



Ref: Agenda/Council-10072018

5 July 2018

Dear Sir/Madam

All Members of the Town Council are hereby summoned to the **Council Meeting of Biggleswade Town Council** that will take place on **Tuesday 10 July 2018** at the **Offices of Biggleswade Town Council, Saffron Road, Biggleswade** commencing at **7.00 p.m.** in order to transact the under mentioned items of business.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rob D McGregor'.

Rob D McGregor  
Town Clerk

Distribution:      All Town Councillors                                      Bedfordshire Constabulary  
                         Notice Boards (2)    The Editor, Bedfordshire on Sunday  
                         Central Bedfordshire Council                                      County Library, Biggleswade  
                         The Editor, Biggleswade Advertiser                                      The Editor, Biggleswade Comet

## AGENDA

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**

To receive Statutory Declarations of Interests from Members in relation to:

- (a) Disclosable Pecuniary interests in any agenda item.
- (b) Non-Pecuniary interests in any agenda item.

3. **TOWN MAYOR'S ANNOUNCEMENTS**
4. **PUBLIC OPEN SESSION**

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, pertaining to matters listed on the Agenda.

Each Speaker will give their name to the Chairman, prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed **(one) three-minute slot**.

5. **INVITED SPEAKER** – there is no invited speaker.
6. **MEMBERS QUESTIONS**
7. **MINUTES AND RECOMMENDATIONS OF MEETINGS**
  - a. For Members to receive the minutes of the Council Meeting held on Tuesday 26 June 2018 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.
  - b. For Members to receive the minutes of the Extraordinary Meeting held on Tuesday 3 July 2018 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.
8. **MATTERS ARISING**
  - a. Minutes of the Town Council Meeting held on Tuesday 26 June 2018.
  - b. Minutes of the Town Extraordinary Meeting held on Tuesday 3 July 2018.
9. **PLANNING APPLICATIONS**
  - a. **CB/18/02222/FULL – 5 Edward Road, Biggleswade, SG18 0DT**  
Two storey side extension. Single storey front extension. Dormer to rear elevation. 2m high boundary fencing.
  - b. **CB/18/02110/FULL – 27 Laburnham Road, Biggleswade, SG18 0NX**  
Single storey rear extension and removal of outbuilding.
  - c. **CB/18/02201/FULL – 80 The Baulk, Biggleswade, SG18 0PX**  
The erection of 2 no. two storey three bedroom detached dwellings together with garages, car parking, access drive and landscaping.
  - d. **CB/18/02305/VOC – Stratton Business Park, Pegasus Drive, Biggleswade**  
Variation of Condition 22 of planning permission **CB/17/02166/OUT**. Erection of up to 52,000sqm of B2 and or B8 floor space with ancillary offices, together with associated car parking and landscaping.
  - e. **CB/18/02302/FULL – Land adjacent to A1 Retail Park London Road, Biggleswade**  
Erection of three retail units (Class A1), alterations to access and servicing arrangements, provision of car parking, landscaping works and all other associated physical works.
  - f. **CB/18/02353/FULL – Land at Bonds Lane and Foundry Lane, Biggleswade, SG18 8AY**  
Demolition of existing vacant and derelict buildings and erection of 50 residential apartments with associated vehicular access, car and cycle parking, refuse storage and landscapes.

- g. **CB/18/02184/FULL – The Old Maltings, Church Street, Biggleswade, SG18 0JS**  
Proposed extension to B1 office.
- h. **CB/18/02400/ADV – Unit F1, Normandy Lane, Biggleswade, SG18 8QB**  
Advertisement – Installation of 6 No. Fascia Signs.
10. **ITEMS FOR CONSIDERATION**
- a. **Northhill Parish Neighbourhood Plan**  
Members are asked to consider responding, as a statutory consultee, to the draft Northhill Parish Neighbourhood Plan.  
The draft neighbourhood plan is available to view online at  
<http://www.northillneighbourhoodplan.org/>  
A copy of the statutory consultee response form is attached to this agenda.
- b. **CB/TRE/18/00191 - Works to Trees protected by a Preservation Order: Woodland south of Shortmead House Lake, Shortmead Lane, Biggleswade. SG18 0FG**  
Works to a tree protected by a Preservation Order: Prune 1 Oak tree adjacent to 5 Hazel Walk. The tree is within Area A2 of TPO MB/TPO/73/0002.
- c. **CB/TCA/18/00199 - Works to Trees within a Conservation Area: 2 London Road, Biggleswade, SG18 8EP**  
Works to trees within a Conservation Area: Removal of various trees within the garden located as shown on the map supplied with the application.
- d. **Street Trading Consent – Baden Powell Way**  
For members to consider an application to street trade off Baden Powell Way, (application attached).
- e. **Town and Parish Conference 18<sup>th</sup> July 2018**  
To consider an invitation for two members of the Council to attend the Town and Parish Conference, 18<sup>th</sup> July 2018, Priory House, Chicksands.  
The conference will be Better Care Locally – The Changing Face of Health and Social Care in Central Bedfordshire.
- f. **Mid Beds CAB**  
To Consider an application for grant funding toward the CAB outreach project, (letter attached).

**g. Car Park Signage**

Members are asked to consider a proposal from Councillor Sheldon, that the newly erected main entrance car park signs are altered, to add additional lettering to the signs with the wording first hour free.

The signage currently states parking by payment only or parking by payment or permit only.

**11. ITEMS FOR INFORMATION**

**a. Mayor's Charity Fund – Thank you letter**

Sue Ryder has sent a thank you letter for the kind donation of £571.47

(Letter attached).

**b. Erlensee Twining Association**

A reminder that visitors from Erlensee will be arriving on the afternoon of Friday 13<sup>th</sup> July 2018 in Biggleswade. The official welcome will take place in the Town Council offices at 4.30pm. There will be approximately 25 visitors and twinning members present. Please would the Councillors indicate who will be in attendance. All are welcome to join them at Jordans Mill on the Friday evening at 7.30pm for a meal. This will be at their own expense, which will be £19.95 for two courses.

**c. Stake Holder Update**

Stakeholder update on the proposal to merge Bedford Hospital and Luton and Dunstable University Hospital, (update attached).

**d. Crime Statistics**

Crime statistics cannot be produced at the moment as the Police have moved over to a new offence logging system.

**e. Biggleswade Neighbourhood Plan**

Correspondence has been received from Central Bedfordshire Council to confirm that they have received the application to designate Biggleswade Parish as a Neighbourhood Area. As the application covers the entire parish area and is valid and complete, under section 5A of the Neighbourhood Planning (General) and Development Management Procedure (Amendment) regulations 2016, the area has been designated as a Neighbourhood Area. A copy of the notice is attached to this agenda for information.



12. **PUBLIC OPEN SESSION**

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, in respect of any other business of the Town Council.

Each Speaker will give their name to the Chairman prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed **(one) three-minute slot**.

13. **EXEMPT ITEMS**

The following resolution will be **moved** that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

There are no exempt items

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council **resolve** to exclude the public and press by reason of the confidential nature of the business about to be transacted.



**MINUTES OF THE BIGGLESWADE TOWN COUNCIL MEETING  
HELD ON TUESDAY 26 JUNE 2018  
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL,  
THE OLD COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE**

**PRESENT:**

Cllr M North (Chairman)  
Cllr D Albone  
Cllr I Bond  
Cllr B Briars  
Cllr G Fage  
Cllr F Foster  
Cllr M Foster  
Cllr S Patel  
Cllr H Ramsay  
Cllr D Strachan  
Cllr S Watkins

Mr M Thorn – Deputy Town Clerk, Biggleswade Town Council  
Mrs J Durn – Administrator, Biggleswade Town Council  
Members of Public – 1  
Member of staff - 1

**B26/0601 1. APOLOGIES FOR ABSENCE**

Cllr M Russell, Cllr P Sheldon

**ABSENT WITHOUT APOLOGIES**

Cllr J Medlock

**B26/0602 2. DECLARATIONS OF INTEREST**

- B26/0602.1 a. Disclosable Pecuniary Interests in any agenda item –  
B26/0602.2 b. Non-pecuniary interests in any agenda item – Cllr D Albone, item 11c.

