Great Barford Neighbourhood Plan 2020-2030

REFERENDUM VERSION



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Foreword

With changes in Central Government planning legislation, the Localism Act 2011 introduced to the Town and Country Planning Act 1990, the idea of local communities being able to shape development and land use in their locality. The Neighbourhood Planning (General) Regulations 2012 came into force on 06 April 2012.

Around this time, Bedford Borough Council was already reviewing local planning policies to bolster the existing Local Plan 2002. Bedford's Development Plan was made up of a series of Local Development Documents. The overall strategy for the borough was set out in the Core Strategy and Rural Issues Plan 2008, and the Bedford Town Centre Area Action Plan 2008. The adoption of these led to the deletion of some saved Local Plan policies, and were supplemented by the later adoption of the Allocations and Designations Local Plan in 2013. Together, these would shape the borough's development requirements up to 2021.

The recent changes to the planning system meant that Bedford Borough must consider future local need and identify its own targets for growth and development. This manifested itself in the production of a new Local Plan for Bedford Borough that will set out how much growth there should be, and where it should take place. That work has culminated in the emergence, and adoption on 15 January 2020, of the Bedford Local Plan 2030, to identify and define development growth for the next ten years.

It was during the early stages of evolving the Local Plan that the Borough started consulting on various spatial growth strategies. It soon became apparent that growth was not going to be contained within the previous developments concentrated towards the south and west of Bedford; there was a desire to branch out into the rural parts in the northern part of the borough. This strategy started to put focus on the Rural Key Service Centres, to include Great Barford, in delivering some of the required growth.

Stories from around the rest of the country started painting a picture of the rural idyll coming under fire, with development growth taking place without regard for the community's view of where it should be located. Other regional communities were taking advantage of legislation to provide planning policies for their local area.

In 2014, Great Barford Parish Council became aware that there would be a benefit to become actively involved in what was seen to be happening. There was a desire to have a say in determining our own future, and in a way that would also support development in the Borough. At the Parish Council meeting of 18 November 2014, it was resolved to prepare a Neighbourhood Plan for the Parish. A new Sub-Committee was established to administer the process; a Chairman was proposed, and two other Councillors volunteered to establish the new Neighbourhood Plan Committee.

The decision was publicised in our Parish Magazine, the Barford Bugle, and we started a recruitment drive to elicit the help from parishioners, both Residents and Councillors. By May of 2015 we had sufficient support to call our first Neighbourhood Plan Committee meeting. Although some members have come and gone as time moved on, we have always managed to maintain a really good balance of broad skills, knowledge and experience. Key members have many years experience in Local Planning, Architecture, Accountancy, Project Management and other supplementary expertise.

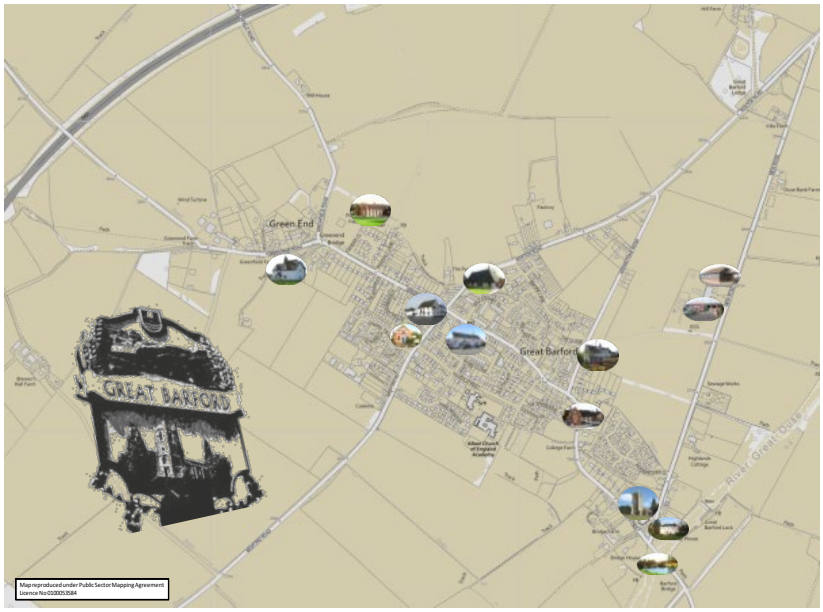
As we have found, enthusiasm counts for a lot, and where specific knowledge may have been wanting, there has always been copious information available from the likes of Locality. This organisation is a national membership network, supporting local communities; they are the go-to people for all things about Neighbourhood Planning. But we would not have got where we are today without the specialist knowledge and meticulous steering from our Neighbourhood Plan Consultant, Sally Chapman.

This Neighbourhood Plan for Great Barford has been created by Residents and Councillors for the benefit of the parish. It has identified local issues, developed a vision and objectives to prepare policies that will support planning, development and sustainability throughout the parish. When made, it becomes part of the technical evidence base in support of delivery of the Bedford Local Plan. The Great Barford Neighbourhood Plan provides guidance, policies and allocates development site opportunities, to meet the requirements set out in the Local Plan. It bestows control to the local community, to define and manage the future of our parish.

Graham Pendrey
Chair
Neighbourhood Plan
Great Barford Parish Council

The Neighbourhood Plan Team

Di Ames	Councillor
Neil Ayers	Resident
Keith Blaxill	Resident
Noreen Byrne	Councillor
Jon Digweed	Resident
Duncan Edgar	Councillor
David Garrard	Councillor
Barry Harris	Resident
Simon Holt	Resident
Cliff Mace	Resident
Graham Pendrey	Councillor
Anne Sammé	Resident
Siobhan Vincent	Resident
Tim Wood	Councillor
Sally Chapman	Consultant



1. Introduction

1.1. In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Parish Councils and when they have gone through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. It also provides local people with a say on how land use and buildings can develop over time, such as protecting open spaces and improving local character.

1.2. Producing a Neighbourhood Plan is a formal process involving several stages, governed by the Neighbourhood Planning Regulations 2012, but critically important is that the Plan is developed with continuing community involvement. In order to rigorously test the policies of a Neighbourhood Plan, an independent Examination is carried out. The Neighbourhood Plan must conform to the following 'basic conditions':

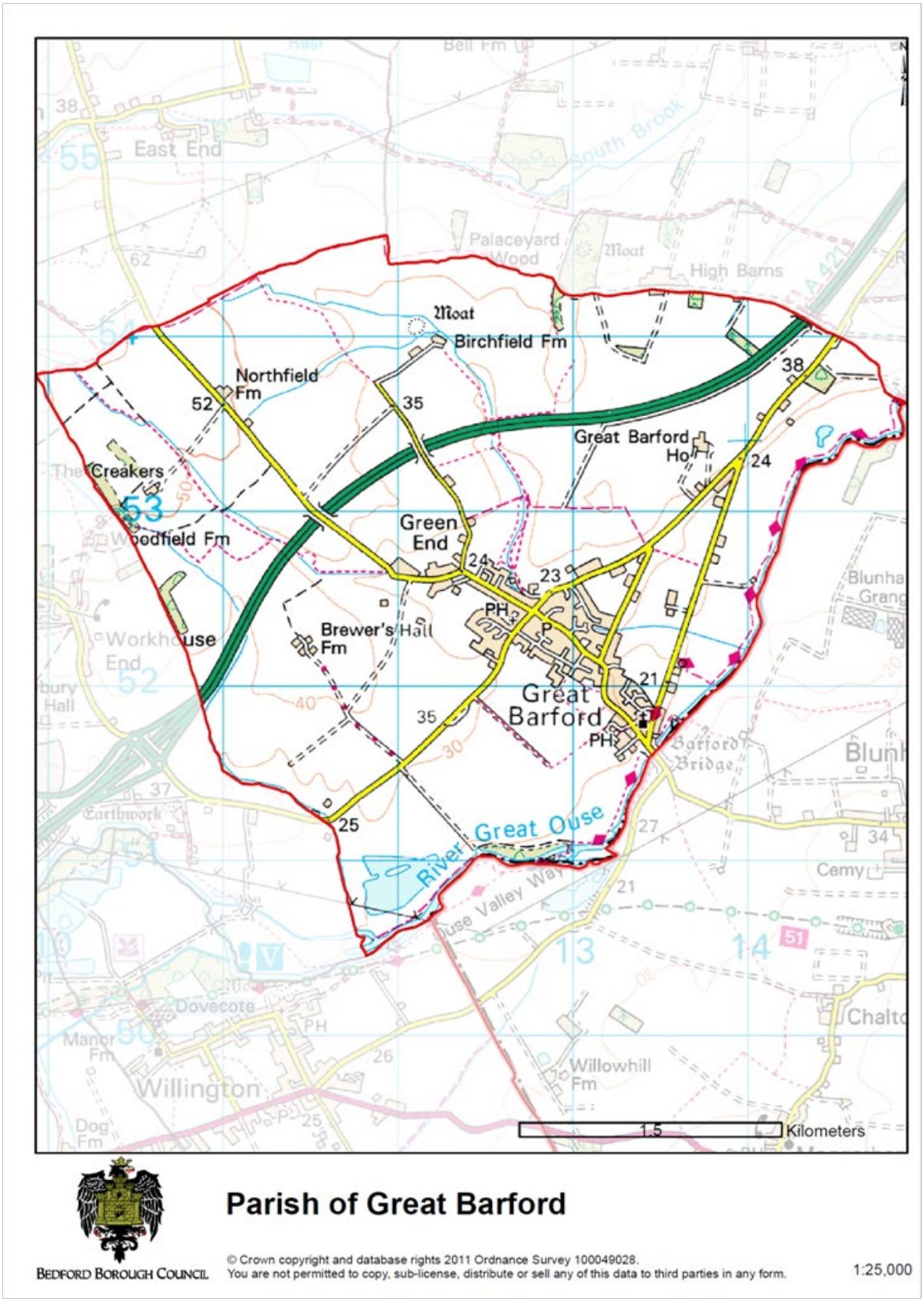
- consistency with local planning policy;
- demonstrates how the plan will contribute towards sustainable development;
- regard to national policy;
- general conformity with strategic local policy;
- contributing to the achievement of sustainable development;
- compatibility with EU obligations; and
- meet prescribed conditions and comply with prescribed matters.

1.3. Once the Plan has passed Examination, it is voted upon in a referendum by Parish residents and if a simple majority 'yes' vote is achieved, then the Neighbourhood Plan is 'made' by Bedford Borough Council and comes into force as a planning document with legal weight in decision-making.

1.4. Great Barford Parish Council decided on 18 November 2014 to prepare a Neighbourhood Plan for the Parish, to enable the local community to have a say in determining their own future, and in a way that would also support development planning in the Borough in the period from 2020 to 2030.

1.5. On 23 April 2015, BBC designated the area within the Great Barford Parish Boundary, as a Neighbourhood Area as shown on the map.

Parish Map



Parish of Great Barford

BEDFORD BOROUGH COUNCIL

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2. The Strategic Policy Context

The National Planning Policy Framework

2.1. The National Planning Policy Framework (NPPF) 2021 version was published in July 2021 and sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. Neighbourhood Planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. The NPPF states that Neighbourhood Plans should set out a positive vision for the future of the local area with planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

Sustainable Development

2.2. The Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people's quality of life, and to provide a wider choice of high quality homes.

2.3. Therefore, the aims objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

Local Planning Documents

2.4. The Local Plan currently consists of the Bedford Borough Local Plan 2030 which was adopted on the 15th January 2020. There are also some remaining relevant policies in the Allocations and Designations Local Plan 2013 and these are referenced in the Local Plan 2030. The Borough also has a suite of Supplementary Planning Documents which provide more detailed information and application of policies. The current list is available on the Borough Councils website.

3. Parish Description

3.1. Great Barford is a village which historically owes its location to the Ouse River crossing and its proximity to the “Great North Road”. The village is approximately 5 miles northeast of Bedford and 7 miles southwest of St Neots. It has good links to Milton Keynes (22 miles), Cambridge (25 miles), Peterborough (35 miles) and London (62 miles).

3.2. The centre of the village is the crossroads between the Bedford Road and Roxton Road (northeast southwest) C44 (formerly A428) and the High Street and Green End Road (northwest southeast). New Road links Barford Bridge towards the A1 Black Cat roundabout.

3.3. The A421 has bypassed the village since 2006. The A421 dual carriageway, which will form part of the Oxford to Cambridge Expressway, links the village towards the A1, M1 and M11 for connections to the major centres of London, Milton Keynes and Peterborough.

History and Growth of the Village

3.4. Great Barford has been inhabited since well before Roman times. This is evident in crop marks, which are seen by a variation in the growth of crops, visible from the air during certain times of the year.

3.5. One meadow situated along the High Street shows traces of an old medieval ridge and furrow field, probably the only one to be found within the village confines. This land was cultivated in the two-field system, one year for crop and the next for fallow. The field would have been a furrow long (furlong).

3.6. There is a mention of Great Barford in the Doomsday Book. Local administration was divided into 'Hundreds', and 'The Hundred of Bereforde' was one of nine in ‘Bedefordscire’. Its importance was probably due to its river crossing. Each 'Hundred' had a court which met in the open air. The Barford Court was probably marked by a cross, the base of which still exists, although at some unknown point it was moved to its present position on the corner of Silver Street and the High Street.

