referendum, organised by CBC: all those registered to vote in local elections will be entitled to vote. If more than 50% of people voting support the plan it will be adopted by CBC and must afterwards be used in the planning decision-making process and making land allocation decisions.

You will understand from the above summary that the group has a great deal to do, which may well take one or two years. As with the Village Plan, the group will provide regular progress reports to the Parish Council and to parishioners via the Messenger, the Forum website and Facebook.

#### **STOP PRESS!**

One of the policies with which the NP has to comply is the CBC Local Plan. This is a Plan for the whole CBC area, not just Meppershall. The draft Local Plan opened for consultation on 4<sup>th</sup> July and can be found on the CBC website at [www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan). The plan and supporting documents can also be seen at CBC offices at Priory House, Chicksands.

**Volume 33, October 2017, Issue 6, Parish Council update.**

**Neighbourhood Plan:** is still in its infancy, more details next month.

**Volume 33, November 2017, Issue 7, Parish Council update.**

**Neighbourhood Plan** – is still in its infancy and one of the leading members has resigned for personal reasons, more details next month.



## **Neighbourhood Plan**

### **HELPING MAKE MEPPERSHALL A THRIVING RURAL COMMUNITY**

Disappointingly few people turned out for the two information sessions held by the Neighbourhood Plan Group to explain the importance of the Plan and how the Meppershall community could help to create it. The core group of 5 needs additional skills to undertake their very large task - help particularly in these areas:

- Project planning and controlling.
- IT, computing and file work.
- Professional transport, roads and legal expertise.
- Additional information and other data not secured by the 2016 Messenger Village Plan surveys.
- Logging and highlighting key local interest areas and features with photographic evidence to support the NP.
- Designing and marketing the final plan. Bringing it to life.

Some of the above require professional expertise, which may well be found in the village but will otherwise have to be bought in, but the logging and highlighting, for instance, simply requires an observant person with a camera.

The presentations also stressed that the Neighbourhood Plan is not part of the response to the current pressure from developers; it looks forward as far as 2035, setting policies that will shape what the Central Beds Planning Dept. can and cannot approve in Meppershall. It is concerned with every aspect of the use of the land within the parish: infrastructure, employment, services and recreation just as much as planning for houses.

A Neighbourhood Plan is a group of policies, based on evidence of the needs and wishes of the community, which have been consulted over, reviewed by external specialists and ultimately agreed in a referendum. The broad areas of policy provisionally being considered are:

1. Settlement envelope and hilltop aspect.
2. Heritage.
3. Distinctive rural character.
4. Settlement and countryside in unison.
5. Housing provision overall approach.
6. Appropriate housing mix.
7. Improving traffic.
8. Promoting green transport alternatives, footpaths and trails.
9. Supporting local business, employment and services.

The NP Group plans to have its own tab on the village website as soon as possible. Until then, if you would like to know more and especially if you would like to help with this very important work, please contact the group via The Parish Clerk at [meppershall.org](http://meppershall.org).

**Volume 33, December 2017 & January 2018, Issue 8, Parish Council update.**

On behalf of the Neighbourhood Plan Group, Cllr Thomason reported that the Group was preparing a pre- submission application for a grant of funds from Central Government to fund the next stages in the preparation of the Plan.

Volume 33, March 2018, Issue 10, Parish Council update.

### **Neighbourhood Plan**

After Cllr Thomason reported that central funding would not be available to fund administrative support for the Group, Council agreed that some of the £1,000 reserved for the Group could be used to fund support by the Clerk for up to 5 hours per week.

Volume 34, April 2018, Issue 1, Parish Council update.

### **Neighbourhood Plan**

Cllr. Thomason reported on a positive meeting with a representative from CBC and was awaiting new details for applying for funding.

Volume 34, May 2018, Issue 2, Parish Council update.

### **Neighbourhood Plan**

Cllr. Thomason reported that he had recently submitted a new application for funding.



### **Neighbourhood Plan Newsletter**

The Meppershall Neighbourhood Plan Group, formed of local Parish Councillors and residents, supported by Central Bedfordshire Council is in the process of writing a Meppershall Parish Neighbourhood Plan (NP). The plan will impact on how Meppershall is developed up to 2035. The aim is to have the NP published in 2019. The Neighbourhood Plan builds on the 2017 Village Plan and will run alongside the CBC Local Plan until 2035. It is concerned with Meppershall as a place; to ensure it remains and develops as a thriving rural community without losing what we all value of the present village. It will address key aspects of Meppershall. For instance maybe you want to:

#### ***Protect your favourite Meppershall spaces?***

#### ***Ensure there are enough new homes for young families?***

These and other key issues can be included in our Meppershall Neighbourhood Plan.

At the two NP public information sessions which ran in October 2017, in the interim village hall, it was suggested that the focus of the plan should be in 9 broad policy areas. We are continuing with these 9 broad areas.

#### ***Where can you help?***

We will need your help in cataloguing and recording all aspects of what makes Meppershall great and will be consulting with you to seek your input on a range of topics. Our consultation process started with the launch of the NP process in October and will continue with questionnaires, further public meetings, gatherings and events, and conclude with a referendum in 2019, where villagers will be asked to agree with recommendations in the NP. We will also follow up by asking for your help in specific areas later in this year.

#### ***What now?***

You may be aware that Meppershall Parish Council commissioned a Meppershall Green Infrastructure Plan (GIP) back in 2011, funded by CBC. This can be viewed at:

<http://bedsrcc.org.uk/wp-content/uploads/2015/03/Meppershall.pdf>

The NP group have asked Bedfordshire Rural Communities Charities (BRCC) to help with updating this plan, to provide the latest information available and to start engaging with local landowners who will work with the NP team as part of the planning process. The updated GIP will provide important evidence to support the rural character of the village, which we know from the Village Plan surveys was very important to its residents.

The Neighbourhood Plan will also have plenty to say about housing development. It will not say that there should never be development, because that would not be listened to. What it will recommend, is the type of development that *would* be acceptable and suggest where it could be put, without damaging the character we seek to preserve.