**B26/0603 3. TOWN MAYOR'S ANNOUNCEMENTS**

The Mayor, Cllr M North, and Deputy Mayor, Cllr M Russell, both attended the High Sherriff's Garden Party.

**B26/0604 4. PUBLIC OPEN SESSION**

No questions from the public.

**B26/0605 5. INVITED SPEAKER**

There was no invited speaker.

**B26/0606 6. MEMBERS QUESTIONS**

- B26/0606.1 a. Cllr Albone asked if CBC were responsible for maintaining the London Road roundabout close to the Retail Park. This roundabout is a gateway to the town. It is in bad condition and in need of maintenance.

The Deputy Town Clerk will contact CBC about this.

- B26/0606.1 b. Cllr Strachan asked if the Palace Street/Saffron Road signage could be corrected. The signs coming out of Palace Street are hidden from view. The work appears to have been finished and yet the signs are still there.

The Deputy Town Clerk will contact CBC about this.

**B26/0607 7. MINUTES AND RECOMMENDATIONS OF MEETINGS**

- B26/0607.1 a. Members received the Minutes of the Biggleswade Town Council Meeting held on 12 June 2018. Following a small amendment the Minutes were approved and signed.

- B26/0607.2 b. Members received and approved the **Recommendations** and **Resolutions** of the Public Lands & Open Spaces Committee Meeting held on Tuesday 19 June 2018.

**Item b: Kitelands Recreation Ground – Ball Court Hard Surface:**

It was **RESOLVED** to accept Quote A £9,397.15 to be funded from General Reserve.

**Item c: Drove Road Cemetery Footpaths**

It was **RESOLVED** to accept Quote A for £14,309 to be funded from General Reserve, and for the Deputy Town Clerk to progress the second part of Quote A for resurfacing around the chapel, but with a reduced size of the area to be resurfaced. We understand this will be approximately £5,200.

- B26/0607.3 c. **Item d: Biggleswade Skate Park**

It was **RESOLVED** that BTC respond to CBC to indicate an interest in principle to take on the ownership and management of the Biggleswade Skate Park and Chambers Way Play area once the Skate Park works are complete.

Members requested that it should be clearly noted to CBC that the Skate Park alone would not be of interest.

Cllr S Watkins abstained from the vote.

B26/0607.4 d. Members received and approved the **Recommendations** and **Resolutions** of the Personnel Committee Meeting held on Thursday 21 June 2018.

**B26/0608 8. MATTERS ARISING**

B26/0608.1 a. From the Minutes of the Town Council Meeting held on 12 June 2018.

Cllr Watkins will be progressing the road lining issues with Paul Mason, the CBC Highways Officer, on his return from leave later this week. Following which Cllr Watkins will email BTC Members with an update of the situation.

**B26/0609 9. PLANNING APPLICATIONS**

B26/0609.1 a. **CB/18/02135/FULL – 84 Stratton Way, Biggleswade, SG18 0NW**  
Construction of a two-storey, semi-detached 3-bedroom house.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this Planning Application provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations. In addition, the Council is to ensure that their guidelines on the size of the proposed dwellings are complied with to eliminate detriment in respect of light and privacy of adjacent residents.

B26/0609.2 b. **CB/18/01810/FULL – Bowls Club, Recreation Ground, Drove Road, Biggleswade.**  
Proposed new grounds maintenance workshop, storage facilities and general alterations to existing site.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this Planning Application.

B26/0609.3 c. **CB/18/02031/FULL – 3 Woodall Close, Biggleswade, SG18 0AF**  
Erection of a single-storey extension to the rear.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this Planning Application.

B26/0609.4 d. **CB/18/01445/ADV – 59 High Street, Biggleswade, SG181 0AF**  
Advertisement: Projection sign above café door.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this Planning Application.

**B26/0610 10. ACCOUNTS**

**B26/0610.1 a. Financial Administration**

Cllr Ramsay presented the following accounts for approval:

- i. Detailed Balance Sheet to 30 April 2018.
- ii. Summary of Income & Expenditure.
- iii. Income and Expenditure by Budget Heading.
- iv. Current Bank Account, receipts and payments to 30 April 2018.

It was **RESOLVED** that Biggleswade Town Council adopt the accounts submitted.

**B26/0610.2 b. Approval of the Annual Return for the year and 31 March 2018**

1. Members approved and adopted the Accounts and Statement of Accounts contained in the Annual Return for 2017/18.
2. Members approved and adopted the Annual Governance Statement of the Annual Return for the year ending 2017/18

It was **RESOLVED** that the Town Council approve and adopt the Annual Return and the Annual Governance Statement presented.

**B26/0611 11. ITEMS FOR CONSIDERATION**

**B26/0611.1 a. Neighbourhood Plan**

It was **RESOLVED** to accept the recommendations made in this report.

**B26/0611.2 b. CB/TCA/18/00169 – Works to Trees within a Conservation Area: 14b Church Street, Henlow, Biggleswade**

This information was **NOTED**.

**B26/0611.3 c. Traffic Management Committee 7 June 2018**

BTC has received an updated report from CBC. After discussion Members felt that despite the report, they are still not in possession of the full facts and are therefore unable to make informed decisions.

Cllr Watkins was asked to address this in his meeting with Paul Mason. Members requested that a CBC Officer be invited to attend the Council Meeting in order to explain the situation more fully and to take questions from Members.

**B26/0611.4 d. Greensand Country Village Gateway**

It was **RESOLVED** that the Town Council request “part of Greensand Country” below the existing Biggleswade gateway signs.

**B26/0611.5 e. A1 Biggleswade North to Beeston Speed Restriction Change**

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this change.

B26/0611.6 f. **CB/TRE/18/00196 – Works to Trees: Brunswick Place, Rose Lane, Biggleswade**

This information was **NOTED.**

**B26/0612 12. ITEMS FOR INFORMATION**

B26/0612.1 a. **Notice of Election**

This information was **NOTED.**

**B26/0613 13. PUBLIC OPEN SESSION**

B2613.1 a. Mr Bacon: Raised concerns that the road signs at Palace Street have been covered over and also that a 20 mile speed restriction has been put in place. This is not a country road and has no footpaths, therefore surely lower speed limit should prevail and the white lining should be bigger and bolder so that people can see it clearly. He has asked for an Officer of CBC to come and review the situation, but has had no response.

The Town Clerk will speak to CBC to clarify the signage and other queries.

DRAFT

14. **EXEMPT ITEMS**

The following resolution will be moved that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

- 15a Lease
- 15b Personnel
- 15c Music Festival

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council resolve to exclude the public and press by reason of the confidential nature of the business about to be transacted.

DRAFT



**MINUTES OF THE BIGGLESWADE TOWN COUNCIL EXTRA ORDINARY MEETING  
HELD ON TUESDAY 03 JULY 2018 AT 7.00PM  
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL  
THE OLD COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE**

**PRESENT:**

Cllr M North (in the Chair)  
Cllr I Bond  
Cllr B Briars  
Cllr G Fage  
Cllr F Foster  
Cllr M Foster  
Cllr S Patel  
Cllr P Sheldon  
Cllr D Strachan  
Cllr S Watkins

Mr R McGregor, Town Clerk, Biggleswade Town Council  
Mr M Thorn, Deputy Town Clerk, Biggleswade Town Council  
Mrs J Durn, Meeting Administrator, Biggleswade Town Council

1. **APOLOGIES FOR ABSENCE**

Cllr D Albone, Cllr M Russell.

**ABSENT WITHOUT APOLOGIES**

Cllr J Medlock

2. **DECLARATIONS OF INTEREST**

To receive Statutory Declarations of Interests from Members in relation to:

- (a) Disclosable Pecuniary interests in any agenda item - None
- (b) Non-Pecuniary interests in any agenda item - None

3. **PUBLIC OPEN SESSION**

No members of public attended the meeting.