3.7. There appears to have been a bridge crossing since the 15th Century, when in 1427, £100 was left in the will of Sir Gerald Brayrooke “to replace a ford”, the Barford Bridge was built. There is mention of an eight arch bridge in the 15th Century, with another arch being added in 1753. The bridge was widened in 1818 and finally, in 1874 a brick face was built out on the south east side to give the present width. There is no record of the additional arches being added, although there are now seventeen. It is a Scheduled Monument. The original area of the ford, from which Great Barford gained its name, was dug up in 1973 and was found to be formed of gravel, riverine clay, bricks and tiles. The first locks on the river were built in the 17th Century, with improvements during the 18th and 19th Centuries. All boating, except by canoe, became impossible when the sluice collapsed in 1933. Between 1974 and 1977 the river was dredged and the new weir and lock were constructed and moorings provided for pleasure boats. The adjacent grass terrace was taken over by the Parish Council and landscaped to create a village green.

3.8. The southern end of the village is dominated by the 15th Century church tower at All Saints Church which is listed at Grade II*. The date of the remaining nave is 15th or 16th Century, but the rest of the building is predominately 19th Century.

3.9. The school in the High Street was built in 1848, and in 1855 a house was added for the use of the headmaster. In 1958 it became a primary school, then in 1969 two new classrooms were built in Silver Street. The school continued on the two sites until the whole school relocated to Silver Street in 1980, making use of mobile classrooms.

3.10. Several buildings in the village are of significant interest and listed. There are three Conservation Areas in the parish – Great Barford Conservation Area; Great Barford Green End Conservation Area and Great Barford Hill Conservation Area.

3.11. During the 1960's and 1970's the development of Willoughby Farm (Maltings Way and Willoughby Close), Chapel Fields and Pym's Close increased the size of the village rapidly. More recently, developments have been built at Woodpecker Close and Hare Meadow, with a current new development underway at Roxton Road.

Landscape

3.12. The village of Great Barford lies in a shallow bowl within the landscape area known as the Great Ouse Clay Valley. The openness of the landscape in the Parish and long views across the gently rising slopes link with the adjacent Renhold Clay Farmland, to the north and north-west of the village, and East Marston Clay Vale landscape type to the south east. The relatively level topography means that tall structures and large scale buildings are highly visible. The visual sensitivities around the village are evident by views to All Saints Church with its 15th century tower and the early 15th century Scheduled Monument Barford Bridge. Close by there are tranquil views across the open water and along the river corridors enclosed by woodlands.

Green Infrastructure (GI)

3.13. Green Infrastructure (GI) is a descriptive term which describes the network of open spaces, countryside, footpaths, the heritage landscape, rivers/stream etc. A good GI network can significantly improve people's quality of life and health as well as providing habitats for plants and wildlife.

3.14. The Bedfordshire & Luton Strategic Green Infrastructure Plan (2007) identifies 11 strategic GI corridors across the county. The parish lies at the intersection of two of these corridors – the River Ivel Valley and the Greensand Ridge – and as such is a significant component of Bedfordshire's GI network.

3.15. Great Barford contains large green areas which are both natural and manmade. The village green is at the far south of the village next to the bridge on the bank of the river.

3.16. There are parcels of agricultural meadow along the High Street towards the centre of the village that give open views. There are fields which grow arable crops up to the A421 and come quite close to the centre of the village.

3.17. New estates have been built with their own greens. Trees are in abundance along New Road and the High Street. There are footpaths and bridleways within easy walking distance from the centre of the village.

Education

3.18. Great Barford Primary Academy provides children with education from ages 3 to 11. For secondary education, children have to commute away from the village.

Recreation Facilities

3.19. There is a playing field in Green End Road at the north end of the village, play and outdoor gym equipment, cricket and football pitches are part of this playing field. Other playgrounds are located at Jubilee Park, Hare Meadow and Woodpecker Close. A Bowls Club is also at Woodpecker Close.

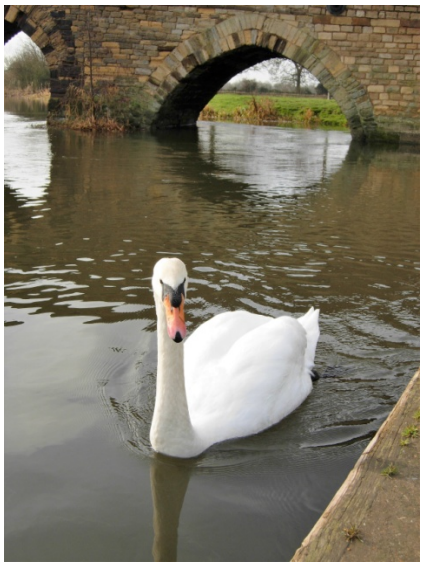
Local Business, Services and Employment

3.20. Several small and medium scale business enterprises can be found in Great Barford. These range from arable and livestock farming, tool and plant hire, small industrial units and home workers. There are also a Post Office, Farm Butchers, 2 Shops, 2 Public Houses with Restaurants and a Coffee Shop.

Population & Household Data

3.21. The Census 2011 data shows the Parish of Great Barford to have a population of 2003, in 881 dwellings. Great Barford has a broadly similar age profile to Bedford Borough.

3.22. Great Barford has high home ownership (80%) with 8% of households renting from social landlords and 12% renting privately. Housing is a mix of detached (46%), terraced (28%) and semi-detached (24%) dwellings.



Swan by Village Green and Bridge

4. Consultation

4.1. The Great Barford Neighbourhood Plan has engaged with local residents and stakeholders throughout its development. The Parish Council have been working on the Neighbourhood Plan since 2014. The Parish Council is updated on Neighbourhood Plan Progress at every meeting. A Neighbourhood Plan Steering Group was set up in 2014 and consists of residents and Parish Councillors. The minutes of each meeting is published on the Parish Council website.

4.2. The timeline shows engagement activities relating to the Neighbourhood Plan. Public events are highlighted in green.

Year	Period	Day	Item	Detail
2014	May	20	GBPC Minutes Item 18 - NP Group to be formed	Resolution made
2014	Jun	21	Village Fun Day Stand - Notice for volunteers	Public Event
2014	Q3		Bugle article - affordable housing survey	
2014	Q3		Bugle article - request volunteers	
2014	Nov	18	GBPC Minutes Item 4 - NP to move forward	Resolution made
2014	Q4		Bugle article - request volunteers	
2014	Dec	Xmas	Bridge article - request volunteers	
2015	Jan	07	GBPC Apply to designate NP area	
2015	Jan	09	BBC receive NP application letter	
2015	Feb	22	BBC publish NP application in Beds on Sunday	
2015	Q1		Bugle article - request volunteers	
2015	Q1		Bugle article - copy of BBC NP application notice	
2015	Mar	28	Information Day - recruitment drive	Public Event
2015	Apr	23	BBC Decision Statement Great Barford - signed	
2015	May	03	BBC publish decision statement in Beds on Sunday	
2015	Jun		GBPC Website NP Page created	
2015	Q2		Bugle article - NP Update	
2015	Jun	13	Village Fun Day - questionnaire	Public Event
2015	Q3		Bugle article - NP Update	
2015	Q4		Bugle article - NP Update	
2016	Q1		Bugle article - NP Update	
2016	Jun		NP Questionnaire issued	
2016	Q2		Bugle article - NP Update	
2016	Jun	11	Village Fun Day display	Public Event
2016	Q3		Bugle article - Questionnaire Results in VH - Advert	
2016	Q3		Bugle article - NP Update	
2016	Dec	04	Questionnaire Results in VH - Compiled results & presentation	Public Event
2017	Q1		Bugle article - NP Update	
2017	Q2		Bugle article - NP Update	
2017	Jun	17	Village Fun Day display - photos	Public Event
2017	Q3		Bugle article - NP Update	

2018	Q1		Bugle article - NP Update + call for small sites	
2018	Jun	23	Village Fun Day display - photos	Public Event
2018	Q2		Bugle article - NP Update	
2018	Q4		Bugle article - NP Update	
2018	Nov		GI Plan - Workshop - Invite to key stakeholders	
2018	Nov	13	GI Plan - Workshop - Event at VH	Public Event
2019	Q2		Bugle article - NP Update	
2019	Q2		Bugle article - GI Plan	
2019	May		AECOM - Site Assessment Report issued	Commissioned Report
2019	Jun	22	Village Fun Day display - photos	Public Event
2019	Jun		Bridge - GI Plan advert	
2019	Jun	29	GI Plan - Drop-In - Event at VH	Public Event
2019	Sept		Bridge - GI Plan advert	
2019	Sept	10	GI Plan Workshop Poster	
2019	Sept	10	GI Plan - Workshop 2 - Event at VH	Public Event
2019	Q3		Bugle article - NP Update	
2019	Q3		Bugle article - GI Plan	
2019	Nov		Facebook advert - Meet the Developers - Event Poster	
2019	Nov	23	Meet the Developers -Posters	
2019	Nov	23	Meet the Developers - Event at GBPA	Public Event
2019	Nov		Facebook advert - Feedback Consultation - Event Poster	
2019	Nov	05	Feedback Consultation - Event Posters	
2019	Dec	05	Feedback Consultation - Event at GBPA	Public Event
2019	Q4		Bugle article - NP Update	
2020	Q1		Bugle article - NP illustrations request	
2020	Q1		Bugle article - NP Update	
2020	Feb		GI Plan - Final issued	Commissioned Report
2020	Mar		AECOM - Site Assessment Report - Addendum issued	Commissioned Report
2020	Q2		Bugle article - NP Update	
2020	Q3		Bugle article - NP Update	
2020	Q4		Bugle article - NP Update Plus Reg 14 Centrefold Information	Reg 14 Flyer 4 page Pullout
2020	Dec	14	Reg 14 Pre Submission Consultation 7wk to 01 Feb 2021	Public Event
2021	Q1		Bugle article - NP Update	

4.3. Publicity for events and disseminating information about Neighbourhood Plan progress is given through the local newsletter, 'The Barford Bugle' which is distributed to all households in the Parish quarterly. Particular events are publicised through posters on lampposts and Parish Council Notice Boards, the Facebook Page and Parish Council website.

5. Vision and Objectives

5.1 The Vision and Objectives of this Neighbourhood Plan have been carefully developed and refined by the Parish Council to reflect the priorities of the community and help set the future of the village. The Vision is the overall aim of the Neighbourhood Plan and the Objectives are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications.

Vision

Great Barford will continue to be a thriving village, nestled in open countryside with a historic association with the River Great Ouse to the south. It will maintain its rural identity and character offering high quality housing suitable for the many different times in resident's lives with facilities and services to help them enjoy a friendly and safe environment.

Businesses will be able to grow in the area with high quality infrastructure and communications.



The Old Crown – High Street

Objectives

1. **Designs for future developments, whether for housing, business or leisure should maintain and enhance the essential rural ambience of the village, should be of an appropriate scale so as not to overwhelm its position or surroundings and should not detract from the visual aspect when entering the village.**

2. **New development will incorporate measures to provide high speed broadband and sustainable building features and the use of householder sustainable environmental features will be encouraged.**

3. **New housing developments should include a mix of housing types, sizes and affordability to create a framework in which a balanced community can grow and become established.**

4. **New housing development will be visually attractive in design and landscaping and integrate as fully as possible with the existing village.**

5. **The landscape, wildlife and habitats will be protected and enhanced. Existing green spaces will be protected, enhanced where appropriate and new spaces will be provided.**

6. **The historic environment will be conserved and enhanced with new development respecting the characteristics and appearance of surrounding heritage assets.**

7. **Well developed and integrated transport links to many places will be required, giving its residents travel options that reduce the dependence on the car in order to reduce the traffic through the village centre.**

8. **Safe and attractive walking, riding and cycling will be provided through the provision of a complete and connected network of Public Rights of Way in an environment with protected rural and riverside character. Existing village facilities will be retained and enhanced, whilst new facilities to provide for the increasing population will be encouraged.**

9. **Local businesses will be supported, any new commercial development will be appropriate in scale to the village.**

6. Sustainable Development

Introduction

6.1 Reflecting the NPPF and the consideration of locations for new housing development by Bedford Borough Council through the adopted Local Plan, there are several over-arching Development Principles to ensure that new development is sustainable, achieves high design & environmental standards, reflects local preferences in terms of location and delivers new community infrastructure.

6.2 The Parish has a distinctive character and new development should protect, reflect and enhance that character. There is a need for development to contribute to the quality of life for residents, including healthy lifestyles, access to local services, green open spaces, safe places for active play, and to be accessible by walking and cycling and public transport.

6.3 It is generally accepted that new development is necessary but there is a strong feeling that this should meet the needs of local people - existing and future generations, applying the principles of sustainable development to reflect environmental, economic and social needs. However, in many ways the social implications of accepting more development underlie the key issues and need; namely for an investment in new community infrastructure, including a medical centre. The policies reflect the issues facing the Parish, the Vision and the Objectives.