When our Neighbourhood Plan has been through all its stages, which includes a 2019 public referendum and a review by a Government inspector, it becomes part of the planning framework for our part of Central Beds and must be taken into account by CBC planners.

"Have your Say"

The Neighbourhood Plan Team

Volume 34, June 2018, Issue 3, Parish Council update.

### Neighbourhood Plan

Cllr. Thomason reported that the application for funding had been approved.

Volume 34, July 2018, Issue 4, Parish Council update.

### Neighbourhood Plan

Cllr. Thomason reported that the funding had been received and with the urgency in producing the Plan he asked for more help on the team. (Although the team is producing a document for the Parish Council it requires Parishioners to help – if anyone is interested please contact the Clerk or visit the team's stand at Meppfest.)

Additionally, the full page below was included in the July 2018 edition of the Messenger.

## **Meppershall Neighbourhood Plan Views of Meppershall – What's your view?**

As part of our Neighbourhood Plan we would like to capture your favourite views, sites and scenes of Meppershall. We will be running a competition from 1<sup>st</sup> July to which you can submit your entries. The winning pictures will win a prize and be included in the official Meppershall Neighbourhood Plan.

Competition rules:

- The picture can be of a view, site or scene in Meppershall and can be a selfie
- Entry to the competition is FREE
- Entries will be judged by the Neighbourhood Planning team and prizes will be awarded in the following age band categories:
  - Under 10's      £10 voucher for iTunes
  - 11 – 17      £20 voucher for iTunes
  - 18+      £30 voucher for iTunes
- Email your entry and contact details to: [lovemeppershall@meppershall.org](mailto:lovemeppershall@meppershall.org)
- **Closing date for entries 31<sup>st</sup> August 2018**

### **Neighbourhood Plan update:**

CBC has now submitted its Local Plan for approval:

Central Bedfordshire Council has submitted its Local Plan for approval by Government - it sets out how Central Bedfordshire will develop in the future. A Meppershall Neighbourhood Plan would specify how our village fits into this County-wide plan and would be referred to by officers when considering planning applications in Meppershall.

### **Green Infrastructure Plan (GIP):**

Bedfordshire Rural Communities Charity has been asked to update the 2011 GIP for Meppershall. The community green infrastructure plan shows information about the existing environment, and identifies aspiration and proposals from community members to enhance the local green spaces and infrastructure. We will be asking for your involvement in helping shape the future of Meppershall.

LOOK OUT FOR OUR STALL AT 'MEPPFEST' ON 14<sup>th</sup> JULY AT MEPPERSHALL ACADEMY AND OTHER FUTURE EVENTS, AND SUPPORT YOUR VILLAGE





**Volume 34, August / September 2018, Issue 5**

The Neighbourhood Plan teams stand with selective team members engaging with villagers at the Village MeppFest.



**Volume 34, October 2018 Issue 6, Parish Council update.**

**Neighbourhood Plan**

Cllr. Thomason reported that meetings continue and that the group are working towards the production of a revised Green Infrastructure Plan. The group is however struggling with membership due to the loss of a key team member and therefore needs volunteers who can focus on specific key areas.

**Volume 34, November 2018, Issue 7, Parish Council update.**

**Neighbourhood Plan**

Cllr. Parsons reported that the group have started on a revised Green Infrastructure Plan and the writing of policies.

**Neighbourhood Plan**

We'd like to ask villagers to engage with the team putting together the Meppershall Neighbourhood Plan.

This Plan, when adopted, would give CBC a clear indication of how Meppershall people want the village to look going forward. Building design, open spaces, leisure provisions, play areas, Green Infrastructure etc. What we want to keep, what we want to see updated or added.

These would have to be considered in future planning decisions, and will also provide the basis for Meppershall's "shopping list" for future grants from the funds clawed back from developers' profits (S.106 funding).

Keep an eye out for more notices about the Neighbourhood Plan, and do get involved if you can. The Team particularly need people with policy-writing skills at this stage, so if you can help turn fairly fuzzy wish-lists into official-type policies we'd really like to hear from you!

The Neighbourhood Plan is our chance to have a say in Meppershall's future. Not just development by development, but shaping infrastructure, environment, play and leisure areas too. Do get engaged if you can.

**Volume 34, December 2018 / January 2019, Issue 8, Parish Council update.**

### **Neighbourhood Plan**

Cllr Parsons reported that the group have updated the **Green Infrastructure Plan aspirations** in preparation for an **'open to all residents' workshop on 23<sup>rd</sup> January 2019**. Work is underway on raising the profile of the Neighbourhood Plan via banners, website presence and Messenger articles, and the village photography competition has been re-launched. Volunteers with policy writing experience or anything similar are urgently needed.

**Volume 34, February 2019, Issue 9**

### **Neighbourhood Plan and Green Infrastructure Plan by Andrew Pain**

Just a thank you to the people who dropped into the Village Hall Open day and came by our stand, or attended the Green Infrastructure Plan workshop.

It was good to see people interested in finding out what this is about, and why we need it.

And for those who came to the Workshop evening – thank you for your input and ideas about what we have here, what we need to preserve and improve, and what else would make Meppershall an even more attractive village.

This isn't *just* about housing – this is about other village amenities, features and facilities *as well as housing*.

Things we've already got. Things that need to be maintained. Things that have fallen into disuse or neglect. And things that we aspire to have. Our trees, hedgerows, wildlife areas, footpaths – these are all part of the village, and maybe we take them for granted, but is that enough? Will they still be here in ten years? Could we improve or expand them?

That's what our Green Infrastructure Plan is designed to do – set out what we've already got, and how we'd like it to grow.

Yes – we need the *right* homes in the *right* place. And we also need the right infrastructure. But we also need the footpaths, the views, the walks, the allotments - the "village mentality" that keeps us a community. That's the "Green Infrastructure" element.