4. **EXEMPT ITEMS**

The following resolution will be **moved** that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.



5a. Health and Safety

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council **resolve** to exclude the public and press by reason of the confidential nature of the business about to be transacted.

**STATUTORY CONSULTEE COMMENTS ON THE DRAFT NEIGHBOURHOOD PLAN  
FOR THE PARISH OF NORTHILL**

NAME OF CORPORATE BODY/UTILITY etc

Consultees representing businesses outside the Parish but who have an interests in the content of the Plan are invited to comment in the 'Comment Boxes' below. If you require any help please speak to a Steering Group member

**GENERAL COMMENT**

**Sections 1 - A Neighbourhood Plan for the Parish of Northill**

**Section 2 - Characteristics of the Parish of Northill**

**Section 3 – Vision & Objectives**

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**Section 4 - Housing**

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**Section 5 – Site Allocations**

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**Section 6 – Water Management**

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**Section 7 – Caring for Our Natural Environment**

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**Section 8 – Community Health & Well being**

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**Section 9 - Valuing Our Local Heritage**

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**Section 10 – Generating & Conserving Energy.**

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**Section 11 – Business Opportunities**

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Thank you for participating in this Consultation. All comments received will be considered and may result in some changes to the content of the final plan.





# Neighbourhood Planning in Northill Parish Villages

PRE-SUBMISSION REGULATION 14 DOCUMENT

# Northill Parish Neighbourhood Plan



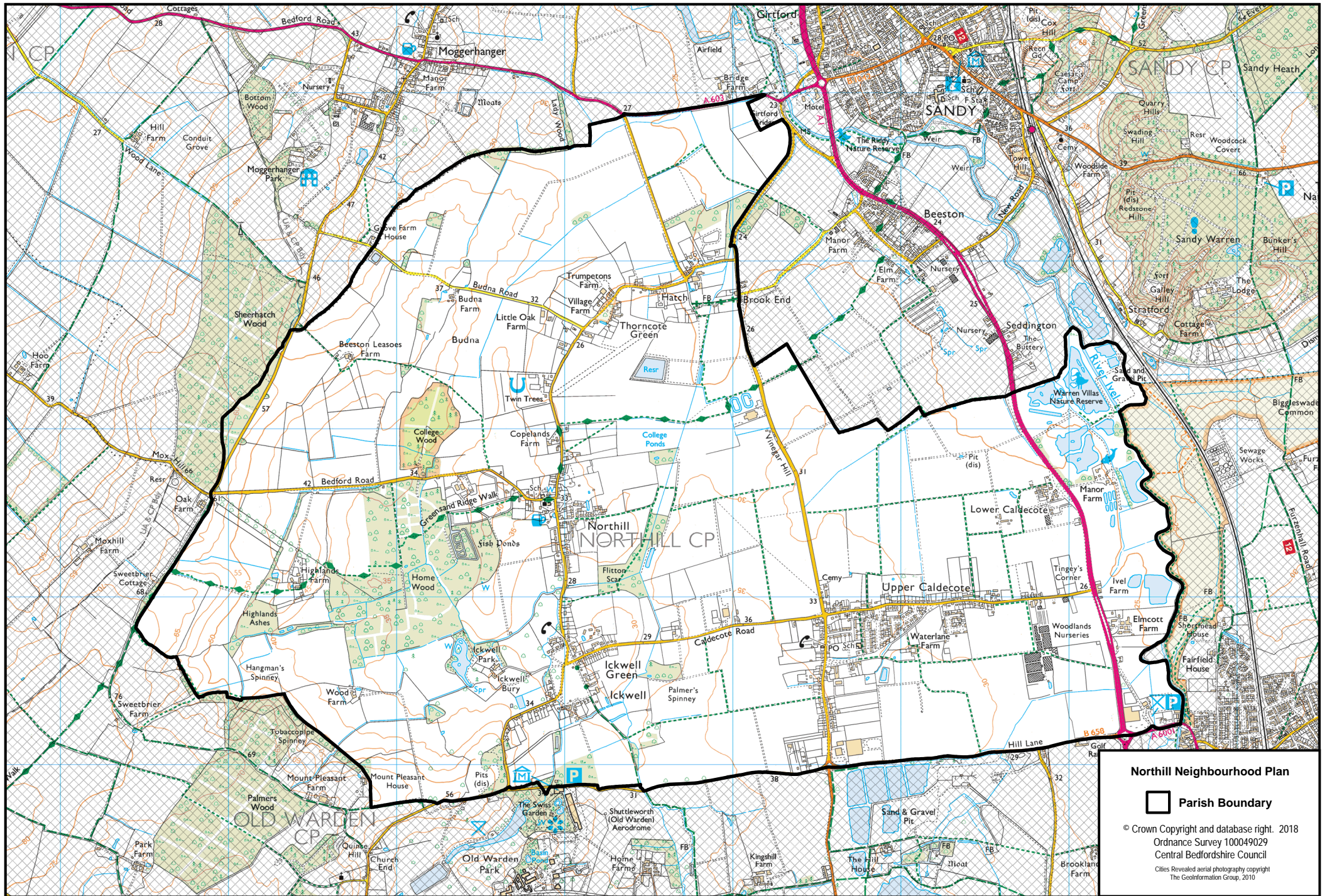
Supported by:



BEDFORD  
BOROUGH  
COUNCIL







**Northhill Neighbourhood Plan**

 **Parish Boundary**

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 The GeoInformation Group, 2010

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# GLOSSARY

<b>AECOM</b>	Government commissioned organisation researching wider housing need
<b>Basic Conditions Statement</b>	The document which accompanies the Neighbourhood Plan showing that the NPNP conforms to specific European and British laws.
<b>BBC</b>	Bedford Borough Council
<b>BRCC</b>	Bedfordshire Rural Communities Charity
<b>BREEAM</b>	British sustainable assessment method which rates developments on a criteria-referenced scale, “excellent” being the highest standard.
<b>CBC</b>	Central Bedfordshire Council
<b>CBC 2009</b>	The Central Bedfordshire Core Strategy and Development Management Policies, (CSDMP), adopted 2009.
<b>CBC 2017</b>	The Central Bedfordshire draft 5 Local Plan, currently under consultation.
<b>Census 2011</b>	The current government analysis of parish residents published by the Office for National Statistics. This allows comparison of the profile of the parish with Central Bedfordshire and England.
<b>Community Led Projects</b>	Actions identified through public consultation and research conducted by the WGs that are outside the remit of a Neighbourhood Plan. These suggested projects will be considered by an Implementation Group should the plan be accepted in referendum.
<b>CSDMP</b>	The Core Strategy and Development Management Plan drawn up by CBC in 2009 and currently the legally recognised Local Plan to which the Neighbourhood Plan must conform.
<b>Consultation Statement</b>	The document accompanying the Neighbourhood Plan outlining the consultation process, the responses received and the action taken.
<b>CSS</b>	Country Stewardship Scheme. This is a DEFRA initiative funded by Europe for farmers and landowners to deliver environmental benefits over a 10 year period.
<b>DEFRA</b>	Department for Food, Environment and Rural Affairs
<b>DCLG</b>	Department for Communities and Local Government
<b>EnerPHit</b>	Certification criteria for refurbished buildings

<b>English Heritage</b>	The body responsible for listing important historic buildings and other historic features for the purpose of protection
<b>GIP</b>	Green Infrastructure Plan. The Northill Parish GIP was published and adopted by NPC in September 2016
<b>HNS 2015 (BRCC)</b>	Housing Needs Survey 2015 by BRCC
<b>LA</b>	Local Authority
<b>LLFA</b>	Lead Local Flood Authority charged by the government to produce a Flood Risk Management Strategy
<b>Localism Act 2011</b>	The law which sets out the conditions and regulations for Neighbourhood Plans
<b>Local Plan</b>	Each LA in the UK has to submit a Local Plan to the government specifying how it will meet NPPF requirements and demands for housing.
<b>MBC 2004 + 2005</b>	Conservation guidelines from Mid- Bedfordshire District Council for Northill and Ickwell Conservation areas.
<b>NPPF</b>	National Planning Policy Framework
<b>NP</b>	Neighbourhood Plan
<b>NPNP</b>	Northill Parish Neighbourhood Plan
<b>NPC</b>	Northill Parish Council
<b>NPAA</b>	Northill Parish Allotment Association
<b>P3</b>	People, Projects and Partnership, a parish group reporting to NPC and CBC about the management and maintenance of parish footpaths
<b>ROSPA</b>	Royal Society for the Prevention of Accidents
<b>ROW</b>	Rights of Way Officer for Central Bedfordshire
<b>SG</b>	The Neighbourhood Plan Steering Group
<b>SuDS</b>	Sustainable Urban Drainage Systems
<b>THINC</b>	The 2009 Parish Plan (Thornhill, Hatch, Ickwell, Northill Caldecote,)
<b>Terms of Reference (TOR)</b>	The brief and operating procedures given by NPC to the SG.