6.4 For Great Barford, the principles of sustainable development are set out below.

Sustainable Development Principles

Sustainable development for Great Barford means that development should be:

- *At an appropriate scale and in locations where it would support the community,*
- *Of a high standard of design, reflecting the character and landscape of the surroundings,*
- *Contributing towards community infrastructure,*
- *Providing superfast broadband (fibre-optic) connections,*
- *Ensuring that there is no increase in the risk of flooding,*
- *Meeting contemporary construction, energy efficiency and water management standards,*
- *Located and designed to enable safe walking and cycling to local services and facilities.*

The following adverse impacts must be avoided:

- *Avoidable intrusion into open countryside, and unacceptable impact on the landscape,*
- *Unacceptable impact on the significance of heritage assets including the Conservation Areas and their settings, and in particular the riverside area,*
- *The loss or inappropriate diversion of public rights of way,*
- *The loss of, or damage to, hedgerows, trees and local wildlife habitats and also internationally designated sites downstream on the River Great Ouse,*
- *A loss of amenity for existing residential properties and reduced efficiency for nearby businesses,*
- *Overloading existing utilities and services (water, drainage, sewage and waste,*
- *Increasing traffic through the already congested High Street area.*

7. Design of New Development

High Quality Design and Rural Character

7.1 The NPPF and the Neighbourhood Plan recognises that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. The Neighbourhood Plan wishes to reflect community opinion and aspirations and add a local dimension to the assessment of proposals for new housing. Good design is not just about appearance, but also functionality and the relationship to surroundings and it is not about copying past styles or preventing innovative modern design. The aim is to create site-specific creative design, which is contextual by referencing form and materials to surroundings. Great Barford Character Assessment and Design Guide is a background document to the Neighbourhood Plan and gives more detailed design guidance.

7.2 Great Barford is a rural village set in a hollow, surrounded by open countryside and therefore hidden from distant view. The following are some of the key features and characteristics of the village and Parish and therefore important attributes that should be respected when considering any further development:

- The River Great Ouse and its water meadows, the established brook running through the village.
- The relationship to adjacent countryside is part of the village; open fields (some of which are used for grazing) still run right into the heart of the village around the southern end of the High Street and either side of the A421 between Great Barford House and Green End.
- The main exterior building material used in Great Barford is exposed brick of colours varying from red to yellow or buff. Rendering is also prevalent. Roofing types are almost universally pitched and consist of brown and grey tiles, slate and thatch. Buildings generally do not exceed two storeys in height.
- Black weather boarded barns opposite the Church in the High Street, New Road and Addingtons Road.
- Mature trees, ditches and ancient hedgerows.
- Large areas of green, natural and manmade, all around the village.
- Important Conservation Areas with buildings, listed and unlisted, and important archaeological remains all of which contribute positively to the character and unique identity of the village.



Roxton Road



Addingtons Road



Silver Street

7.3 Any new development should be of the density in keeping with its immediate area and where appropriate include landscaped open areas. It should not encroach upon surrounding landscape or spoil the views approaching the village. Materials and street furniture, that are inappropriate to the village setting, should be avoided.

7.4 Woodpecker Close, a relatively new housing development off New Road, is a good example of modern design and layout which respects the character of Great Barford in terms of building scale, layout, type and materials and relates well to its setting and the Conservation Area.

7.5 Development proposals should include a Design and Access Statement, or other written statement related to the scale and complexity of the scheme, which shows that the development has been designed to specifically relate to its setting. This is essential to ensure that the special character of the village is protected, and its local distinctiveness is enhanced and reinforced.

Policy D1: High Quality Design and Rural Character

Proposals for good quality new development (including new buildings and extensions to existing buildings) will be supported, where they address all of the following criteria.

All new development will:

- ***Relate to the existing development pattern in terms of enclosure and definition of streets/spaces, variation in plot size and position of buildings on the plot;***
- ***Be of an appropriate scale, mass and density in relation to its setting;***
- ***Use materials appropriate to the development's context;***
- ***Create a place with a locally inspired or distinctive character;***
- ***Buildings, landscaping and native planting should create well defined streets and spaces;***
- ***Take advantage of any existing views into/from the site to enable easy access and navigation through and retain the rural feel of the village;***
- ***Respect the local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings, site orientation and microclimate;***
- ***Be well integrated with surroundings; reinforcing connections, taking opportunities to provide new ones; provide convenient access to community services and facilities;***
- ***Have good access to public transport or otherwise help reduce car dependency;***
- ***Integrate car parking within landscaping so that it does not dominate the street or cause excessive run-off from precipitation;***
- ***Provide convenient well-screened storage; for bins and recycling that avoid pollution, bicycles and motor vehicles.***

Sustainable Design and Construction

7.6 Domestic heating and electricity requirements make up approximately 27% of the UK's total carbon emissions and heating (across all sectors) accounted for 37% of emissions in 2016). Decarbonising heat is therefore critical to tackling climate change at a national level and therefore also a key area in which Neighbourhood Plans can contribute to mitigation. The Local Plan 2030 deals with this issue through Policy 54, covering a reduction in carbon emissions as part of new development. This means that developments in Bedford Borough are required to achieve a better outcome than required through Building Regulations. Given the average cost of housing in Great Barford and the associated profit margin that developers are therefore making, it is considered that more ambitious energy efficient design could be incorporated into new buildings and the policy below gives further detail on this issue.

7.7 Great Barford has a significant proportion of traditional buildings (which are unlikely to have cavity walls). Properties without cavity walls (largely built before 1919) are likely to be less energy efficient, cost more to heat, and householders will therefore potentially be more vulnerable to ill health or fuel poverty depending on their economic situation. Importantly, these buildings will also have a higher carbon footprint associated with the lack of efficiency. Fitting of sustainable design features to existing properties will therefore also be encouraged. The retrofit of heritage properties/assets is also encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it preserves their heritage significance and only once the appropriate permissions and consents are secured prior to any works commencing.

Policy D2: Sustainable Design and Construction

The design and standard of any new development must include sustainable design and construction features and be optimised for energy efficiency, targeting zero carbon emissions. Where appropriate, developments should include the following:

- ***Siting and orientation to optimise passive solar gain;***
- ***The use of high quality, thermally efficient building materials;***
- ***Installation of energy efficiency measures such as loft and wall insulation and double glazing;***
- ***Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent';***
- ***Any new development to incorporate on-site energy generation from renewable sources such as solar panels, where possible;***
- ***The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations;***
- ***Alterations to existing buildings must be designed with energy reduction in mind and comply with or preferably exceed sustainable design and construction standards.***

8. Housing

New Housing

8.1 Great Barford is classed as a Key Service Centre in the Local Plan 2030, one of 8. These are villages which contain a good range of services and are well connected to larger town centres by regular public transport. They provide a strong service role for the local community and surrounding area. Local Plan Policy 4S Amount and Distribution of Homes, requires Great Barford Neighbourhood Plan to allocate a site or sites for 500 homes. The policy places a short timescale upon the Neighbourhood Plan, it must be submitted by the 15th January 2021 or Bedford Borough Council will allocate additional sites.

8.2 In 2019, in order to independently assess the options for developing 500 homes in Great Barford, a Site Assessment report was commissioned by the Parish Council and carried out by AECOM, an independent company and funded through the Government Neighbourhood Planning Grant Scheme. An assessment was carried out of all the sites submitted to Bedford Borough for their 'call for sites'. Three options were forthcoming from the commissioned report, two from the investigations and a third which had already been produced by BBC. All three options were considered to give the development required and minimising the impact on the village.

8.3 Consultation was carried out in late 2019, firstly via a 'Developers Forum' where all potential developers were invited to present their proposals to the public via an exhibition in the School Hall. A second event was held where residents could express their likes and dislikes of the options. Developers did not attend the second event which allowed residents to express their views freely. Residents were asked to fill in a form, which was then analysed. The outcome was that residents clearly preferred the option of one site providing all the development in one location, known as Great Barford West. On balance, this site would involve less direct impact on residents in terms of traffic flows (assuming the trend that most traffic would travel towards Bedford, and therefore not through the constricted High Street and side roads) as presented in Transport Assessment Reports supporting recent planning applications (BBC Ref: 20/00138/MAO and 20/00139/MAO); not building to the east avoids flood risk areas identified on government flood risk maps; and avoiding the high ground to the north would respect the recommendations in the BBC Landscape Sensitivity Study for Group 1 & 2 Villages – a document in support of the BBC Local Plan 2030. The site is therefore allocated for development and shown on the Policies Map. The settlement boundary, (defined as the Settlement Policy Area in the Local Plan) will not be updated to include the allocation in this Neighbourhood Plan. This is because the allocated site is much larger than needed to accommodate 500 houses. The final development will also incorporate substantial landscape buffers, green infrastructure, play spaces etc. Until the layout of the developed area is decided, it is not appropriate to define the settlement boundary.

8.4 Further detail of the site allocation process and extensive consultation is set out in the Consultation Statement and the Site Allocations Report.

8.5 In allowing development on this site for 500 dwellings, it is very important that safe pedestrian access to the school and shops is easy and a means of crossing the road is essential infrastructure. In terms of landscape impact, a substantial buffer will be required to the countryside and that green spaces are used throughout the new development to

provide an attractive environment for residents, linking into the existing housing development in the village. Any existing public Right of Way or private access agreement shall be maintained. Different developers will need to work together to ensure that the development principles are delivered across the whole site and a Design Code will be required to ensure that the development is appropriate to its 'gateway' village location and sensitive to the nearby Conservation Area and Listed Buildings.

8.6 Development must be designed to mitigate any potential adverse impacts to both surface water runoff and groundwater levels. Flood risk, on and off the site, must be reduced through good design to safeguard both the new development and existing properties throughout the village. The Brook as well as the River Great Ouse contribute to the drainage for the majority of land up to the bypass to the north and around Green End, and the proposed new development must not adversely affect the current drainage.

Affordable Housing

8.7 Affordable housing will be required to be delivered as part of the new development and Local Plan Policy 58S requires that housing development on sites of 10 or more residential units or 0.5 hectares or more will provide 30% affordable housing with 78% of the dwellings as social or affordable rented properties and the remainder (22%) as other forms of affordable housing.

8.8 The Housing Needs Survey in 2012 identified 24 households in some form of housing need. As some of this was to fall within the next three years (up to 2015), the actual requirement was set for 18 new homes. There were also 14 households already on the Borough's Housing Register with connections to Great Barford at that time.

Affordable Housing Mix	(2012 Housing Needs Identified)	Woodpecker Close	Hare Meadow	Roxton Road New Development	Totals
1 x bed	(10)	1	4	4	9
2 x bed	(5)	10	8	21	39
3 x bed	(3)	5	4	6	15
4 x bed	0	1	0	0	1

8.9 This data shows that in terms of the identified need in 2012, the requirements for 2 and 3 bed units have been exceeded by development already constructed in the village, while that for 1 bedroom units will still not be met after Roxton Road has been completed. It is interesting also to observe that whilst the provision of housing focuses very much on 2 and 3 bedroomed units, the identified demand showed a clear skew towards a need for 1 bedroomed units. This has not been reflected proportionally when development has been brought forward.

8.10 It is therefore considered essential that when affordable housing is brought forward in conjunction with development allocated in this Plan, it comprises a full range of housing, specifically to include 1 bedroomed units. It is recommended that an up to date Housing Needs Survey should be carried out at the time of the Development Brief, but acknowledged that the new housing development in Great Barford will need to cater for Borough wide housing need.

Market Housing Mix

8.11 The mix of housing to be provided on this site gives an opportunity to redress the balance of house size in the Parish which may also help with affordability issues. House prices in Bedford Borough are higher than the national average and increased by about 20% from 2012 to 2017. Affordability is an issue with the average house price costing 8.4 times average earnings. This situation is getting worse.

8.12 Great Barford, with an overall average price of £366,427, was similar in terms of sold prices to nearby Renhold (£375,289), but was more expensive than Sandy (£272,962) and cheaper than Blunham (£458,000). Of the 87 properties sold in the last 2 years (Jan 2018-Jan 2020) the least expensive was a terraced house at £104,000, the most expensive, just above £1 million (source Rightmove January 2020). Overall sold prices in Great Barford over the last year were 6% down on the previous year and 14% up on the 2015 level of £322,423.

8.13 When the Housing Needs Survey was undertaken in 2012, the household survey identified that 40% of respondents were in favour of smaller houses for first time buyers and young families. 37% wanted to see more bungalows for older people to buy, and 29% wanted extra care housing. This latter finding is particularly interesting, as there is presently no accommodation within the Parish for those needing additional care.

8.14 Assessment of the new market housing provided on the three sites (Hare Meadow, Woodpecker Close and Roxton Road) developed more recently in the village shows a clear market emphasis on 3 and 4 bedroomed properties. There have been no 1 bedroom units constructed for the open market, and only one 2 bedroomed unit. In addition, the 2011 Census demonstrated that the village has 45.7% detached housing, compared with 27.4% in the Borough, and only 2.5% of its homes in flats, compared with 17.6% in the Borough. These figures further emphasise the market share of properties is slanted towards more expensive detached properties.