We can't guarantee to stop developments, nor would we want to – what we DO know is that for this community to grow, and for our extended families to be able to stay in the village, we need to have the right *kind* of development, with the sort of homes that would enable people to upsize and downsize without moving away altogether, and yet preserve the character of Meppershall for future generations.

That's why we need the Neighbourhood Plan, to ensure that future development is controlled, is appropriate to the village character, and relevant to our needs. And to make sure that Meppershall remains a place for people to actually *live* in, and not just a dormitory...



## Green Infrastructure Planning Workshop by Andrew Pain

The evening of January 23rd saw the new hall pressed into use for a real community endeavour - a workshop covering the Green Infrastructure Plan (GIP), which will form part of the Neighbourhood Plan later this year.

The organising team were pleasantly surprised, not to say astonished, when the event kicked off with more than 50 people in attendance, ranging from 16 - 80 years of age, all of whom wanted to participate in the GIP process and help preserve and enhance our village for future generations. Fortunately, we'd overstocked on refreshments so nobody was disappointed ...and the hall's design with the central kitchen made catering simple.

The workshop element went superbly, and we received a large amount of feedback from the teams. Ideas put forward for consideration included dedicated play areas, outdoor gym equipment, enhancements to the Old Meadow Nature area, better management of footpaths and open spaces, wildlife planting, as well as preservation/enhancement of some existing "untouched" corners of the village that many people simply weren't aware of.

And that was the point of the evening - to share ideas and thoughts, and to get people thinking about Meppershall as a whole, not just the parts that we're individually familiar with. Many were surprised at just how large an area it covers, and what they could include in our Plan. From close to the Greyhound track, via the Airman Pool (the former brick quarry and railway siding - yes, who knew?) to the woodland beside the river running along from Campton to the A507 - it's all Meppershall; except the water tower, which isn't, surprisingly...



The Neighbourhood Plan team will be refining all the feedback we received, and incorporating it into the draft plan, which will then be reviewed by the residents before going into the neighbourhood plan to go before Central Beds for adoption. It's a long process, but when completed it will be a true representation of what villagers feel they want, which is the point of the consultation and participatory process.

So, thanks to the 50+ attendees for a) turning up, and b) participating to the extent that you did. And thanks also to the volunteers who spent so much time publicising the evening for us - without your help it wouldn't have been the success that it was.

## Neighbourhood Plan

Cllr. Thomason reported on the team's delight at the number of Parishioners that attended the recent workshop in the Village Hall in relation to the Green Infrastructure Plan (GIP). The Steering Group and BRCC are awaiting responses to the GIP questionnaire from residents to help support the Neighbourhood Plan.



### **Volume 37, June 2021, Issue 3**

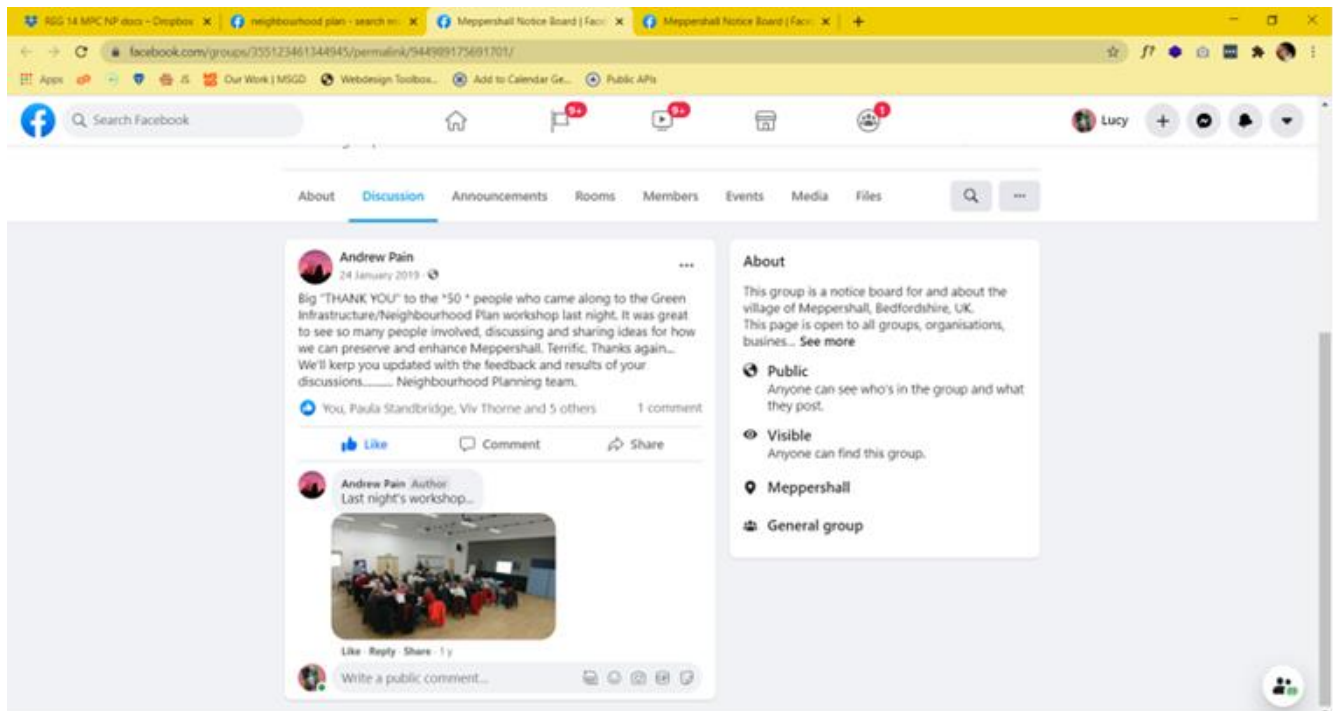
**Neighbourhood Plan** - The Clerk updated MPC on progress of the Neighbourhood Plan for Meppershall. The Steering Group hope to commenced Regulation 14 consultations with the community very soon. The Steering Group are still looking for volunteers to assist in the final stages of creating the Neighbourhood plan and anyone wishing to help should contact the Clerk [clerk@meppershall.org](mailto:clerk@meppershall.org).