# EXECUTIVE SUMMARY

## BACKGROUND

The purpose of the Northhill Parish Neighbourhood Plan is to establish a framework from which to influence developments within the Parish and to give guidance in the planning process.

This is the result of the Government's policy to devolve decision-making on local developments and as such should reflect the views of the parishioners. It must also, however, be consistent with the National Planning Policy Framework (NPPF) and local planning policy - established by Central Bedfordshire Council.

To ensure that the Plan reflected views of the community, considerable effort was made, through public workshops and household questionnaires, to assess the opinions of the local parishioners.

The Plan is divided into seven sections covering the key topics. These are summarised below.

## HOUSING (SECTION 4)

Feedback from the local consultation process clearly indicated particular concerns that young people, especially those with local connections, were being priced out of the housing market. In addition, there were concerns over excess new house building and that new housing should be sympathetic to the nature of the Parish.

These views have to be considered against the background of government demands to rapidly increase housing stock and a strong demand for new houses from outside the community.

Thus, on the one hand, a preference to build no more than 40 new houses in the Parish by 2031 (the end date of the Plan) was evidenced from the public consultations, but an independent report from AECOM, which took account of wider issues, suggested a total of 218 new houses should be planned for through the period to 2035. Taking account of the Plan's shorter time frame and the fact that there is a backlog of 81 houses in the parish, which have already received planning permission and have therefore been deducted from the total, we thus project a maximum target of an additional 89 houses through 2031.

The Plan sets out clear policy objectives for new housing (*Policy NP1*), the key aspects of which are:

- Planning permission will be granted for up to 40 new rural exception affordable homes in four specified sites around the parish, outside the settlement envelopes;
- A further 50 new market housing properties may be supported, providing they meet all the policies within the plan;

Further policies are included on housing mix, infill, back-land development, density and design.

## **WATER MANAGEMENT (SECTION 6)**

The public consultation process highlighted two main concerns regarding water management namely: mitigating the threat of flooding and ensuring that maintaining effective sewage infrastructure was not compromised by increased housing.

Parts of the parish lie within relatively high flood risk areas, arising from overflowing rivers, excess groundwater or inadequate drainage. In addition, there have also been several occurrences of sewer flooding, where ground water has infiltrated the sewage system and overloaded it.

This indicates that the Parish drainage and sewage system are near capacity. The Plan therefore emphasises the existing Local Flood Risk Management Strategy and that Drainage Guidelines should be diligently applied. Developers need to be fully aware of the likely impact on flooding, drainage and sewer capacity issues of future development.

As a result, the Plan has adopted several policies (*Policy NP12*) relating to new housing, which require developers to ensure appropriate drainage systems, avoid the loss of open water courses, minimise drainage and sewer problems through appropriate design and liaison with Anglia Water and ensure they do not add to the flood risk of the area.

## **ENVIRONMENT (SECTION 7)**

Public consultations revealed a strong desire to preserve the green spaces in the parish, improve the green environment and support conservation of both the landscape and the wildlife.

In order to help preserve some of the green spaces of significance and/or community value, the Plan has selected several sites with a view to designating them as official “Local Green Spaces” (*Policy NP13*). This should protect them against new development and ensure they remain available for the parishioners to enjoy. These include the four village greens, Home and College Woods, Ickwell Bury parkland, Flitton Scar and Caldecote Playing Fields.

Emphasis has also been put on policies aimed at conserving and improving the local environment (*Policy NP14*) which aim to extend existing examples of good environmental management practice such as those already being implemented in parts of the Parish to encourage the bird population. In addition, protection and preservation of the ancient woodlands of Home and College woods are specifically covered in the Plan (*Policy NP15*), whilst the protection of natural habitats (*Policy NP16*), is aimed at ensuring developments do not lead to the degradation or loss of existing natural habitats and/or part of the green infrastructure.

The Plan additionally establishes the objective (*Policy NP17*) of helping to stimulate the expansion of green infrastructure within the parish by identifying specific sites where there are opportunities to enhance the existing biodiversity and make the wildlife populations more sustainable.

## **COMMUNITY HEALTH AND WELLBEING (SECTION 8)**

This covers a wide range of issues relating to encouraging a healthy lifestyle within the parish. The Plan subdivides these into two categories: community facilities and outdoor routes for walkers, horse riders and cyclists.

Under the first of these the Plan notes that although there are several outdoor sporting facilities, there is a paucity of children's play equipment, no adapted outdoor equipment for disabled people nor any facilities for structured outdoor exercise. The Plan thus sets out (*Policy NP18*) to support proposals for the provision of additional play and leisure facilities.

This section also covers the perceived need, identified by the community consultations and local businesses, for additional catering facilities, in particular a family-orientated, cafeteria type venue and the Plan commits to supporting such a development (*Policy NP19*).

Other issues addressed within this section include:

- A policy to support the establishment of allotments (*Policy NP20*);
- Helping to facilitate the protection and enhancement of public rights of way by ensuring the maintenance and improvement of existing footpaths and bridleways;
- Identifying priority new routes for footways within the parish;
- Resisting the loss of existing footpaths, cycleways and bridle ways (*Policy NP21*)

## **VALUING OUR LOCAL HERITAGE (SECTION 9)**

Northill Parish enjoys a rich historical heritage and the protection of these assets ranked high in the responses to the public consultations. Many of these assets are protected by being Listed with Historic England but others, including 'street furniture', fishponds, locally significant buildings and remnants of industrial heritage do not. The Plan thus identifies 23 specific buildings and artefacts of sufficient community interest and historical significance to warrant conservation.

If these are not eligible for official Listing, they will be considered for inclusion on a 'Local List' which should provide some protection through local planning controls. Specific restriction on developments which would impact on these heritage assets are set out in the Plan (*Policy NP22*).

This section also addresses issues relating to Conservation Areas, preservation of which also generated strong support in the public consultations. A specific policy is thus included in the Plan which is aimed at protecting the appearance of dwelling within and adjacent to the Conservation Areas (*Policy NP23*).

## **GENERATING AND CONSERVING ENERGY (SECTION 10)**

Environmental concerns and support for renewable energy forms were evident from the consultation process and as a result, the Plan addresses the issue of community energy policies.

National government support, including grants, are available for developing rural energy schemes and the Plan provides a commitment to support renewable energy generation schemes (*Policy NP24*).

Considerations are also given to smaller scale generating capabilities of new houses, which will, under the right circumstances also be supported (*Policy NP25*).

## **BUSINESS OPPORTUNITIES (SECTION 11)**

Apart from the established businesses, mainly comprising agriculture, market gardening, nurseries and related activities, there is a relatively high number of sole traders and small entrepreneurial enterprises operating in the parish.