8.15 Therefore, in order to ensure the potential for families to continue to thrive within our village across the generations, it is considered essential that all new development should comprise a full range of market housing, to include a variety of bedroom number options, and a range of attached and detached properties, of single storey, two storey and two and a half storey proportions. Extra care housing would also be welcomed, as those in need currently have to leave the village, and it would also provide a source of local employment.



Woodpecker Close



Green End Road

Policy H1: Location for Future New Housing Development

Land at Great Barford West as shown on the Policies Map will be developed for residential use for a maximum of 500 dwellings and associated open space. A Development Brief must be prepared for the site prior to any planning application being submitted encompassing the requirements of Policies in the Neighbourhood Plan and these key principles for development:

- ***A Design Code to ensure the appearance and layout of the proposed development is appropriate to its setting and the design approach is cohesive across the whole site;***
- ***The 'gateway to the village' location must be appropriately designed for, to ensure that the appearance of development along the Bedford Road frontage reflects the rural village location;***
- ***The provision of a range of housing types and sizes, including affordable housing. A generous proportion of smaller housing units, including 1 bedroom, must be provided both for affordable and market homes;***
- ***The provision of extra care housing will be required;***
- ***The provision of footpaths, cycleways and a pedestrian/cycleway crossing on Bedford Road to provide safe access to the school and village services;***
- ***The provision of footpath and cycle links to integrate with neighbouring development and improve the cycle network to Bedford;***
- ***A Transport Assessment detailing impact on highways network and mitigation measures;***
- ***Evaluation of impacts on the historic environment including archaeology and measures to minimise harm and provide mitigation measures where necessary;***
- ***A site specific Flood Risk Assessment to determine effects of development on the adjacent flood plain and any mitigation measures required;***
- ***A site specific Flood Risk Assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding and measures will be required to reduce existing surface water flooding in the vicinity of the site and minimize the consequential impact of surface water flooding through the Brook and the village to the river;***
- ***Avoiding flooding is especially important as it will also protect the National Site Network sites downstream of Great Barford that are protected by law;***
- ***Contributions to recreational and community facilities, in particular the provision of a new medical centre whether on or off site;***
- ***Provision of additional secondary school capacity to be agreed by the Local Education Authority;***
- ***Provision of on-site green infrastructure including informal open spaces to enhance the character of the village and substantial planting at the perimeters to provide a definitive 'edge' to the development and to assimilate it into the surrounding landscape;***

9. The Natural Environment

9.1 The top priority identified by residents through consultation is protection of the countryside; furthermore 83% of respondents stated that they used country walks often or sometimes. Open/green spaces/the riverside and the rural atmosphere rated highly as factors contributing to the quality of life rated as very important by 87% and 85% of the respondents respectively.

Landscape

9.2 Consultation on the Neighbourhood Plan demonstrates the value that local people place on the countryside setting of the village. The Landscape Character Assessment (2014) for this part of Bedfordshire indicates a high-quality landscape, where characteristic features are well represented and in good condition and there is a wide and long history represented in the landscape. Policy 37 of the Local Plan requires that development will protect and enhance the key landscape features and visual sensitivities of the identified landscape character areas.

9.3 BBC as part of their Local Plan preparation, produced reports for individual villages which highlights the key landscape and visual sensitivities. This document is called the Landscape Sensitivity Study; Group 1 and Group 2 Villages, Bedford & Kempston Urban Edge (January 2018). The purpose of this was to form part of the site selection process to identify whether or not a potential site is consistent with the guidelines of the Landscape Character Assessment. This helps in choosing between sites and considering their effect on landscape sensitivities. It has been used during the site selection process as set out in the AECOM Site Assessment Report 2019.

9.4 The character analysis also helps for smaller scale development and in identifying mitigation measures that may be necessary to minimise the impact of development and enhance important landscape features. It supports an approach that requires development to be unobtrusive and not lead to loss of characteristic features.

9.5 The village itself falls within the 4A Great Ouse Clay Valley landscape character area, Character area 1E Renhold Clay Farmland lies to the north and west of the village. Much of the village is low lying with the majority of buildings located in the Clay Valley area. More detailed information is set out in the Background Evidence Document, however the visual sensitivities and development guidelines in landscape terms are summarised below.

Visual Sensitivities	Development Guidelines
• There is the sense of openness and wide views across the gently rising slopes linking with the adjacent Clay Farmland and Clay Vales landscape types which give variety by the subtly changing landform and the scattered woodlands which would be sensitive to inappropriate development. • The landscape would be sensitive to change from the expansion of the village with small scale development at its edges and also from small scale infill development. • The visual sensitivities around the village are evident by views to All Saints Church with its 15th century tower and the early 15th century Scheduled Monument Barford Bridge. Close by there are tranquil views across open water bodies and along the river corridors enclosed by woodlands. • The level topography means that tall structures and large scale buildings are highly visible. • Seek to avoid adverse impacts on the character of the river corridor.	• Retain the separation of individual villages - avoid linear development along roads merging settlements. • Preserve an open setting of the distinctive medieval Barford Bridge and All Saints church tower. • Consider visual impact of development in terms of massing, rooflines, scale, materials and visual appearance. • Conserve the rural setting of the settlement and enhance the settlement edge for example by appropriately designed woodland planting to foil large-scale development. • Explore options for improving recreational opportunities and public access to the river. Monitor the associated development of facilities e.g. visitor centres and car parking that might impact upon the surviving sections of rural, tranquil character in the immediate river corridor.



Barford Bridge - Scheduled Monument and Grade I Listed

9.6 The Green Infrastructure Plan has identified the key views in the local landscape and these should be preserved by ensuring that new development does not block or intrude on them. They are shown on the Policies Map.

9.7 Some change that occurs in the landscape is outside planning control, but where planning permission is required for development, landscape features should be considered in a systematic way. Proposals for new development should include an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.

Policy NE1: Protecting the Landscape

Any proposals for development in the Parish should recognise and seek to protect and enhance the historic and natural landscape and local character of the Parish, including key views as shown on the Policies Map.

New buildings must be assessed for their impact on the landscape and where significant adverse intrusion on the landscape is identified, particularly at the edge of the village, mitigation will be required or proposals will be resisted.

Field patterns and elements of the landscape heritage of the area, including ridge and furrow, field ponds, mature trees and historic hedgerows should be protected and incorporated into any landscape design schemes and their long-term maintenance ensured.

Nature Conservation

9.8 Protection of the nature conservation interest in the Parish, which is valued by local people, is critical, with reference to the important habitats and landscape identified in Green Infrastructure Plan 2019 (GI Plan) which is a background document to the Neighbourhood Plan.

9.9 The Local Plan provides protection to locally important sites, habitats and species under Policy 42S, seeking biodiversity enhancement through Policy 43. Biodiversity Net Gain (BNG) is a concept proposed in the Governments 25 Year Environment Plan and mandated as a condition of planning permission in the 2019 Environment Bill. Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. In locations such as Great Barford where new development will abut the countryside, it is really important that this principle is adopted to mitigate the impact of losing biodiversity value of undeveloped land to development.

9.10 Within the parish are three County Wildlife Sites (CWS). Birchfield Farm Meadows CWS is recognized because the site supports a range of habitats including species rich neutral grassland meadows, an area of ruderal vegetation, a pond, ditch, mature trees and a traditional apple orchard. Great Barford House Grassland CWS is recognized because it is a good example of grassland on Boulder Clay or decalcified Boulder Clay and comprises a single field of neutral grassland and a very narrow roadside belt of broadleaved woodland adjacent to the southeast. The third CWS within the parish is Great Barford Gravel Pits

CWS, the pits were created relatively recently following gravel extraction, and are important for birds, including breeding, passage and wintering species as well as dragonflies and damselflies. There are also two CWS adjacent to the parish boundary, Palaceyard Wood CWS to the north of the parish, recognized for its ancient semi-natural woodland. The site also contains earthworks and a moat. The River Great Ouse CWS also runs along the southern boundary of the parish, recognized because it is a river and because of adjacent riparian habitats. There are no nationally important nature conservation sites or veteran trees within the Parish.

9.11 Species records of note include birds from the gravel pits in the south of the parish; amphibians (Smooth and Great Crested Newt) and mammals (Hedgehog, Otter, Stoat and Weasel) around Great Barford village and near the river; and plants and invertebrates within the churchyard and along the river. There is a scattering of other notable records.

9.12 A wildlife corridor is an area of habitat connecting wildlife populations separated by human activities or structures (such as roads and built development). The most obvious example of such a corridor is the River Great Ouse and its banks. The GI Plan identifies a biodiversity network which suggests where biodiversity enhancements would be most beneficial.

9.13 All proposals for new development will be required to demonstrate how the design has taken into account its potential impact on local habitats and species. Developers will be required to ensure that appropriate measures are put in place to protect wildlife and take every available opportunity to enhance biodiversity and important habitats. Landscaping schemes will be required to use native species for planting schemes, particularly those found locally. All new development should seek to increase biodiversity such as incorporating bat boxes etc into new buildings, particularly at the edges of the settlement.

9.14 Where Sustainable Urban Drainage systems (SUDS) are required to serve new developments, every opportunity to link them into habitats should be taken.

Policy NE2: Nature Conservation

New development will be required to protect and enhance existing natural features of sites, enhance biodiversity and support the biodiversity network and aspirations identified in the Green Infrastructure Plan.

Development should provide a net biodiversity gain of 10% as set out in the Environment Bill 2019 (or as superseded). Provision of appropriate species-related measures will be required, including, for example, swift bricks, bat and owl boxes and the incorporation of native species into landscaping schemes.

Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new developments to complement local nature conservation objectives and to protect National Site Network sites downstream on the River Great Ouse.

10. Recreation and Open Space

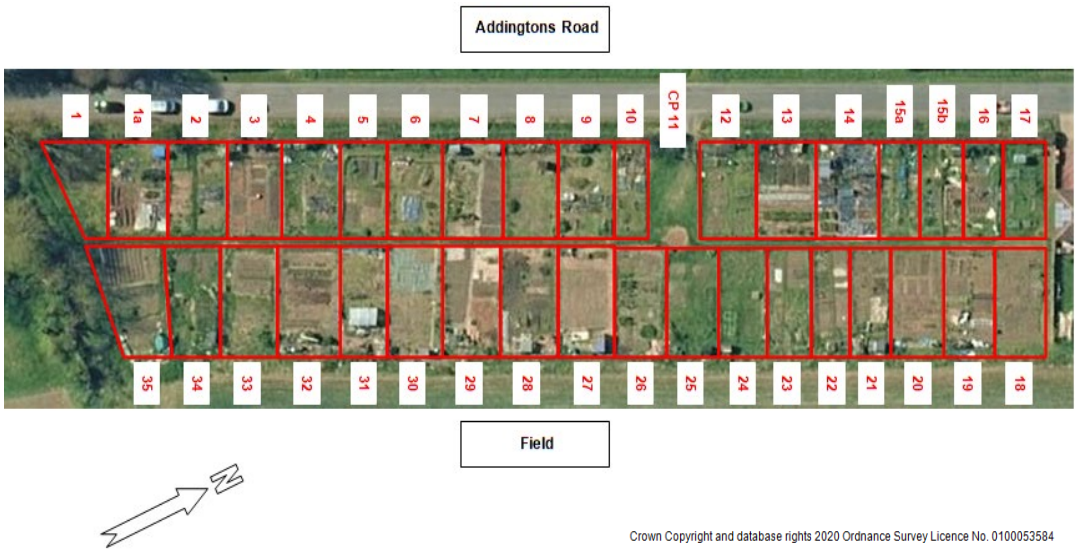
10.1 The Parish has a reasonable number of green spaces of different types. The GI Plan sets out the number and location of these, they range from formal equipped recreation grounds to sites that are protected by wildlife designations.

10.2 The Parish Council owns and maintains the land next to Barford Bridge lying between New Road and the River and adjacent to the footpath running from New Road to the weir, opposite The Anchor public house. This is registered as a Village Green, and has considerable protection in law under the Victorian statutes of the Inclosure Act 1857 and Commons Act 1876. These statues confer that inhabitants of the locality within which a Village Green is situated have the right to use that green for lawful sports and pastimes, but the right to take part in lawful sports and pastimes on a green extends only to local inhabitants, not the public at large. The Parish Council hold the fishing rights, the Environment Agency has 48 hour mooring rights, and the slipway structure is privately owned and built on a parcel of land leased from the Parish Council for that sole purpose. Locals have limited slip access rights, but otherwise fees may be applicable and paid to the slip owner.

10.3 Great Barford Bowls and Petanque Club has its facilities in the heart of the village behind the old schoolhouse, but accessed by vehicle through Woodpecker Close. The club is in use most days of the week between May and September, with bowling on the green and petanque on the floodlit piste. The clubhouse is also used by additional local organisations for yoga, pilates, whist and other activities throughout the year.

10.4 Great Barford Playing Fields Association is a charitable trust, Charity No. 284811, set up with the objective to manage a Recreation Ground for the benefit of the inhabitants of the parish of Great Barford. Currently the GBPFA is trying to raise awareness and secure funds to develop a site that it already owns behind the Great Barford Primary Academy school premises, to build multi-sports courts which can be used for tennis, 5 aside football and netball/basketball. The courts will be available to use by the residents of Great Barford. The project will benefit all ages in the local village.