### **Volume 37, July 2021, Issue 4**

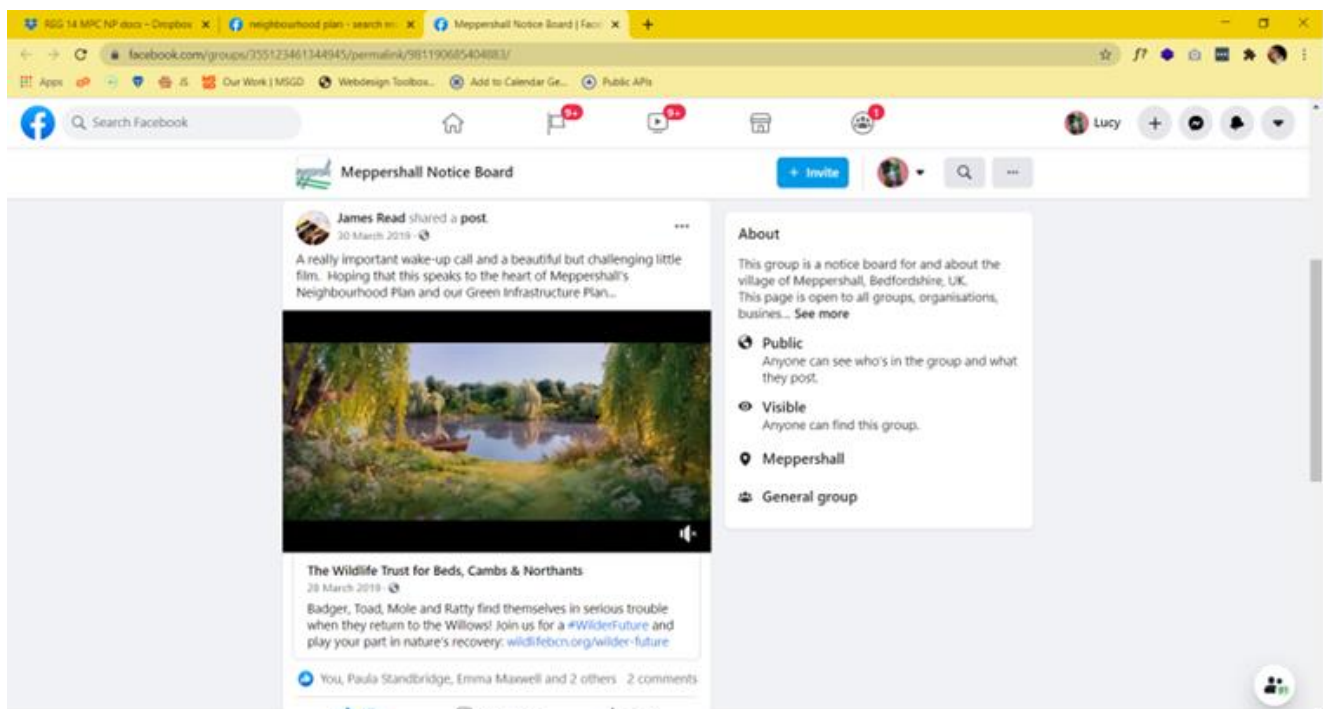
**Neighbourhood Plan** – The Clerk reported that a meeting was held on 27th May to carry out the Neighbourhood Plan (NP) handover. Items covered included; the end of grant report, new grant application, draft NP and consultation document. End of grant report submitted on 1st June. New grant submission to be made by the Clerk when quotations received for inclusion. Advice sought from consultant regarding Regulation 14 consultation. The Chairman advised of an offer to assist with Regulation 14 feedback from Mrs A Lester.

# Facebook Posts

## 24 January 2019 – Green Infrastructure Plan



## 30 March 2019 – Green Infrastructure Plan



## 15 April 2019 – Green Infrastructure Plan

The screenshot shows a web browser window with multiple tabs open, including 'neighbourhood plan' and 'Meppershall Notice Board'. The active tab is a Facebook group page for 'Meppershall Green Infrastructure Plan 2019'. The page header includes navigation tabs: 'About', 'Discussion' (selected), 'Announcements', 'Rooms', 'Members', 'Events', 'Media', and 'Files'. A search bar is visible on the right. The main content area features a post by 'Lucy Standbridge' dated '15 April 2019'. The post text states: 'Green Infrastructure Plan submissions are due in by Thursday, you will have recieved the form through your door with the messenger. If you don't have it to hand, you can email your response. The details are within the latest email campaign:'. Below the text is a map of Meppershall with green areas highlighted. The map includes a legend with categories: 'Green Infrastructure', 'Meppershall Green Infrastructure Plan 2019', 'Meppershall Green Infrastructure Plan 2019', 'Meppershall Green Infrastructure Plan 2019', and 'Meppershall Green Infrastructure Plan 2019'. The post has 7 reactions, 2 comments, and 1 share. On the right side, there is an 'About' section for the group, which describes it as a notice board for the village of Meppershall, Bedfordshire, UK. It also lists group settings: 'Public' (Anyone can see who's in the group and what they post), 'Visible' (Anyone can find this group), 'Meppershall' (Location), and 'General group' (Group type).

Lucy Standbridge shared a link.  
15 April 2019 · 🌐

Green Infrastructure Plan submissions are due in by Thursday, you will have recieved the form through your door with the messenger. If you don't have it to hand, you can email your response. The details are within the latest email campaign:

Meppershall Green Infrastructure Plan 2019  
As part of the emerging Meppershall Neighbourhood Plan, we are ...