The NPPF specifies that neighbourhood planning should encourage local economic growth but the feedback from local consultations provided a mixed response with some concern over further development of businesses but at the same time there was recognition that local employment opportunities needed to be encouraged. The Plan therefore proposes encouraging the development of small scale new businesses, preferably on brownfield sites with low environmental impact. Limited expansion of existing businesses will also be supported

Other related issues covered in the Plan include:

- Ensuring new business developments are not out of scale with their setting and do not lead to an increase in local traffic, especially HGVs (*Policy NP27*);
- The need to improve available broadband speeds by stipulating that new developments should, wherever possible, provide linkage to superfast broadband via fibre optic connections (*Policy NP28*).

# 1 A Neighbourhood Plan for the Parish of Northill

## 1.1 What is a Neighbourhood Plan?

The Northill Parish Neighbourhood Plan (the Plan) is a new type of planning document. It is a key part of the Government's policy to give local people more say about what developments they want to see happening in their parish, what they should look like and where they should be located. It also provides the opportunity to raise awareness of the potential fragility of the local environment and create the opportunity for stewardship of heritage and ecology.

All communities need to prepare for the future. The Neighbourhood Planning process places the views and aspirations of the people who live, work and have an interest in our parish at the heart of this future.

A Neighbourhood Plan gathers the many views of the community together to formulate a vision of what they think this future should be like and from the community vision, planning policies are forged through which it can be achieved.

Present and future land use, planning and development in our parish is at the centre of neighbourhood planning.

If and when it comes into force, the plan will become a legal planning document that stands alongside the National Planning Framework and Central Bedfordshire Council's (CBC) Local Plan.

The purpose of the plan is to influence development within the parish and to give guidance to any interested parties wishing to submit a planning application.

When planning applications are made, the policies the plan contains will take precedence over existing "non-strategic" policies of the CBC Local Plan where they are in conflict. So our Neighbourhood Plan will become a significant tool for shaping future development in our community. If the Plan is endorsed by the majority of parishioners taking part in a referendum then it will be in force from 2018 – 2031.

## 1.2 Why is Northill Parish preparing a Neighbourhood Plan?

During the late summer and autumn of 2014, Northill Parish Council (NPC) held a series of public meetings to discuss whether a Neighbourhood Plan would be appropriate for the parish of Northill.

In October 2014, a Steering Group (SG) consisting of local community volunteers and parish councillors was formed to deliver the plan. Community volunteers were in the majority which gave a signal to the community that the Neighbourhood Plan was primarily a community enterprise. Throughout this document the SG may also be referred to as "we". The SG put together a plan to cover the launch, research, public consultation, community engagement and policy writing required. Terms of reference were drawn up by NPC and an application made to CBC to designate Northill Parish as a neighbourhood planning area which was achieved in February 2015.

## 1.3 Legal requirements and how we are meeting them

The neighbourhood planning process is set out in the 'Localism Act' that came into force in April 2011 and this plan has been prepared in accordance with its requirements.

Although the government's intention is to give local people the opportunity to make decisions

about the development of their community, the Localism Act sets out some important legal requirements. One of these is that all Neighbourhood Plans must conform to the framework set out in higher level legal planning policies.

This means that the Northill Neighbourhood Plan must be in line with the National Planning Policy Framework (NPPF) and with local planning policy. In our case the current local planning document is the Central Bedfordshire Core Strategy and Development Management Policies, (CSDMP), adopted 2009. The SG has also taken note of the direction of the emergent policies in CBC's new Local Plan which is scheduled for adoption by the end of 2018.

Each policy statement conforms and does not conflict with the strategic elements of these documents and is referenced to the legal framework statements to which they relate.

Neighbourhood Plans must be in line with European Regulations on the assessment of the impacts of certain plans and programmes on the environment. Accordingly, we sort advice from CBC about whether a SEA or a HA was needed, and they confirmed that neither was required.

We have also observed the regulations laid down under the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004 and the Neighbourhood Planning Regulations 2015.

## 1.4 Public consultations

The most important and recurring factor in drawing up our Plan has been ongoing public consultation. To create a Neighbourhood Plan which has genuine community ownership we have adopted a policy of wide public consultation as described in our Consultation Statement. We have taken specific steps to engage the interests and opinions of young people as the plan represents their futures, perhaps even more so than the adult community.

We also ensured that events were held in each of our three main settlements in turn to maximise access for our whole community.

The launch was conducted at an initial series of workshops in the summer of 2015 which identified issues important to local people which were then assessed further in a parish-wide questionnaire.



**Workshop at Sand Lane Church Rooms, Northill**

*Photo: P Sandell*



Working Groups(WGs) in Housing, Water Management, Heritage, Environment, Community Facilities, Getting About, Business Opportunities and Community Energy were set up to further analyse the results and to recommend policies to the SG.

The WGs also identified non-policy actions (“projects”) seen to be important, to show that all parishioner suggestions had been considered.

The initial workshops also identified a number of possible sites throughout the parish thought to be possible for future housing development.

Sites offered to the CBC 2015 and 2016 “Call for Sites” process were added as were sites offered by landowners in a local “Call for Sites”. Over 60 sites overall were identified by this process, detailed analysis of which as described in the Site Assessment Report has resulted in the sites proposed in Section 5 of this plan.

## **1.5 How the Plan is set out**

Section 2 lays out a profile of the Parish; Section 3 describes the challenges that face the parish of Northill and sets out the vision statement and objectives which follow from it. Section 4 onwards lays out the policies under each theme that emerged from public consultation and justifies why the policy has been chosen.

Examples of typical parishioner comments from our consultations are interspersed throughout the text in “speech bubbles”. Appendices referred to in the text are set out in a separate document.

**1.6** Please note that it has not been possible to include every single issue and aspiration put forward in the consultation process BUT they have all been considered in drawing up the policies and identifying the community-led projects presented in a separate document.

**1.7** All policies have been checked for compliance with NPPF (2012) and the current CBC Local Plan (2009). Compliance references can be found under each policy statement.

**1.8** The Draft Consultation of CBC Local Plan (2017) is taking place alongside the drafting of this document. The contents of CBC (2017) have been taken into account in defining the policies within this document although it is recognised that CBC 2017 has no legal standing until approved by the Secretary of State.

**1.9** All policies within this Plan are interlinked and should be considered in relation to each other.

## **1.10 Monitoring and Review**

Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. This Neighbourhood Plan will be carefully monitored and reviewed if it becomes apparent that the aim and objectives of the Plan are not being met.

The Parish Council, as the Neighbourhood Plan authority, will become responsible for maintaining the Plan as a living document that will be reviewed periodically.

## 2 Characteristics of the Parish of Northill

- 2.1** Northill is first recorded, as Northgivel and Nortgible, in the Domesday Book of 1086. Early forms of the name make it clear that the meaning is not ‘north hill’ but ‘north lvel’ the name of the river.
- 2.2** Northill is a rural parish of some 1680 hectares and includes the village settlements of Northill, Ickwell and Upper Caldecote and the smaller hamlets Budna, Hatch, Lower Caldecote, Thorncote Green and Bells Brook which abuts the town boundary of Biggleswade. The parish has a long history and each of its main settlements has evolved with their own distinctive character and heritage.