10.5 Allotments are well used and located at Addingtons Road. Covering an area of 0.66 hectares, there is a total of 36 Plots, including two ½ Plots, all of which are in current



Allotments – Addingtons Road

use, with a waiting list of 7 applications as of February 2020. The land is in the ownership of Bedford Borough Council, but Allotment Tenancy is administered locally by Great Barford Parish Council. The Green Infrastructure Plan identifies the Allotments as a high priority green space, with aspirations to create new Allotments and extend the existing Allotments site at Addingtons Road.

10.6 Within new development, the requirement for new open spaces for sport and recreation alongside new development is included in the Allocations and Designations Local Plan 2013 Policy AD28 and these standards will continue to apply as explained in the Open Space Supplementary Planning Document (2013) and the Local Plan 2030.

10.7 Open spaces can always be improved, through management plans, improvements to access and boundary treatments. The GI Plan gives more detail and it would be appropriate for new housing developments to contribute towards such improvements, where possible.

10.8 There are currently two small Community Orchards situated in the open spaces at Woodpecker Close and Willoughby Close.

Policy ROS1: Open Space Provision as Part of New Development

Open space must be provided within new development to accord with the standards set by Bedford Borough Council and the following criteria should be met:

- ***Contributions/improvements to open space should be targeted towards those set out in the Great Barford Green Infrastructure Plan where appropriate;***
- ***Efforts should be made to develop green corridors between the village and the countryside;***
- ***Developments must incorporate tree and shrub planting, preferably native and local species to be used;***
- ***Suitable arrangements must be incorporated for the costs of future maintenance of these spaces.***

Local Green Spaces

10.9 Consultation showed that people place a high value on the relationship between the village, the countryside and on the open spaces that help to define the landscape and character of the area. Designation of Local Green Spaces (LGS) gives a very high level of protection to such open spaces. In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances”. The proposed designations are in accordance with the requirement in Paragraph 102 of the NPPF:

- The green space is in reasonably close proximity to the community it serves;
- The area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- The area concerned is local in character and is not an extensive tract of land.

10.10 As a result of detailed considerations, using the Great Barford LGS Assessment Methodology as set out in the Local Green Space Assessment Report, Great Barford has six sites that are to be designated Local Green Spaces. Three of these (Jubilee Play area off Chapel Field, Playing Field at Fishers Close and the Allotments on Addingtons Road) were originally assessed by Bedford Borough Council and recommended for designation. A further three sites (Jordans Close Activity Centre, Woodpecker Close and The Village Green) were assessed using the Great Barford Local Green Space Assessment Methodology and met the criteria necessary for designation.

10.11 Four further sites were assessed, but did not meet the requirements for designation. The Local Green Spaces are shown on the Policies Map

Policy ROS2: Local Green Spaces

The following areas shown on the Policies Map are designated as Local Green Spaces:

- ***Jubilee Play area off Chapel Field,***
- ***Playing Field at Fishers Close,***
- ***Allotments on Addingtons Road,***
- ***Jordans Close Activity Centre,***
- ***Woodpecker Close amenity space,***
- ***Village Green.***

Policies for managing development within Local Green Space should be compatible with their designation, being consistent with those for Green Belt.

11. Historic Environment

Conservation Areas

11.1 Located on the eastern boundary of Bedford Borough, Great Barford lies amongst the meadowlands of the river Great Ouse, with Conservation Areas that reflect very much the development of the village. There were prehistoric and Roman settlements along the river valley before the parish of Great Barford was established in the late Saxon period. The village originated around the river crossing, which was a ford before the medieval bridge was built. There were other hamlets in the vicinity such as at the crossroads, where the north to south route running to the river meets the east to west route to Bedford, and at Green End. The scattered buildings of these older settlements have been linked over the last five centuries by later developments, mostly post war, so that Great Barford is now primarily a linear settlement.

11.2 The loosely curving thread of the High Street forms the basis for the Great Barford Conservation Area and it links the various older buildings established in Silver Street and Addingtons Road with the area around the Church. The northern end of the Conservation Area is fairly well covered with trees, principally around Brook House and fringing the brook, an area characterised by varied well spaced buildings and individual plots. The High Street in general is characterised by an attractive combination of walls, trees, and older historic buildings, mainly cottages and houses of brick or colour washed plaster or rough cast, and timber frames.

11.3 The main Conservation Area contains several listed buildings (in addition to the Scheduled Monument and Grade 1 listed Bridge) of which a number are in relatively close proximity to All Saint's Church and The Anchor Public House. An important characteristic of this Conservation Area is the variation that exists in building groups. The intimate grouping around the church and The Anchor Public House contrasts with the open land and buildings opposite, on the west side of the High Street, where buildings are well set back from the road and generally spread out.

11.4 This area includes the open space alongside the river and the complimentary water meadows on the Blunham side, from which excellent views of the bridge and church can be gained.

11.5 At the northern end of the built part is Green End Conservation Area contains more listed buildings at Green End, with several old Farm Houses, rural green space to the south and further open space around the recent Village Hall and Playing Field.

11.6 Great Barford Hill Conservation Area encompasses the land to the east, around Great Barford House, and includes other listed buildings in this vicinity.

Policy HE1: Great Barford Conservation Areas and their Settings

Development within the Great Barford Conservation Areas or likely to affect the setting of a Conservation Area must have regard to the desirability of sustaining and enhancing the historic environment and of making a positive contribution to local character and distinctiveness. The following criteria apply:

- ***New houses or conversions should have active frontages, orientated to face the roadway;***
- ***The intimate character of the area is retained;***
- ***Development should be of an appropriate scale and mass for the immediate area;***
- ***Use of locally distinctive details, (materials, openings/access and boundary treatments);***
- ***The impact of development on views into and out of the Conservation Areas;***

Applicants must explain, in a Design and Access Statement and/or Heritage Statement, how the proposal will address these criteria.

Built Heritage Assets

11.7 It is essential that the location and design of new development has regard to the historic character of the local area. This protection is in accordance with the guidance contained in paragraphs 197-205 of the National Planning Policy Framework.

11.8 There are 35 Grade II listed buildings in Great Barford Parish, the Grade II* listed Church of All Saints and Barford Bridge and Causeway which is a Scheduled Monument as well as Grade I listed. There are 2 further Scheduled Monuments, Birchfield Farm and Palaceyard Wood. Other historic buildings and features, which may not be of sufficient architectural or historic merit to justify listing, are an important part of the character of the Parish. These are known as non-designated heritage assets and many of them are within the Conservation Areas. The policy will help to ensure they are retained. Enhancements to the local features may be sought through funding bids to support their management.



Barford Bridge and Causeway

Archaeology

11.9 The NPPF identifies the historic environment as a Core Planning Principle. The extent of Iron Age, Roman and mediaeval archaeology in Great Barford as summarized in the Great Barford Green Infrastructure Plan is a key element of the historic environment and this policy will ensure that development takes account of archaeological considerations.

12. Traffic and transport

12.1 Great Barford is a rural village and transport is essential for residents to move between locations either for work, education, leisure or business. Very few journeys are made for no purpose, and most people want to travel efficiently and safely to their destination. Starting from the premise that sustainable growth cannot be fully realised without a range of supporting infrastructure, the following policies and text set out the context for delivering transport infrastructure.

12.2 Transport and accessibility are fundamental to the delivery of Great Barford Neighbourhood Plan's spatial strategy. It is important that new development is located in the most sustainable locations and accessible by a choice of travel modes, including walking, cycling and public transport. This will help to reduce the need for people to travel by car, minimise congestion, improve road safety and meet climate change reduction targets. This also links with the need to improve people's health by creating more opportunities for people to walk or cycle rather than using a car.

12.3 Great Barford's rural character make car use necessary for many residents and so it is essential that new developments are planned from the outset to provide sufficient parking spaces for residents and visitors and are equipped with domestic charging facilities for electric vehicles.

12.4 The road network provides good links for the village to the nearby towns of Bedford, St Neots and Sandy. The A421 dual carriageway, which will form part of the Oxford to Cambridge Expressway, links the village towards the A1, M1 and M11 for connections to the major centres of London, Milton Keynes and Peterborough.

12.5 One of the main concerns of residents identified through consultation is traffic related, the top result for identified 'dislikes' about the village. The 2011 Census reveals that only 9% of households do not have a car, 42% have 2 cars, and 13% have 3 or more. Most people travel to work by car (78%), 6% work from home, 4% commute by train, but 8% of those in employment cycle or walk to work, which is above the average for rural parishes.

A428 - Black Cat Roundabout to Caxton Gibbet

12.6 Development of the new Oxford to Cambridge Expressway has begun. The new dual carriageway A428 Black Cat Roundabout to Caxton Gibbet will link with the A421 to provide part of the expressway between Milton Keynes and Cambridge and link the M1, A1, A45 and M11. The planned project to improve the A1 in Bedfordshire has been delayed but the improvement of the Black Cat Roundabout Junction will allow for continuous dual carriageways north-south along the A1 and east-west on the A421/A428.

12.7 Although these new developments will eventually benefit the village, during their construction the increase in traffic will have a significant impact. The recent resurfacing work on the A421 has resulted in large volumes of heavy traffic using the C44 at night. When the A421 was moved in 2006 there was an agreement that the old road would not be used as a diversion route; however, because many drivers use satellite navigation systems many vehicles follow the quickest route and not the official diversion via the A603.

A1 - Future Developments

12.8 The A1 Great North Road runs within 2 miles of Great Barford. The section of the A1 through Bedfordshire is the only one which is not motorway standard and has roundabouts and farm vehicles. The plan to improve this section of the A1 has been delayed but is a priority. In the past the preferred option for a new route was to the west of the existing A1 and could come between Roxton and Great Barford.

Other Issues

12.9 Great Barford has already witnessed an increase in local traffic as a result of new developments in the neighbouring village of Blunham. The increase in traffic using the Barford Bridge is resulting in structural damage to the Scheduled Monument.

12.10 Covid-19 has highlighted an issue caused by the use of the River Ouse by swimmers, canoeists and other water sports enthusiast. Online listing of Great Barford as a safe place for these activities has drawn people to the village from as far away as London. The resulting traffic has caused issues with parking on New Road and the High Street.

12.11 Great Barford has become a "rat run" for traffic at times of congestion on the A1 and A421. The new Black Cat roundabout development will eventually improve this situation but it is likely that there will be significant disruption during its construction.

Buses

12.12 The village is served by a regular bus service towards Oxford and Cambridge. On 30 August 2020, the Stagecoach X5 service was split and the service through Great Barford was renamed the Stagecoach 905. The new service is now operated on a double decker bus and still provides public transport to the nearby towns of Bedford and St Neots. The Stagecoach 905 runs from Bedford Bus Station to Cambridge via St Neots, Cambourne and the Cambridge Science Park. The Stagecoach X5 runs from Bedford Bus Station to Oxford via Milton Keynes coach way (a major hub on the National Coach network), MK Central and MK Rail Station (on the West Coast Mainline), Buckingham and Bicester. Although it is still possible to buy a through ticket for both services, it is now necessary to change at Bedford Bus Station for Milton Keynes and Oxford.

12.13 The other bus services are far less frequent. The only bus to Sandy (Grant Palmer 112) runs on Thursday while the GP5 services to Biggleswade only runs on the 3rd Monday of each month. The GP27 service provides links to Bedford and some local villages on school days only.

12.14 Great Barford's rural character makes it unlikely that new developments will be able to comply with Bedford Borough Council Policy 87 which requires every residence to be within 400 metres of a bus stop. It is therefore essential that safe pedestrian and cycle routes are provided to the central village bus stops.

12.15 All developments which will increase traffic should be accompanied by a Transport Statement or Assessment and should address the following matters:

- Road safety and parking, including the avoidance of congestion;
- A local focus on providing pedestrian and cycle links between new housing to the Village Hall, schools, shops, bus stops and recreation areas;

- Developers should identify the realistic level of traffic their development will generate;
- Development should not add to existing traffic congestion, but should strive to reduce it.

Sustainable Modes of Transport

12.16 As part of the underlying approach to achieving sustainable development in the Neighbourhood Plan any development should encourage walking, cycling, and the use of public transport. The increasing use of electric vehicles also contributes to sustainable methods of travel due to the reduction in harmful vehicle emissions.

12.17 The Parish Council will seek to maximise the use of sustainable transport in developments, and support low carbon public and personal transport such as electric cars, bikes and buses. Accordingly, new facilities for low emission vehicles should be integrated into new major development schemes where local centres or communal facilities are proposed. Rapid and fast charging points will be located throughout Great Barford as well as at key locations in employment, outside schools, local centres and car parks.

Policy TT1: Sustainable Transport Infrastructure

To maximise the use of sustainable modes of transport, the installation of electric charging points and bicycle storage and parking at locations throughout the village will be supported.