7 reactions · 2 comments · 1 share

Like · Comment · Share

**About**  
This group is a notice board for and about the village of Meppershall, Bedfordshire, UK. This page is open to all groups, organisations, busines... [See more](#)

- Public  
Anyone can see who's in the group and what they post.
- Visible  
Anyone can find this group.
- Meppershall
- General group



## Banners Displayed in the Village

Banner on display at the Sugarloaf Pub promoting Neighbourhood Planning



Banner on display on Walnut Tree Way promoting Neighbourhood Planning



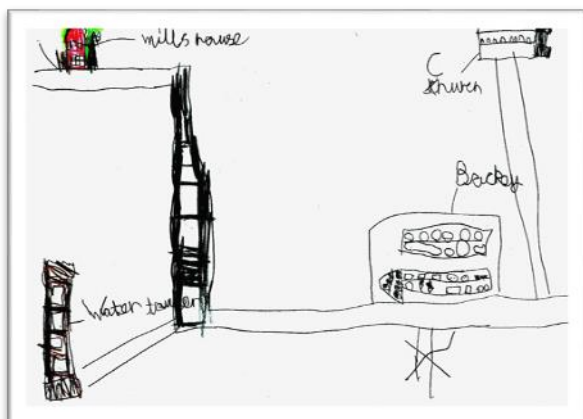


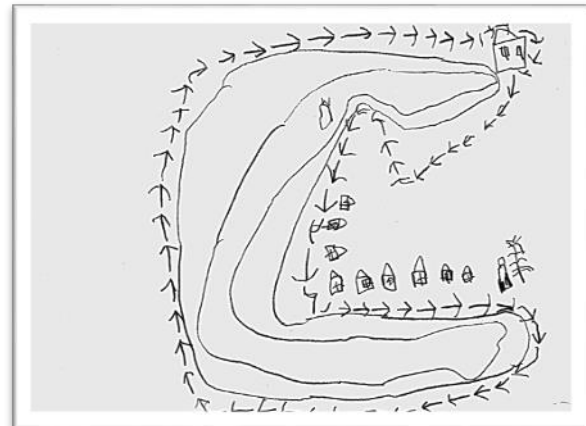
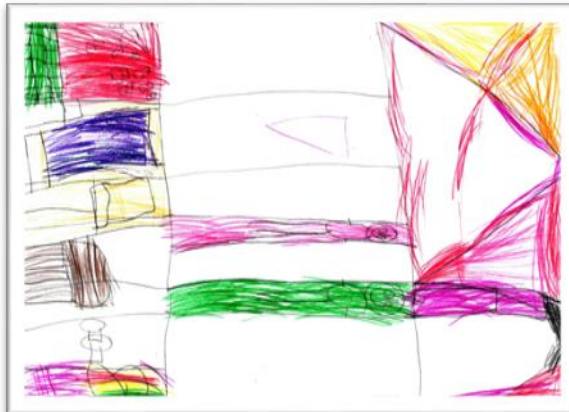
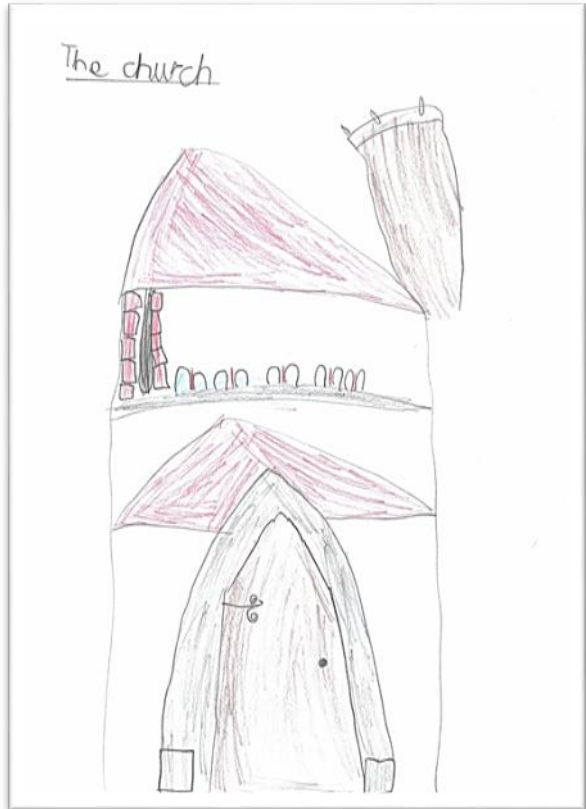
## Engagement with village school children

October 2020 – Meppershall Academy contacted to help provide a glimpse into the personal impact the village has on its residents. As the children are the residents of the future they were asked to help illustrate the Plan with some of the things that are important to them today.