**Northill Village Green**

*Photo: P Sandell*



**Elizabeth Harvey Alms Houses Upper Caldecote**

*Photo: P Sandell*



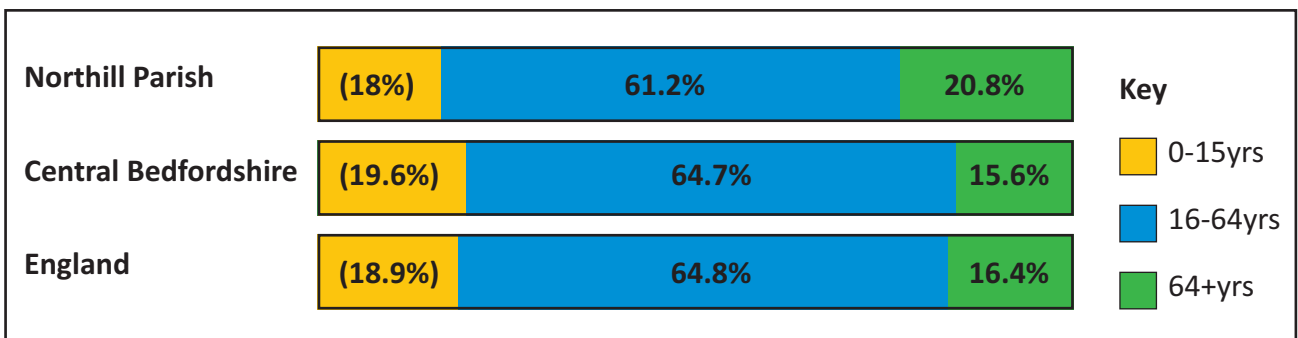
- 2.3** The parish contains feeder streams to the River Ivel, which forms the eastern boundary of the parish. A busy arterial road, the A1, isolates the far east of the parish, Bells Brook, and Lower Caldecote from the remainder. In the south of the parish the land is low lying, only 62m above sea level at its highest point (in the west) dropping to a low point of 22m in the north. The soil is clay and gravel, typical of a community in the vicinity of a river.
- 2.4** The parish adjoins the town boundaries of Biggleswade, a rapidly growing market town to the east and Sandy, another rapidly growing market town to the north east. To the west is the parish of Old Warden which contains the Shuttleworth Collection of Vintage Aircraft and to the north west, the parish of Mogerhanger.
- 2.5** 80% of the parish is greenfield, the majority of which is designated as high grade agricultural land. Of the remaining land 10% is woodland and only 4% currently developed for housing. Brownfield sites (areas that have previously been built on e.g. farms, nurseries, other large buildings) make up 3% of the parish.
- 2.6** Northill Parish is rich in heritage assets, many of which are already registered with Historic England. There are many valued green spaces including five village greens, ancient woodlands and recreational spaces.

## 2.7 Parish profile

**2.7.1** The 2011 Census (1) indicates that the Northill parish has 2,270 residents, 920 households and 950 dwellings. There was an increase of 35 households and 12 dwellings between 2001 and 2011.

### 2.7.2

**Table 1: Population by age group 2011**



Source: <http://centralbedfordshire.gov.uk/Images/Census%20parish%20profile%20Northill>. Accessed 6.11.14

- 2.7.3** 2011 census details indicate a greater percentage of 64yr+ parish residents than the percentage for Central Bedfordshire or nationally. However there is a smaller percentage of under 15yr age group and 16-64 year age group. Hence the parish has an older age profile than Central Bedfordshire and England.
- 2.7.4** The parish is less diverse than Central Bedfordshire, with ethnic group figures almost identical to Northill Ward (composed of Northill and some surrounding parishes). The latter saw an increase in the proportion of people from ethnic groups other than White British, from 4.0% in 2001 to 7.0% in 2011. However, the individual groups remain small, with no group comprising more than 2% of the population in 2011.
- 2.7.5** The proportion of economically active people in Northill Parish was less than CBC but more than England. Among the economically inactive, the proportion of retired people was greater than both CBC and England.

**Table 2: Economically Active Population, all people, aged 16 and over, 2011 census**

Activity level	% Northill Parish	% CBC	% England
Economically active	71.2	74.7	69.9
Economically inactive	28.8	25.3	30.1

- 2.7.6** There was a higher rate of part time employees and self-employed people in Northill parish compared to Central Bedfordshire and England and a lower rate of full-time employees, unemployed and full time students
- 2.7.7** Northill parish residents who work are more likely to be in managerial/professional employment, to be small employers, to work from home and to travel to work by car than is the case in Central Bedfordshire or England. Most households in Northill Parish have 'a larger proportion' of 2 or more cars when compared to both the Central Bedfordshire and England percentages.

**Table 3: Northill Parish Residents Work Profile and Car Ownership**

Sector	% Northill Parish	% CBC	% England
Management	71.2	74.7	69.9
Small employer	28.8	25.3	30.1
Lower supervisor/ technical	6.5	7.2	6.9
Work at home	11	6	5.4
Travel to work by car	77.4	74.3	
Car ownership of 2 or more cars or vans	63	47	32

- 2.7.8** There is limited employment in the parish (some small retail outlets, agriculture and horticulture, a garage) and therefore out-commuting is high with good links to surrounding towns via major highways (A1) and rail links to both London and the North.
- 2.7.9** The Community Facilities report lists the range of local services, amenities and organisations in the parish for all age groups. Examples of these are: six retail outlets; several sports facilities; three churches and five church/village halls all but one of which are in good condition and well used. However all have some spare capacity for activities which would preclude the necessity for further such buildings
- 2.7.10** The parish has two lower schools (5-9 years), one pre-school (3-5 years) and two toddler groups. Both lower schools currently have spare capacity and encourage pupils from outside the parish to attend. Education facilities are seen as vital to encouraging new families to move here to sustain the future of the local ageing community.

## 3. Vision and Objectives

### 3.1 Challenges for the Parish of Northhill

Extensive engagement with the community has revealed a number of pertinent issues when considering the future of Northhill Parish.

- There is strong local feeling that house prices are such that young people with local connections and those starting out on the housing ladder are finding it increasingly difficult to afford a home of their own in their community. Landowners are responding to government demands to rapidly increase housing stock, but while market values and demand from outside the community remain high it is felt that truly affordable houses for local people are not likely to be built.
- Some local-based businesses feel compromised by the lack of high speed broadband and wi-fi connectivity in certain parts of the parish.
- There are concerns about the ability of local infrastructure (e.g. electricity, roads, sewerage and land drainage) to cope with new developments.
- There is a strong feeling that the rural nature of the parish should be maintained and reflected in the positioning, design, scale and scope of new housing development which should also respect the character of local communities.
- The importance of protecting the impressive array of heritage sites in the community and ensuring that information and access is available for future generations rates high on the local agenda.
- Local Green Spaces should be protected for the enjoyment of the community so access to the countryside is enhanced.
- Sufficient play and recreation areas should be available for young people of all ages near to where they live.

**3.2** The policies in this Neighbourhood Plan take account of the challenges faced by the parish during the lifetime of the plan and beyond.

### 3.3 A Vision for Northhill Parish

**Northhill Parish strives to be a thriving, safe rural community that people are happy to live, work and relax in, both now and in the future.**

**The community values the differing needs of existing and future residents and their opinions in determining what is needed to enable them to benefit from living here.**

**The community aims to act to protect its heritage, environmental assets and unique character whilst considering opportunities for reasonable growth to meet demonstrated local needs.**

*Our vision for Northhill Parish is based on extensive public engagement and reflects the views and wishes of our local community.*

*We have set out below the principles which will be applied in managing the land use, planning and development in our parish over the next 15 years.*

*Our vision is articulated in the principles below which in turn shape the objectives in our Neighbourhood Plan determining our policies and community-led projects.*

- **Our diverse natural environments, rural settlements, historic sites and buildings will be cared for, protected and preserved for future generations.**
- **Housing stock will be limited to proportionate increase across the parish and new developments will be on appropriate suitable land.**
- **Infrastructure embracing technological changes will develop to meet future needs.**
- **The residential and amenity needs of young and older residents wanting to remain in the parish will be met.**
- **Health and wellbeing will be enhanced through the provision of additional community facilities for parishioners of all ages.**
- **There will be easy movement across and around the parish by foot, cycle and horse.**
- **Business activity will grow to enable sustainable local economic growth.**
- **Current and future flooding, sewerage and drainage issues will be alleviated.**

### 3.4 Objectives arising from the Vision Statement

Housing	
<b>Objective 1</b>	A mix of housing, both in size and tenure, will be delivered that caters for the full range of local housing needs in the parish.
<b>Objective 2</b>	Affordable homes will be provided with an emphasis on helping those people with a local connection and need for accommodation.
<b>Objective 3</b>	New infill developments will be situated within and adjacent to existing settlements and delivered on sites preferred by the local community.
<b>Objective 4</b>	Development which risks merging two settlements will be resisted unless significant community benefit can be demonstrated and development to the rear of existing dwellings will be strongly resisted.
<b>Objective 5</b>	New developments will have specifications with an emphasis on sustainability, including high quality design and build, good insulation and the capability to generate electricity.
Water Management	
<b>Objective 6</b>	Any new development will seek to reduce flood risk and should not adversely affect drainage, sewage or flooding in Northhill parish.
Heritage	
<b>Objective 7</b>	Assets of historic merit are protected from detrimental development or inappropriate modification.