Active Travel and Accessibility

12.18 Active Travel (walking and cycling) has the potential to achieve major population-wide health benefits and is an ideal form of physical activity. It is one of the most cost-effective ways of embedding physical activity in people's lives, to achieve health benefits but can also produce added benefits such as reduced congestion and improvements to air quality. The evidence is that with the right planning and transport policies, active travel can become a natural choice for much of the population. To ensure that active travel is accessible to as many people as possible, the form of pedestrian and cycle facilities should reflect the changing demographic structure. Surface treatments and the design of facilities should reflect the local context and user needs (such as those who are visually impaired) as well as the journey purpose.

12.19 Great Barford is on National Cycle Route 12 and 51, although the routes are on roads through the village. There is a cycle route close to the village along the old Oxford to Cambridge disused railway, which links the village to Bedford and Sandy. A safe, off road, link to this cycle path would encourage people to use this route for recreation and commuting to work or school. A cycle link to the new St Neots/Sandy station on the East Coast Mainline will be beneficial in the future.

12.20 A partnership approach between the Great Barford Parish Council, Bedford Borough Council and developers will be required to improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians. It is intended to support new ways of

managing the traffic throughout the parish by promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volumes.

12.21 Great Barford Parish Council regularly lobbies Bedford Borough Council Highways Department to improve pedestrian and cyclist safety and resident well-being. Traffic surveys have showed high volumes of traffic during school run and commuting periods and a significant number of vehicles not adhering to the speed limits. Some of the issues raised include:

- Provision of new safe pedestrian crossings on High Street, Silver Street and Green End Road.
- Installation of traffic calming and speed cameras on High Street, New Road and Green End Road.
- Provision of a footpath along New Road route used regularly by runners and walkers.

Rights of Way

12.22 Public rights of way include footpaths, bridleways and byways open to all traffic which allow access by foot, cycle and horse riders to access the countryside. The public rights of way are shown on the Council's definitive map which is available on the Council's website. The Public Rights of Way Network complements existing pedestrian and cycle ways in the village and includes river crossings. The provision, enhancement and protection of existing pedestrian and cycle routes is also addressed by Policies AD36 Pedestrian Routes and AD39 Cycling in the adopted Allocations and Designations Local Plan 2013.

12.23 The Bedford Borough Rights of Way Improvement Plan sets out the proposed aims, objectives and actions for the use of the Borough's public rights of way network for the next five years. New developments should provide opportunities for increased health benefits, community use and enjoyment of the public rights of way network.

12.24 In addition to the public rights of way network, there are permissive paths, which can help to fill in gaps in the network. These can range from informal paths that have been locally agreed through to a permissive path legal agreement. In the case of a legal agreement, this is made between the landowner and the local authority and can include clauses such as the time limit of the specific path and who is responsible for the maintenance of the path. The legal agreement can then lead onto the formal dedication of a public right of way following the expiration of the initial legal permissive path agreement.

12.25 New development should retain and enhance existing rights of way, diversion should only be allowed in exceptional circumstances. New links, for pedestrians and cyclists will be supported, and in new housing developments, will be an important factor in providing links to existing facilities and other parts of the village to reduce car usage for short journeys. The Green Infrastructure Plan sets out potential improvements to the Rights of Way network.

13. Community Facilities

13.1 The village has a Post Office and General Store, Farm Butchers, Mini-Supermarket and a Coffee Shop. There is also a Methodist Chapel as well as All Saint's Parish Church. The Village Hall is a modern facility situated at Fishers Close, off Green End Road. There is a large, hall for indoor sports or capable of seating 160 people, a small meeting room, licensed bar, kitchen, showers and changing rooms, and parking for 56 cars.

13.2 The parish also boasts two Public Houses both of which have restaurants, The Golden Cross and The Anchor.

13.3 The results of the questionnaire clearly show that the post office and village shop are well used by the vast majority of respondents, and 'never used' by very few. Other well used facilities were the doctors' surgery, village hall and pubs, although about one third of respondents rarely or never use either pub. It seems that "membership" facilities, such as the bowls club or scout group, are not so well used by people outside of these organisations.



Post Office & General Stores – High Street

13.4 Great Barford Surgery provides a vital service to the population of Great Barford. The proposal to build an additional 500 houses could result in an increase in patients between 1500- 2000. The surgery currently has 4,887 patients with two full time General Practitioners. There is a team of 20 staff, 2 consulting rooms and one nurse treatment room.

13.5 Patients registered are from Great Barford, Moggerhanger, Blunham, Renhold, Roxton, Wilden, Colmworth, Chawston, Wyboston and Chalton as well as extending services to some patients in Sandy. The practice no longer accepts patients from the Cambridge area; however patients leaving Great Barford often request to stay with the practice for continuity of care.

13.6 The current premises are owned by the 2 General Practitioner partners, who still hold an outstanding mortgage. There is no space to expand the building to accommodate additional services and parking is a real issue. There is a need to build/obtain a new premise as a matter of urgency. Discussions are being held with BBC, the Bedford Clinical Commissioning Group and the Parish Council, looking at various options for the Surgery to relocate and expand. Options being looked at include a new building on a new housing site, or change of use of the Lower School (Silver Street), which is no longer required for educational purposes.

13.7 The Parish Council will continue to support the requirements of the General Practice to provide Multi-Disciplinary services for the population of Great Barford and aim to meet the health/social needs of our growing population. The Parish Council will continue to liaise with the CCG and Bedford Borough Council as soon as it is possible to revisit this project.

13.8 During the Covid pandemic, health care services have undertaken many changes to keep patients safe, this may influence 'new ways of working' in the future. It is important therefore to continue to work in partnership with all statutory services to ensure that health/social care services are delivered in a safe and appropriate environment.

Policy CF1: Community Facilities

Development proposals that will result in either the loss of or significant harm to a community facility will be strongly resisted, unless it can be clearly demonstrated that its continued use is no longer viable. This will require evidence that the property has been actively marketed, commensurate with its use, at an open market value for a period of at least 12 months. The main facility in the village to which this relates is the village hall.

Proposals to improve the viability of a community facility by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme respects heritage in terms of traditional frontages and character in general, and the resulting increase in use are appropriate in design terms and will not have negative impact on the amenities of adjoining residential properties.

The provision of new community facilities will be encouraged.



The Anchor – New Road

14. Local Employment & Business

Local Businesses

14.1 Great Barford has limited employment opportunities within the parish with almost three-quarters of working people working elsewhere. Local businesses include some long-established firms in the building supplies (garage doors, fireplaces, tiles, lighting), printers, plant & equipment hire, several hospitality and retail businesses and a number of motor sales and maintenance firms. There are a number of self employed tradespeople and professionals in the village.

14.2 The Neighbourhood Plan does not allocate employment sites, but it supports the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances. The intention is to avoid Great Barford becoming even more of a "dormitory" settlement which is over dependent on outward commuting. It also encourages appropriate diversification of existing economic activities, as this will make the local economy more robust and more sustainable. Home working is also seen as a means of encouraging business and creating a sustainable community with less commuting and a more sustainable lifestyle, saving individuals the cost of travel and increasing their leisure time. Young people can find it difficult to find a first job where they can develop workplace skills and local businesses provide jobs for school leavers moving into work for the first time.

14.3 The aim is to facilitate economic development within Great Barford which is appropriate in scale, supports existing local businesses, and where appropriate brings vacant historic buildings back into beneficial use. However, development must be of a scale and intensity appropriate to its context, must not impact detrimentally on residential amenity, and must have an acceptable impact on the character and scale of the village and its rural hinterland.

14.4 The provision of good telecommunications is particularly important in rural areas and in supporting the viability and sustainability of rural enterprise and home-working. The majority of the village has access to a fibre internet connection.



The Golden Cross – Bedford Road

Policy LE1: Supporting Local Employment and Businesses

The loss of existing employment sites to other uses, including housing, will not be supported unless it can be demonstrated that employment use is no longer viable.

Proposals for the development of new small-scale businesses and for the expansion or diversification of existing businesses, including farm based operations, will be encouraged, providing that:

- ***it can be demonstrated that there will be no adverse impact from increased traffic, noise, smell, lighting, vibration or other emissions or activities arising from the proposed development;***
- ***it would have an acceptable impact on the character and scale of the village, its rural hinterland and landscape; and***
- ***where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings as part of the development.***

Applications for extensions or part change of use of dwellings to enable flexible or home working within the development boundary will be supported, subject to there being appropriate parking and that the residential amenity of neighbouring properties is maintained.

In each instance, the provision of effective high speed broadband services will be encouraged and appropriate measures should be incorporated into the design of workplaces.

15. Aspirations for Great Barford

15.1 Financial contributions will be sought from developers through the Community Infrastructure Levy (CIL), unilateral undertakings and Section 106 agreements which provide a legal framework to raise funds to provide the infrastructure needed to cope with new developments. The Neighbourhood Planning Regulations of the 2011 Localism Act enable areas with a Neighbourhood Plan in place to receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities.

15.2 The Parish Council will continue to work in partnership with other organisations including Bedford Borough Council, to bring improvements to the village in a number of ways. These issues/projects from the Green Infrastructure Plan and Parish Plan include:

Green Infrastructure Plan Aspirations

Ref.	Great Barford GI Aspirations
1a	Create public bridleway linking High Street to river at FP4
1b	Upgrade section of FP4 to bridleway
1c	Create public bridleway link from Aspiration 1b to the Bedford – Sandy Country Way
2	Create public bridleway (or footpath if Aspiration 1 is not achieved) along the north bank of the river at Old Mills Cottage and on farm track linking river to Bedford Road
3	Create public bridleway on farm tracks between Bedford Road and Green End
4	Create cycleway alongside Bedford Road towards Renhold
5	Improve signage and access of existing public bridleway (BW22) through garden of Kingfisher Cottage
6	Create public footpath from New Road to river at Kingfisher Cottage
7	Create public footpath from BW22 (by sewage works) to footbridge at Great Barford lock
8	Create public footpath to link Addingtons Road with New Road
9	Create public footpath to link FP20 to BW18 on northern parish boundary
10	Create public footpath to link FP3 at Birchfield Farm to FP20 to the east
11	Create public footpath on western bank of ditch between BW 24 and FP3
12	Create public footpath on farm track between Birchfield Road and Barford Road
13	Create public footpath from Northfield Farm to Woodfield Farm, past the Creakers and south from Northfield Farm along Barford Road to link with Aspiration 12
14	Create new public footpath to link BW24 with FP3 using farm track and alongside Aspiration 19
15	Formalise dog walking area as public amenity land
16	Create new allotments
17	Extend existing allotments on Addingtons Road
18	Create multi-functional green space corridor incorporating natural flood management features, habitat creation and provision of benches at viewpoints, and add woodland planting behind Green End Road housing
19	Create accessible community woodland alongside A421
20	Make CWS and surrounding area publicly accessible
21	Plant tree avenue along Bedford Road
22	Plant additional fruit trees at Willoughby Close Orchard
23	Create community orchard at The Pyghtle off Roxton Road
24	Plant a tree belt behind playing field to link Birchfield Road to Aspiration 18

Parish Plan 2010-2015 Proposals

Protecting the Environment
To provide more dog waste bins
To provide more litter bins and ensure they are emptied regularly
To ensure details of annual litter pick are advertised widely
To increase the amount of road sweeping carried out
To encourage reporting of illegal dumping

Managing the Environment
To ensure proper maintenance and upkeep of Road Side Verges
To ensure proper maintenance and upkeep of Footpaths and Bridleways
To investigate the street lighting throughout the village
To launch a Glass Recycling Scheme

Improving the Environment
To provide trees and planted tubs
Set up Environmental Action Group
To investigate whether there is enough Public Seating in the village

Traffic Calming
To investigate traffic calming schemes and speeding limitations
To reduce the number of heavy lorries passing through village
To discourage dangerous and inconsiderate parking throughout the village especially in High Street and Silver Street
Improve safety at road junctions in the village
To implement more Cycle tracks to separate different modes of transport to improve safety for ALL road users and pedestrians

Bus Services
To improve Bus services by communicating the requirements of public transport users to transport providers (eg: choice of destinations and lack of bus stops)
To encourage more people to walk on short journeys around the village

Community
To create a new Village Directory and maintain the PC Website
To establish a general Events Committee to organise and advertise more community events for everyone
To support the village shop and post office and ensure there is no likelihood of losing the post office in the future

Health
To investigate the possibility of having more health facilities at the Surgery (chiropody, dental, home nursing)
Give help and assistance to parishioners in the following areas: i. Improve disabled access to public areas ii. Prescription collection iii. Voluntary car sharing scheme iv. Good Neighbour scheme v. Over 60's Club

Leisure
To research the possibility of more local leisure and sports classes, clubs and groups, and evening activity classes
To see if more accessible fishing is possible
To ascertain whether picnic benches and public toilets can be put near play areas

Housing and Development
To ensure details of current developments and future development proposals are more widely available
To investigate the likelihood of affordable housing in the village for first home buyers and the elderly

Crime and Safety
To make parishioners more aware of the various policing and crime prevention schemes currently operating in the village and any future plans
To combat anti-social behaviour

Education
To research the possibility of a range of adult education classes being offered at a suitable village venue
To investigate the possibility of setting up a Homework Club with the safe use of Internet facilities

Young people
To investigate the possibility of a village Youth Club and/or a village Youth Drop in Centre
To explore the option in setting up a Youth Council
To research the possibilities of setting up the following clubs: Junior and Youth Football; Girls Football; Junior and Youth Basketball; Junior and Youth Cricket; Junior and Youth Rugby and Youth Tennis

Play Facilities
To explore the options that could facilitate the villages requests for: • A Youth Shelter • Picnic Benches near play areas • Public Toilets near play areas • Separate Play areas • Playgrounds situated in other areas of the village

16. Implementation and Monitoring

16.1 This section outlines the approach to the implementation of the Great Barford Neighbourhood Plan, including: working in partnership, funding mechanisms, priority projects and monitoring/review. The approach will be that new development should be supported by the timely delivery of infrastructure, services and facilities necessary to provide a balanced, self-sufficient community.