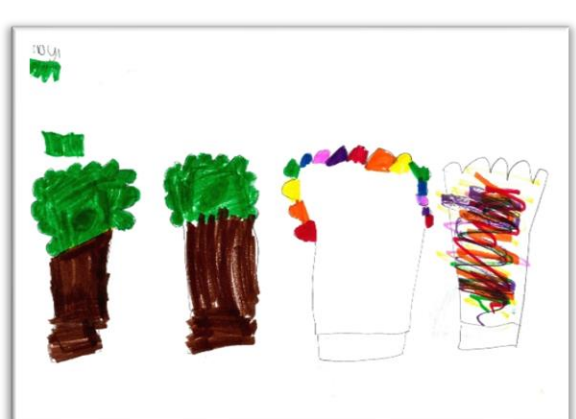
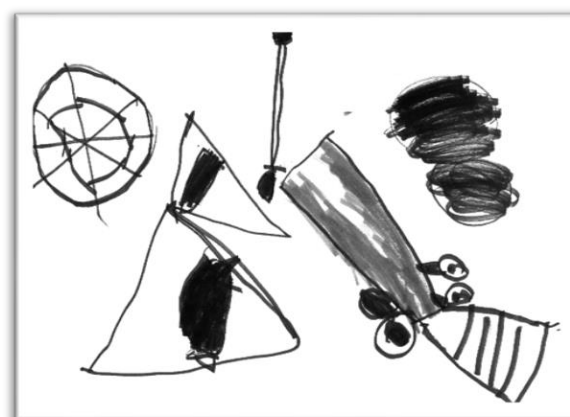
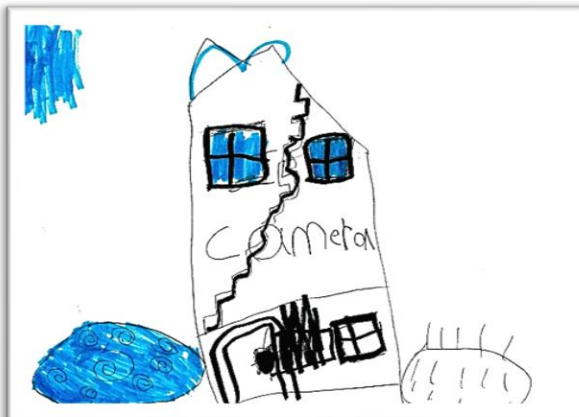
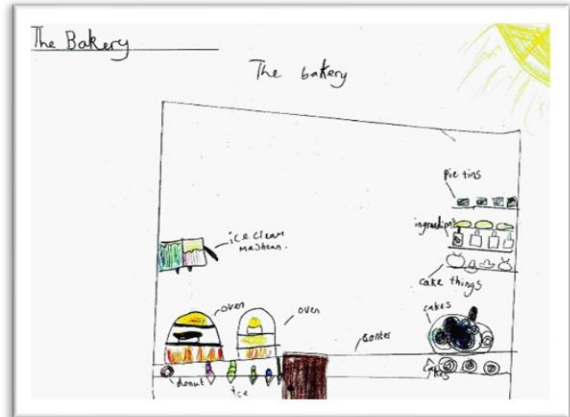
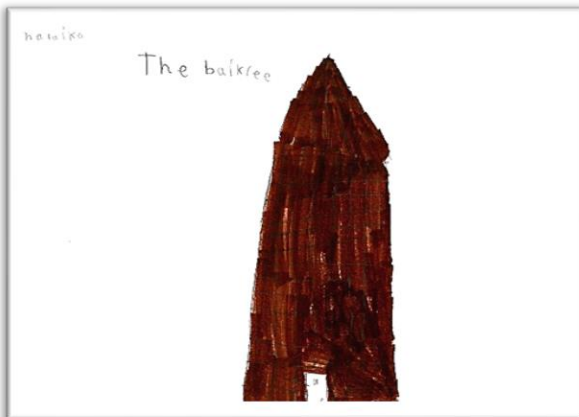
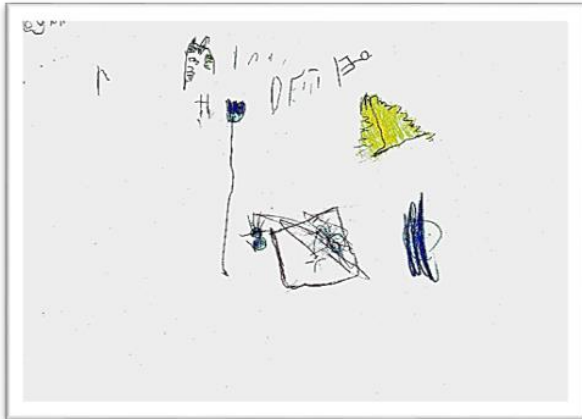
These may include the Church, the Academy, the Bakers, the horses leaning over the hedges, Polehanger River Walk, Old Road Meadow, their favourite houses, running down Crackle Hill, Mick Trundle's cattle, the Rookery in Nunswood etc.

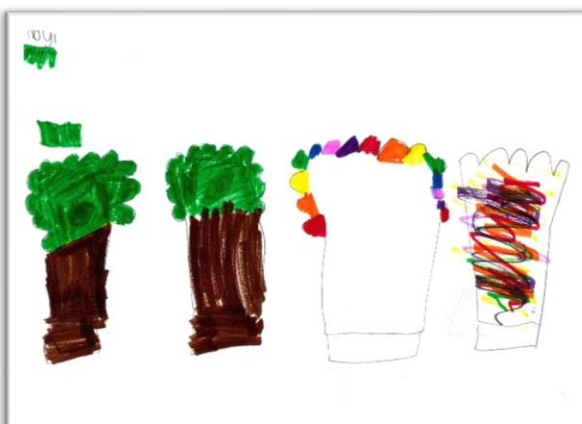
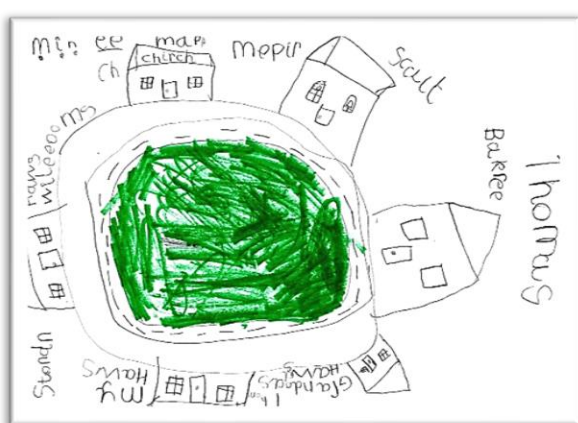
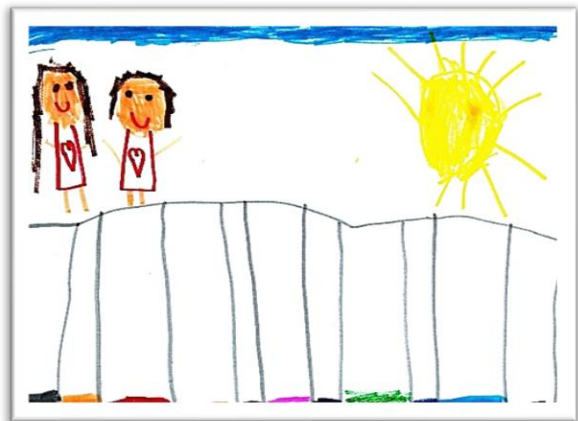
### Pictures not included in the Plan











## Regulation 14 – Consultation

### Sample Facebook Post – 15<sup>th</sup> September 2021

Similar posts to be sent on 20<sup>th</sup> September and during the consultation

**Meppershall Parish Council**  
Published by Lucy Standbridge · Just now · 

Our Neighbourhood Plan is nearly here!