## Environment

**Objective 8** The rural nature of the parish in terms of wildlife, woodlands, river banks, streams and parkland will be conserved including areas of green and open space of local importance.

## Community Health and Wellbeing

**Objective 9** The sustainability of community facilities will be achieved through wider use and registration as “community assets”.

**Objective 10** Provision of an additional catering outlet for the community and visitors will be supported.

**Objective 11** Provision of play and leisure equipment, it’s age appropriateness and suitable locations will be supported.

**Objective 12** Allotments and a community orchard will be available for parishioners who wish to use them.

**Objective 13** Improvements in access to the countryside for pedestrians, cyclists and horse riders, including disabled users, will be supported both within the parish and linking to networks beyond it.

## Generating and Conserving energy

**Objective 14** Community energy will be generated.

## Business Opportunities

**Objective 15** Existing businesses will be supported to expand, through planning and infrastructure improvement, where it does not overtly impact on the rural character of the parish.

**Objective 16** Good internet connections will be established for existing and new residents.

## 4. Housing Policies

### 4.1 The local strategic context

**4.1.1** Currently the CBC Local Plan consists of the Core Strategy and Development Management Policies, adopted in 2009, which provide high level planning policies and general spatial principles for growth. The 2017 draft Central Bedfordshire Local Plan, once adopted, replaces these documents and the majority of the remaining policies within the Mid Bedfordshire Local Plan (2005) to create a new Development Plan for Central Bedfordshire. The emerging Local Plan will allocate sites across the whole of Central Bedfordshire at a range of locations and scales, including some smaller sites in some villages. It is acknowledged that neighbourhood plans will also make allocations for new housing locally.

### 4.2 Introduction to the policies

**4.2.1** Local engagement indicated substantial concern about conserving the rural and historic character of the parish and the need for truly affordable housing for people with a local connection. These areas are covered within the NPPF and the emerging CBC 2017 Local Plan. The provision of sufficient numbers of dwellings, of the right mix, design, and density, is an important consideration for the Neighbourhood Plan and one that arose frequently in local engagement. Notwithstanding the fact that parishioners requested no more than 40 houses within the plan period, (66% of respondents to the Household Survey specified 40 or less houses in total), the SG accepts that the parish may, in addition, need to contribute towards CBC land supply numbers. The NP has therefore based its expected growth on a variety of sources of data including a Local Housing Needs Survey (Appendix 1); a more general AECOM Housing Needs Assessment (Appendix 2); a parish wide questionnaire; granted planning applications not built by April 2016; planning applications approved since April 2016 and awaiting construction and CBC existing and emerging policy.

**“Do not fill every gap available”**

**“Not building or extending between settlements as the unique character of parish will suffer”**

**“Small housing developments should be divided between all parts of the parish”**

### 4.3 Housing Requirements

- 4.3.1** One of the fundamental functions of the Neighbourhood Plan is to state what level of housing growth should be accommodated within Northhill parish. The NPPF guidance on this topic recognises that the forecasting of future housing need is not an exact science and that no single approach will establish a precise requirement. A neighbourhood must be assessed in its wider context.
- 4.3.2** The challenge of forecasting housing need at the parish level is particularly difficult without the strategic overview of an up-to-date Local Plan, although the basic conditions of neighbourhood planning (specifically, Basic Condition E) gives, for the purposes of neighbourhood planning, significant weight to any adopted Core Strategy/Local Plan, even if adopted pre-NPPF.
- 4.3.3** For the reasons mentioned above, a wider Housing Needs Assessment Report was commissioned from AECOM Ltd. The aim was to clarify, amongst other things, the type, tenure and quantity of housing needed to inform our Neighbourhood Plan Policies, using robust, objectively assessed housing data and the Planning Practice Guidance approach where relevant (AECOM. 2017 Appendix 2).

**Table 4: Housing projection for Northhill Parish until 2031**

Rationale	Total dwellings required
AECOM recommended total housing projection to 2035 (end of CBC 2017 Plan)	218 or 12 dwellings per year
Reduction of 48 dwellings (4 years x 12) in line with NPNP to 2031	170
Reduction of further 81 dwellings incorporating a) Outstanding approvals to build up to April 2016 plus b) Planning applications awaiting construction April 2016 – December 31st 2017	89
AECOM amended total housing projection to 2031	89
NP potential allocation of rural exception affordable dwellings	40
Total additional dwellings required between 31st December 2017 and 31st Dec 2031	49

- 4.3.4** As Table 1 illustrates, the AECOM report recommends a total housing projection for Northhill Parish of 218 dwellings (12 dwellings per year) over the CBC Draft Local Plan period until 2035. This would equate to 170 dwellings until 2031 when our Neighbourhood Plan finishes.
- 4.3.5** However this number excludes both granted planning applications not built by April 2016 and planning applications for additional housing development awaiting construction and approved since April 2016 (81 in total). As at December 2017, this leaves 89 dwellings in total required by 2031. Any further planning approvals will reduce this number accordingly.



**4.3.6** 56% (207) respondents in a parish wide questionnaire wanted development to be spread across the parish. AECOM (2017) has divided their total housing projection between the villages and other settlements within the parish (table 2). From this it is possible to calculate the fair share housing target for each section of the parish until 2031.

**Table 5: Fair Share Housing Target for Northhill Parish to 2031 by Settlement Area**

	Upper Caldecote	Ickwell	Northhill	Other Settlements	Totals
Fair share housing target to Dec 2031	41	20	3	25	89
<b>Rationale:</b>					
Fair share housing target to 2035 (AECOM)	118	28	33	39	218
Deduct 4yrs (2031-2035 @12houses / year)	-26	-6	-7	-9	-48
Planning Applications approved not built	-51	-2	-23	-5	-81
Fair share housing target to Dec 2031	41	20	3	25	89

However these figures do not take account of local factors including current size and character of settlements, access to facilities or transport links. In addition CBC, 2009 and 2017 do not support developments in the countryside outside the settlement envelope. This effectively excludes the hamlets from development as they have no settlement envelope allocated. In order to preserve the rural nature of Central Bedfordshire, development of 2000 dwellings spread across large villages to 2035 is proposed by CBC 2017. Northhill Parish' proposed quota is 21 for Northhill and 33 for Upper Caldecote (CBC Local Plan Consultation 11.1.18 to 22 2 18). Proportionality of development across the parish, as depicted in Table 2, is supported wherever possible in line with parishioners expressed wish.

- 4.3.7** Parishioners views as expressed in a parish wide questionnaire suggest that provision of 40 dwellings, spread across the parish in groups of no more than 10, across the lifetime of the neighbourhood plan would provide for local need.
- 4.3.8** It is felt that around a further 49 properties would deliver the wider housing need until 2031, given the emphasis placed on sustainability by NPPF and CBC, the 81 additional planned dwellings in the pipe line and the fact that all land offered for development is outside the settlement envelope.
- 4.3.9** The Plan will be monitored and updated where necessary during its lifetime, for example to take account of the emerging Local Plan, changes to the National Planning Policy Framework, implementation of the Housing and Planning Act 2016 and monitoring trends in factors summarised within the AECOM report.