Working in Partnership

16.2 Great Barford Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.

- **Bedford Borough Council** - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities and unitary authority functions, including: Drainage, Highways and Transport, Education, Landscape and Social Services.
- **Highways England** – traffic and transport.
- **Adjoining Parish Councils** – Assessing impact of large scale planning applications.
- **South East Midlands Local Enterprise Partnerships** (SEMLEP) - The LEP is a potential partner for joint working, funding and implementation and activity may be relevant to rural businesses.
- **Environment Agency -** The planning, design and delivery of development, taking account of:
  (1) Flood risk management,
  (2) Water quality and water resources,
  (3) Waste management,
  (4) Land contamination & soil, and
  (5) Environmental permits and other regulation.
- **Site owners and developers** - will need to liaise with the Parish Council as well as the other agencies involved in development.

Funding and Implementation Mechanisms

16.3 Financial contributions will be sought from developers through the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments.

16.4 In addition, the Parish Council will seek to influence annual and other budget decisions by Bedford Borough Council on housing, open space and recreation, economic development, community facilities and transport, through the Local Transport Plan.

16.5 The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The National Lottery; UK Government programmes; land fill tax credits, EU Funds and LEP funding.

16.6 The Plan will be used by the Parish Council to:

- guide comments on planning applications,
- negotiate with landowners and developers to achieve the best possible outcomes from new development,
- direct financial resources to the village in a structured way,
- bring together groups or working parties to improve the village environment,
- lobby local authorities to support the parishioners' wishes and aspirations.

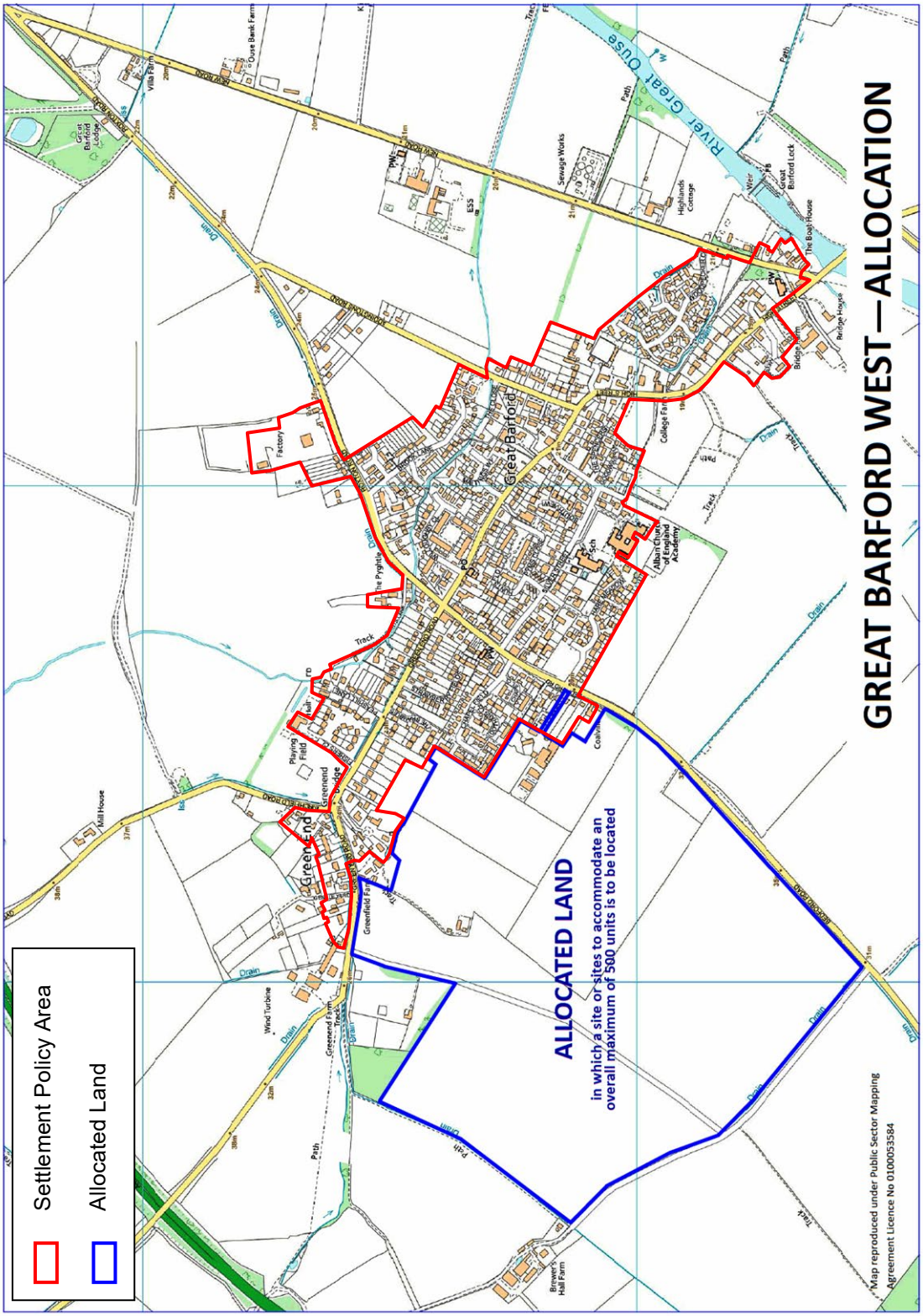
16.7 It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider:

- if progress is being made to achieve the vision and the objectives of the Plan,
- if progress is being made towards the implementation of the policies in the Plan,
- if financial contributions available to the community arising from development is being targeted towards the identified plans and projects,
- if the Plan remains based on the most up to date information,
- if the Plan is being taken into account by BBC when determining planning applications,

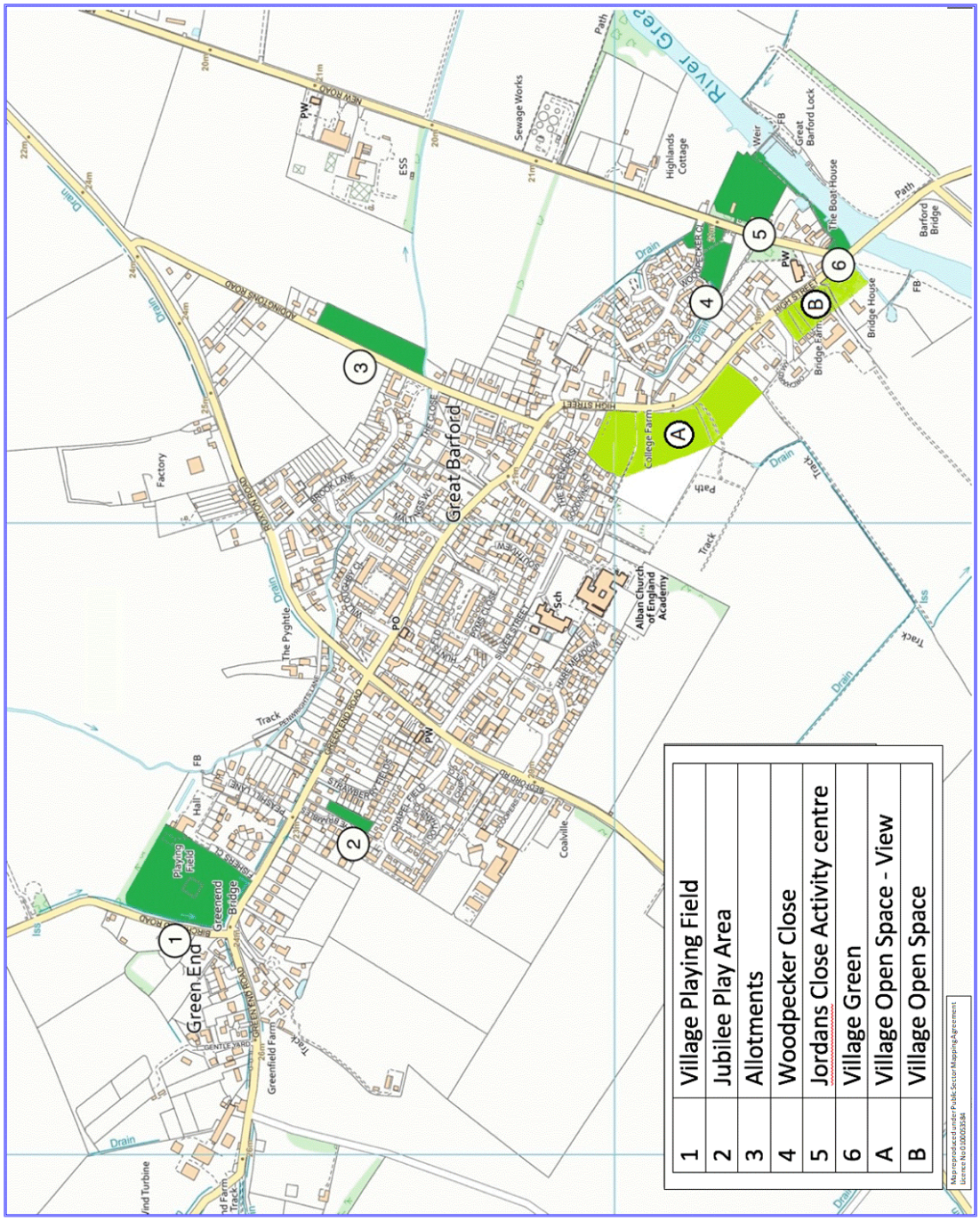
16.8 It will then conclude whether a review is required. If so, it will secure opinions of residents and stakeholders to update the Plan.

Annex 1: Policies Maps

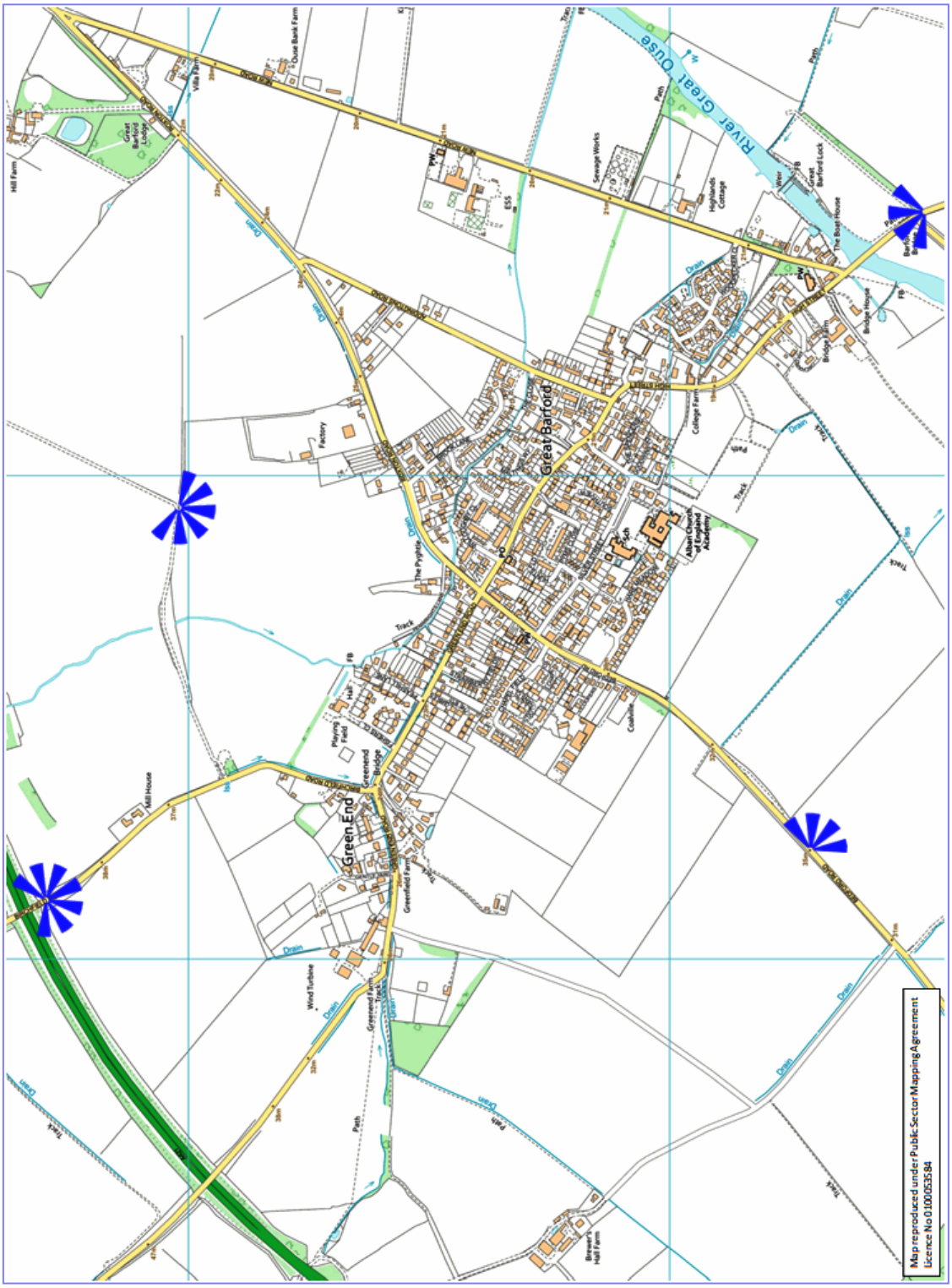
Policy Map 1: Map of Development Allocation Land West of Great Barford