We need your feedback on our Draft Plan, which will be available to view and comment on via our Online Form, from Monday 20th September.

If the Plan is adopted (after consultation, amendments, external review and final referendum), planners and developers must consider the Plan when examining new development proposals in the village.

Check the link below from Monday, or keep an eye out for our posts, to submit your comments: [https://meppershall.org/neigh\\_/regulation-14-consultation/](https://meppershall.org/neigh_/regulation-14-consultation/)

---

### Meppershall Neighbourhood Plan



Neighbourhood Planning

Share the Vision

#LoveMeppershall

A Neighbourhood Plan will provide the community of Meppershall with an opportunity to influence and determine future development in the parish. This consultation is a call to action to everyone who lives, works or has an interest in Meppershall, to read the Draft Plan and provide feedback. Post consultation and amendment based on feedback; the Plan will be externally reviewed prior to Referendum. If adopted planners and developers must consider our Neighbourhood Plan when examining new development proposals.

### We want to hear from you!

The consultation period is open from:  
Monday 20<sup>th</sup> September to midnight Sunday 31<sup>st</sup> October 2021.

You can view the Draft Meppershall Neighbourhood Plan and supporting documents at the following places during the consultation period:

- Online at [www.meppershall.org/neighbourhood-plan/regulation-14-consultation](https://www.meppershall.org/neighbourhood-plan/regulation-14-consultation)
- Drop-in sessions at the Village Hall on Saturday 2<sup>nd</sup> October and Saturday 9<sup>th</sup> October 2021 between 10am-12noon.

We hope the majority of consultees will respond electronically via the link above, however everyone's comments are valuable, therefore if you are not able to review and comment online:

- Complete the Comment Form overleaf and deliver or post it to:  
Meppershall Neighbourhood Plan, c/o 30 Cherry Trees, Lower Standon, Beds, SG16 6DT
- Submit written comments in any format (email or letter), but you must include your name, organisation (if applicable) and postcode for these to be accepted.

Printed copies of the Draft Neighbourhood Plan are available upon request from the Neighbourhood Plan Steering Group Email: [steeringgroup@meppershall.org](mailto:steeringgroup@meppershall.org) or call 07536 813808

**#LoveMeppershall!**

**Meppershall Parish Council**



## Email sent to consultees – 15<sup>th</sup> September 2021

[View this email in your browser](#)

# MEPPERSHALL NEIGHBOURHOOD PLAN

## REGULATION 14 CONSULTATION

A Neighbourhood Plan will provide the community of Meppershall with an opportunity to influence and determine future development in the parish. This consultation is a call to action to everyone who lives, works or has an interest in Meppershall, to read the Draft Plan and provide feedback.

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- Online at <https://meppershall.org/neighbourhood-plan/regulation-14-consultation/>
- Drop-in sessions at the Village Hall on Saturday 2nd October and Saturday 9th October 2021 between 10am-12noon.

We hope the majority of consultees will respond electronically via the link above, however everyone's comments are valuable, therefore if you are not able to review and comment online:

- If a Meppershall resident, complete the Comment Form in your Meppershall Messenger and deliver or post it to: Meppershall Neighbourhood Plan, c/o 30 Cherry Trees, Lower Stondon, Beds, SG16 6DT
- Submit written comments in any format (email: [lovemeppershall@meppershall.org](mailto:lovemeppershall@meppershall.org) or letter addressed to the above), but you must include your name, organisation (if applicable) and postcode for these to be accepted.

You will receive an email inviting you to participate in the consultation, on Monday 20th September 2021.

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Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).

## Email sent to consultees – 20<sup>th</sup> September 2021

Dear Consultee

Formal public consultation on the draft Meppershall Neighbourhood Plan (known as Regulation 14) in accordance with the Neighbourhood Planning Regulations 2012 will start on Monday 20<sup>th</sup> September 2021 for a 6-week period ending at midnight on 31<sup>st</sup> October 2021. You are receiving this correspondence because you **are a statutory consultee, local business, or have signed up to our mailing list in the past.**

- View all documents here: [www.meppershall.org/neighbourhood-plan/regulation-14-consultation](http://www.meppershall.org/neighbourhood-plan/regulation-14-consultation)
- Send us your comments by filling in our online form via the link above (or see below for more commenting options)

### About the Plan

Over the past five years, the Meppershall Neighbourhood Plan Steering Group with the assistance of the Parish Council has undertaken initial consultation and gathered background evidence. It has now completed a draft Neighbourhood Plan and wish to bring it to the attention of statutory consultees, local businesses, people living or working in Meppershall and those in the neighbouring areas.

### Viewing the Draft Plan

The draft Neighbourhood Plan along with other evidence base documents and a comments form can be found on the Parish Council website at: [www.meppershall.org/neighbourhood-plan/regulation-14-consultation](http://www.meppershall.org/neighbourhood-plan/regulation-14-consultation)

Printed copies of the Plan and Comment Form are available by post upon request for those without online access. To request a hard copy please contact the Neighbourhood Plan Steering Group by email to [lovemeppershall@meppershall.org](mailto:lovemeppershall@meppershall.org) or leave a voicemail message on 07930 813808.

We are also holding two drop in sessions where all the documents can be viewed in person as follows:

- Saturday 2<sup>nd</sup> October 2021, 10:00am to 12:00noon – Meppershall Village Hall
- Saturday 9<sup>th</sup> October 2021, 10:00am to 12:00noon – Meppershall Village Hall

### Commenting on the Draft Plan

It is important that as many people and organisations as possible comment on the Draft Neighbourhood Plan during this consultation period.