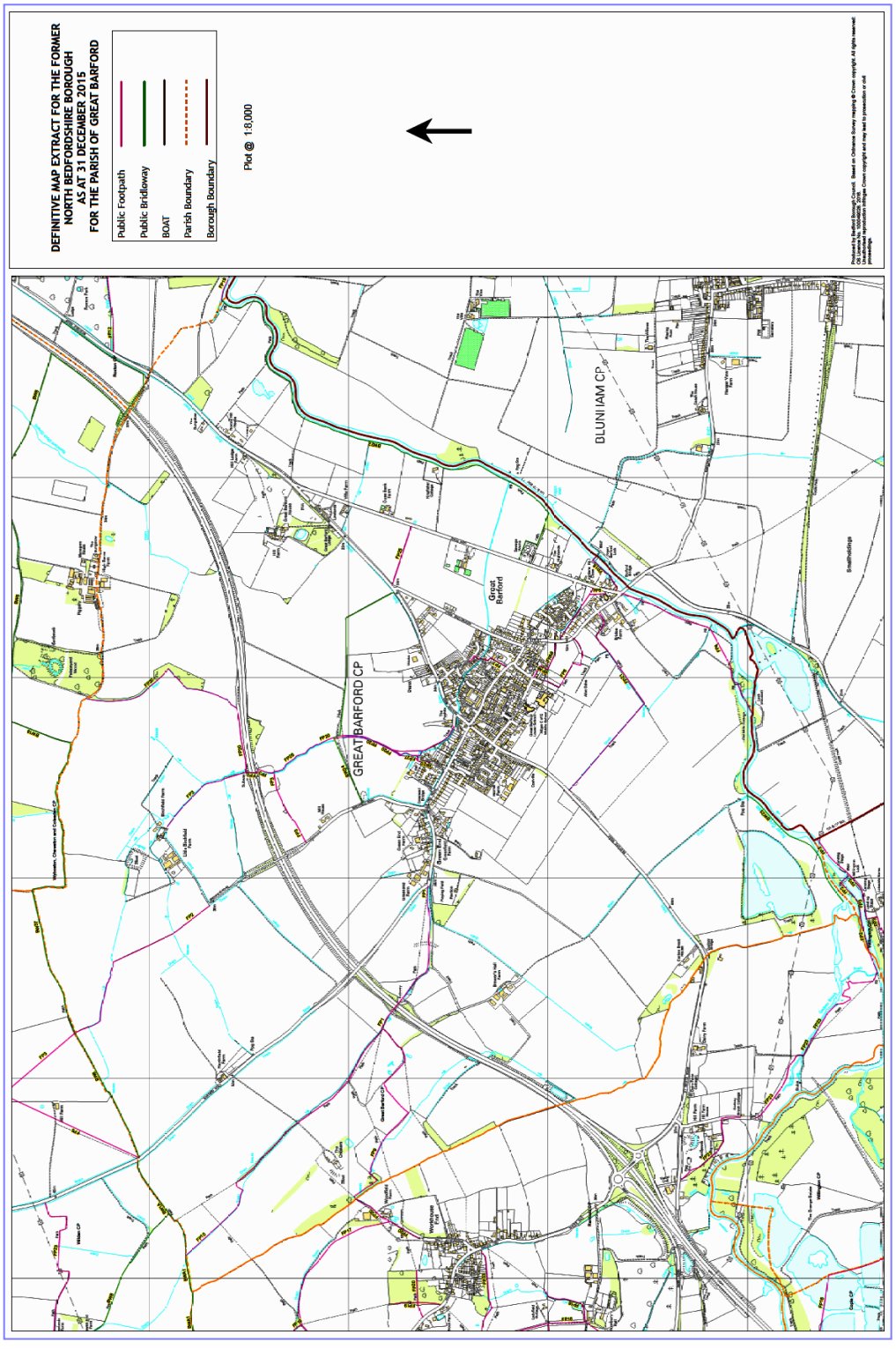
Policy Map 2: Local Green Spaces



Policy Map 3: Key Views – from GI Plan



Policy Map 4: Rights of Way – from BBC Definitive Map



Annex 2: Relationship Between Objectives and Policies

Objective No.	Objective	Policy
1	Designs for future developments, whether for housing, business or leisure should maintain and enhance the essential rural ambience of the village, should be of an appropriate scale so as not to overwhelm its position or surroundings and should not detract from the visual aspect when entering the village.	**D1, H1, NE1**
2	New development will incorporate measures to provide high speed broadband and sustainable building features and the use of householder sustainable environmental features will be encouraged.	**D2, H1, LE1**
3	New housing developments should include a mix of housing types, sizes and affordability to create a framework in which a balanced community can grow and become established.	**H1**
4	New housing development will be visually attractive in design and landscaping and integrate as fully as possible with the existing village.	**D1, H1**
5	The landscape, wildlife and habitats will be protected and enhanced. Existing green spaces will be protected, enhanced where appropriate and new spaces will be provided.	**D1, H1, NE1, NE2, ROS1, ROS2**
6	The historic environment will be conserved and enhanced with new development respecting the characteristics and appearance of the old.	**H1, HE1, NE1**
7	Well developed and integrated transport links to many places will be required, giving its residents travel options that reduce the dependence on the car in order to reduce the traffic through the village centre.	**D1, H1, TT1**
8	Safe and attractive walking, riding and cycling will be provided through the provision of a complete and connected network of Public Rights of Way in an environment with protected rural and riverside character. Existing village facilities will be retained and enhanced, whilst new facilities to provide for the increasing population will be encouraged.	**D1, H1, TT1, CF1**
9	Local businesses will be supported, any new commercial development will be appropriate in scale to the village.	**D1, D2, LE1**

Annex 3: Glossary

Adoption		The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.
Affordable Housing		Housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Allocation		A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment or another use such as open space.
Amenity		A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.
Biodiversity		The whole variety of life encompassing variations, including plants and animals.
Brownfield		Land that has been previously developed on (excluding agricultural or forestry buildings and residential gardens).
Conservation Area	CA	An area designated under Section 69 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 as being of 'special architectural or historical interest' the character and appearance of which it is desirable to preserve and enhance.
Consultation Statement		A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
Countryside		Land not within settlement boundaries.
Community Infrastructure Levy	CIL	An amount of money payable to the Council on new housing and other development which is used for infrastructure and community facilities and services.
County Wildlife Site	CWS	Sites that have been recognised as important for wildlife when assessed against a set of criteria. The selection guidelines consider aspects of the site such as size, diversity, rarity, fragility, typicalness and recorded history.

Developer Contributions/Planning Obligations/Section 106		Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities.
Employment Land		Land that is used or is proposed to be used for offices, industry and/or storage and distribution – covered by the B Class in the Use Classes Order.
Evidence Base		The information and data gathered by local authorities and other plan makers to inform and support the policy approaches to be set out in a Local Plan or Neighbourhood Plan.
Examination		For Neighbourhood Planning, an independent assessment carried out by an examiner to determine whether your plan meets the Basic Conditions.
Flood Risk		The combination of probability of a particular flood event and its corresponding hazard and is used to refer to the scale of flood effect, combining hazard and probability, upon a particular site. Flood Zones 1-3b describes land with a specific probability of flooding with 1 being the least affected. Development may be restricted by Flood Zones.
General Permitted Development Order	GPDO	A statutory document that allows development (such as small house extensions) to be undertaken without planning permission.
Greenfield		Land where there has been no previous development.
Green Infrastructure	GI	A network of multi-functional green space and other environmental features, urban and rural, including both established and new sites - which support natural and ecological processes, and are capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulation Assessment	HRA	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
Heritage Asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Infrastructure		Refers to the fundamental facilities and systems serving a country, city, or other area, including the services and facilities necessary for its economy to function, including transport.

Listed Buildings		Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.
Local Enterprise Partnership	LEP	Voluntary partnerships between local authorities and businesses, set up in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within the local area.
Local Authority		The administrative body that governs local services such as education, planning and social services.
Localism Act 2011		A major piece of new legislation, which includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolishes regional planning, and introduces the possibility of Neighbourhood Plans as part of the development plan.
Local Green Space	LGS	This is a formal designation that may be made by Neighbourhood Plans, to provide protection for green spaces valued by the local community.
Local Plan		The main planning document in an area which sets out what type and how much development will occur across the area for the next 15 years. It also provides a suite of policies that help manage development including for design, access and amenity.
National Planning Policy Framework	NPPF	Sets out the Government's planning policies for England and how these are expected to be applied.
National Planning Practice Guidance	NPPG	A web-based resource, provides more detailed guidance on the contents of the NPPF.
Neighbourhood Area		This is the area that the Neighbourhood Plan will focus on. For town or parish councils, the designated area is usually the boundary. Sometimes Parishes will combine to form one area.
Neighbourhood Development Plan or Neighbourhood Plan	NDP/NP	Will set out the vision for a neighbourhood area and the planning policies for the use and development of land. Neighbourhood Planning Guidance Note 7: Glossary May 2017 These policies will be at a local level to support the strategic policies within the emerging Local Plan. Plans should guide development rather than stop it. If adopted, a Neighbourhood Plan will become a statutory plan carrying equal weight with adopted local plan policies.
Policy		A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parish Plan		A Parish Plan or community led plan can include planning related issues but they can focus purely on areas other than development. Parish Plans will not have the same legal status in planning terms as a Neighbourhood Plan.
Planning Gain		The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through section 106 planning obligations or the setting of a community infrastructure levy.
Policies Map		Illustrates the spatial extent of the planning policies and designated areas.
Qualifying Body		Either a parish/town council or neighbourhood forum, which can initiate the process of Neighbourhood Planning.
Referendum		A vote by the eligible population of an electoral area who may decide on a matter of public policy. Neighbourhood Plans are subject to a referendum of the eligible voters within a neighbourhood area. There is a specific question set in Regulations which has a yes or no answer.
Rural		Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.
Scheduled Monument		A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.
Settlement Hierarchy		Many Local Plans set out a hierarchy of settlements according to their population and facilities. Different levels of growth may be attributed to each tier.
Settlement Policy Area	SPA	Settlement Policy Areas are defined for villages with a built-up character. The Settlement Policy Area boundary encloses the main built-up part of the village but excludes subordinate built-up areas that are detached from the main built-up area, more loosely knit development associated with the village or undeveloped areas surrounding the village.
Strategic Environmental Assessment	SEA	European requirement assesses the significant environmental impacts of plans and programmes.
Strategic Flood Risk Assessment	SFRA	An assessment of the probability of flooding within a particular area.

Strategic Housing Land Availability Assessment	SHLAA	Assesses the suitability, availability and deliverability of land that have been promoted as sites for housing development.
Strategic Housing Market Assessment	SHMA	Assessment of the local housing market, which studies the supply and demand of housing, the need for affordable housing and the affordability of the local housing market.
Supplementary Planning Document	SPD	A document which elaborates upon a policy(ies) of the Local Plan to provide additional guidance for a particular topic or type of development.
Sustainability Appraisal	SA	An assessment of the environmental, social, and economic impacts of a Local Plan to check that the plan accords with the principles of sustainable development.
Sustainable Development		An approach to development that aims to allow economic growth without damaging the environment of natural resources thereby development which 'meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage System	SuDS	An artificial drainage solution which reduces and slows the quantity and rate of surface water runoff from new development, dealing with it as close to the source as possible.
Town and Country Planning Act 1990		Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.
Urban		Having the characteristics of a town or a city; an area dominated by built development.
Village Design Statement		Contains a description and analysis of the distinctive aspects of a village and outlines design guidance for further development. A Village Design Statement can then be considered in assessing planning applications.

Great Barford Parish Council
The Parish Council Office
Green End Farm
108 Green End Road
Great Barford
Beds
MK44 3HD

Tel: 01234 870245
email: clerk@greatbarford.org.uk
web: www.greatbarford.org.uk