Please submit comments electronically in the interests of efficiency and the environment by submitting your comments online at: [www.meppershall.org/neighbourhood-plan/regulation-14-consultation](http://www.meppershall.org/neighbourhood-plan/regulation-14-consultation)

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All comments will be publicly available and identifiable by organisation (where applicable) and should be received by midnight on Sunday 31<sup>st</sup> October 2021.

**Post Consultation**

Following revision to reflect consultation responses, it is envisaged that the Meppershall Neighbourhood Plan will be submitted to Central Bedfordshire Council in January 2022 and it is anticipated that a local referendum will be held after March 2022.

We look forward to hearing from you.

Andrew Pain

Chair of the Meppershall Neighbourhood Plan Steering Group

Email: [lovemeppershall@meppershall.org](mailto:lovemeppershall@meppershall.org)

Correspondence address: Meppershall Neighbourhood Plan, c/o 30 Cherry Trees, Lower Stondon, Beds, SG16 6DT

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# Meppershall Neighbourhood Plan



A Neighbourhood Plan will provide the community of Meppershall with an opportunity to influence and determine future development in the parish. This consultation is a call to action to everyone who lives, works or has an interest in Meppershall, to read the Draft Plan and provide feedback. Post consultation and amendment based on feedback; the Plan will be externally reviewed prior to Referendum. If adopted planners and developers must consider our Neighbourhood Plan when examining new development proposals.

## We want to hear from you!

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You can view the Draft Meppershall Neighbourhood Plan and supporting documents at the following places during the consultation period:

- Online at [www.meppershall.org/neighbourhood-plan/regulation-14-consultation](http://www.meppershall.org/neighbourhood-plan/regulation-14-consultation)
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Printed copies of the Draft Neighbourhood Plan are available upon request from the Neighbourhood Plan Steering Group Email: [lovemeppershall@meppershall.org](mailto:lovemeppershall@meppershall.org) or call 07930 813808

## #LoveMeppershall!



## Regulation 14 – Re-Consultation on Policy Hi

### Sample Facebook Post – 15<sup>th</sup> May 2022

Similar posts to be sent on 1<sup>st</sup> June 2022 and during the consultation

**Meppershall Parish Council**  
Published by Lucy Standbridge · Just now · 

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### #LoveMeppershall!



**Email sent to consultees – 15<sup>th</sup> May 2022**

# MEPPERSHALL NEIGHBOURHOOD PLAN

---

## REGULATION 14 CONSULTATION

[View this email in our browser](#)

Dear Consultee

**Formal public re-consultation on Policy H1 of the draft Meppershall Neighbourhood Plan (known as Regulation 14) in accordance with the Neighbourhood Planning Regulations 2012 will start on Monday 16th May 2022 for a 6-week period ending at midnight on 29th June 2022. You are receiving this correspondence because you are a statutory consultee.**

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- Send us your comments by filling in our online form via the link above (or see below for more commenting options)

**About the Plan**

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Re-consultation on policy H1 has arisen as the Meppershall Draft Neighbourhood Plan has been altered, as a result of the National First Homes Policy guidance.

**Viewing the Draft Plan**

The draft Neighbourhood Plan Policy H1 along with other evidence base documents and a comments form can be found on the Parish Council website at [meppershall-sc.gov.uk/neighbourhood-plan/regulation-14-consultation/](https://meppershall-sc.gov.uk/neighbourhood-plan/regulation-14-consultation/). Printed copies of the Plan and Comment Form are available by post upon request for those without online access. To request a hard copy please contact the Neighbourhood Plan Steering Group by email to [jovameppershall@meppershall.org](mailto:jovameppershall@meppershall.org) or leave a voicemail message on 07930 813808.

**Commenting on the Draft Plan**

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All comments will be publicly available and identifiable by organisation (where applicable) and should be received by midnight on Wednesday 29th June 2022.

**Post Consultation**

Following revision to reflect consultation responses, it is envisaged that the Meppershall Neighbourhood Plan will be submitted to Central Bedfordshire Council in July 2022 and it is anticipated that a local referendum will be held after September 2022.

We look forward to hearing from you.

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Chair of the Meppershall Neighbourhood Plan Steering Group  
Email: [jovameppershall@meppershall.org](mailto:jovameppershall@meppershall.org)  
Correspondence address: Meppershall Neighbourhood Plan, c/o 30 Cherry Trees, Lower Standon, Beds, SG18 6DT

[View The Plan & Submit Comments](#)

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Re-consultation on policy H1 has arisen as the Meppershall Draft Neighbourhood Plan has been altered, as a result of the National First Homes Policy guidance.

### Viewing the Draft Plan

The draft Neighbourhood Plan Policy H1 along with other evidence base documents and a comments form can be found on the Parish Council website at: [meppershall-pc.gov.uk/neighbourhood-plan/regulation-14-consultation](https://meppershall-pc.gov.uk/neighbourhood-plan/regulation-14-consultation)

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### Commenting on the Draft Plan

It is important that as many people and organisations as possible comment on the re-consultation of Policy H1 of the Draft Neighbourhood Plan during this consultation period. Please submit comments electronically in the interests of efficiency and the environment by submitting your comments online using the form below.

Please submit comments electronically in the interests of efficiency and the environment by submitting your comments online at: [meppershall-pc.gov.uk/neighbourhood-plan/regulation-14-consultation](https://meppershall-pc.gov.uk/neighbourhood-plan/regulation-14-consultation)

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## We want to hear from you!

Re-consultation on Policy H1 of the draft Meppershall Neighbourhood Plan has arisen as the draft Meppershall Neighbourhood Plan has been altered as a result of the

**National First Homes Policy Guidance**

The consultation period is open from:

Monday 16<sup>th</sup> May 2022 to midnight Wednesday 29<sup>th</sup> June 2022.

You can view the amended Policy Hi of the Draft Meppershall Neighbourhood Plan and supporting documents at the following places during the consultation period:

- Online at [meppershall-pc.gov.uk/neighbourhood-plan/regulation-14-consultation](https://meppershall-pc.gov.uk/neighbourhood-plan/regulation-14-consultation)

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## #LoveMeppershall!