## Policy NP1 Housing Requirement

- 1 Planning permission will be granted for up to 40 rural exception affordable homes distributed across the sites allocated in policies NP8, NP9, NP10 and NP11 provided the number of dwellings per site does not exceed 10.
- 2 Support will be given to 20% market housing on the above developments where viability issues, demonstrated and justified through a full financial viability assessment, are submitted to and agreed by CBC (see 4.5.8).
- 3 In order to respect the individual and distinctive character of the villages in Northill Parish, any new development of market housing should be proportionate to the settlement, reflecting both its scale and density, whilst addressing any shortfall in facilities.
- 4 Between 31.12.17 and 31.12.31, up to a further 49 market housing homes may be supported provided the following criteria are met;
  - a) The development is small scale – up to 10 properties;
  - b) The development is not in flood area 3a or 3b according to environment agency maps;
  - c) The development is not back-land development as defined within this plan;
  - d) The development does not lead to coalescence between settlements;
  - e) The development is within the settlement envelope;
  - f) The development includes affordable housing and suitable accommodation for older people;
  - g) The development meets all the policies within the Neighbourhood Plan AND
  - h) The development is able to contribute towards and does not conflict with any aspiration in the Northill Parish Neighbourhood Plan or Green Infrastructure Plan.

Compliance refs: NPPF: 10, 17, 47, 48, 49, 50, 54, 57, 58. CBC 2009: CS1, CS5, CS7CS8, DM4, DM10.

## 4.4 Housing Mix

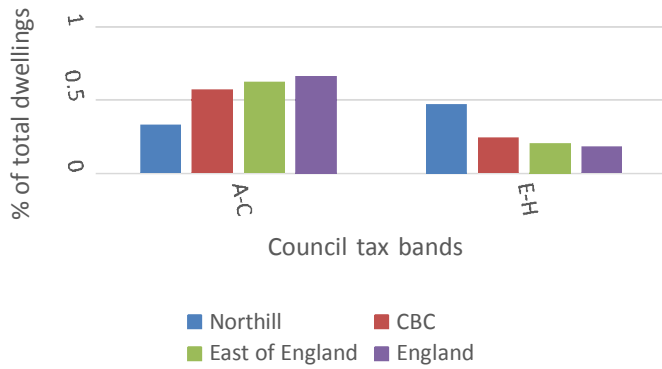
“There should be a sufficient range of houses built to suit the needs of different sized families.”

“New builds depend on how many young people, older people, families want to live here – need a mixture for parish to flourish.”

“2-3 bedroom property required in parish.”

“Existing parishioners have made lower cost houses dearer by extending them. There is less need for larger/5 bed houses.”

**4.4.1** Figure 1 below shows that the mix of Council Tax Bands in Northhill Parish is weighted strongly towards high end, larger properties.



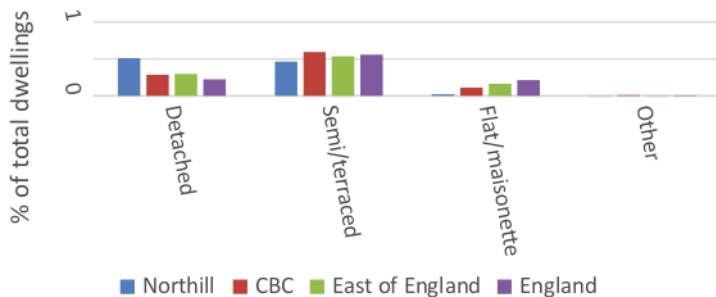
**Figure 1: Council Tax Bands, 2011 Census**

**4.4.2** The data in Figure 2 illustrates that on the whole, dwellings in the parish have higher than average numbers of bedrooms when compared to the district and rest of the country. There are significantly fewer properties of 1 and 2 bedrooms. This suggests that there is a potential lack of smaller properties and certainly there is evidence locally of smaller housing being redeveloped into larger housing, contributing to the erosion of that part of the housing mix.



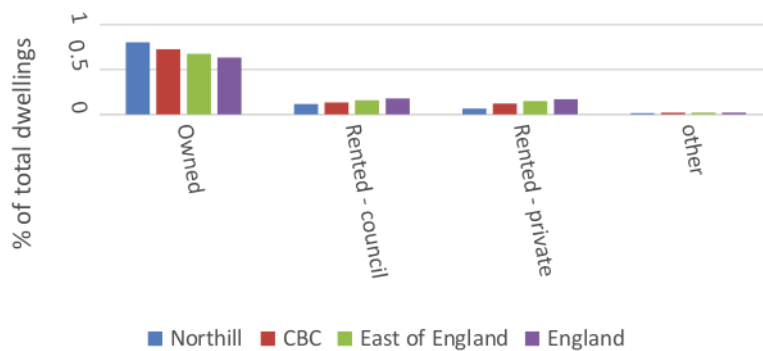
**Figure 2. Bedrooms per household, Census 2011**

**4.4.3** Figure 3 reveals that just over half of the parish’s housing stock comprises detached properties which is 22.7% higher than Central Bedfordshire as a whole and almost double the other areas of the country. Meanwhile the proportion of semi-detached and terraced properties are lower than the rest of the country.



**Figure 3: Dwelling type, Census 2011**

**4.4.4** The tenure data in Figure 4 shows that there are relatively few rental properties available in the parish when compared to the wider region, which points to a lack of affordable options for those unable or not wishing to step onto the home ownership ladder.



**Figure 4: Tenure, Census 2011**

**4.4.5** The parishioner questionnaire revealed that 57% (209) of respondents considered that there is a need for a greater number of smaller properties in Northhill parish. 34% (126) of respondents felt purpose built retirement housing was required. 54% (199) of respondents favoured mixed housing style. 50% (182) felt that bungalows were best suited to the parish. 62% (228) of respondents cited a need for starter homes. However the AECOM report (2017) states that starter homes do not offer a realistic means of those on incomes below the mean accessing the property market and advises against including them among affordable housing tenures.

**4.4.6** If suitable smaller properties were more widely available, this would be likely to address under-occupation and free up larger houses for growing families to purchase as they work their way up the housing ladder.

**4.4.7** The data presented in this section, thus far gives an indication of the housing stock in Northhill Parish at the time of the 2011 Census. It provides clear evidence that there are a large number of 3-bedroom, and particularly 4- and 5-bedroom, homes currently in the parish equating to 81.9%. Over a third of homes have 4+ bedrooms. The information reveals a distinct lack of smaller – 1 to 2 bedroom properties – and rented accommodation. Further provision of this could help balance the housing available in Northhill Parish.

**4.4.8** The AECOM report cites evidence of a clear requirement for smaller dwellings to address the imbalance of larger homes within the parish and bring housing stock into greater alignment with market segments and promote affordability. This stance is particularly justified to prevent the unsustainable loss of younger people from the neighbourhood.

## Policy NP2 Housing Mix

- 1 Both rural exception affordable homes and market housing will meet the identified requirements from the latest housing needs survey and CBC housing register. This will include a range of one, two and three bedroom houses/bungalows.**

## 4.5 Local Affordable Housing

**“Affordable housing is needed, especially for younger people. Good quality and well insulated buildings – eco-friendly, good landscaping”**

**“Affordable or low cost housing required for young and small bungalows for elderly in small developments throughout the parish”**

**“Affordable housing needs to be affordable”**

**“Small development of affordable housing along roadside only (frontage development)”**

**4.5.1** Affordability is a serious problem for the parish and this issue was frequently raised during the engagement process. The average house prices<sup>1</sup> in the neighbourhood area illustrate the vast difference in prices within the parish compared to the area as a whole and neighbouring Bedford, as an illustration (Table 3). AECOM 2017 provides evidence to justify a robust application by the Neighbourhood Plan for the Local Plan’s affordable housing quotas.

**Table 6: Average House Prices, March 2017**

Village	% higher than Bedfordshire	% higher than Bedford
Ickwell	140%	126%
Northhill	78%	68%
Upper Caldecote	26%	18%

**4.5.2** According to CBC2017, all qualifying sites of 11 or more units or sites of 10 or less units which have a combined gross internal floor space in excess of 1,000 square metres will provide 30% affordable housing. Qualifying sites will be expected to provide 73% affordable rent and 27% intermediate tenure (shared ownership). These numbers may be subject to NPPF and SHMA future revisions.

**4.5.3** The 2015 Housing Needs Survey Report (Appendix 1) which had a response rate of 34% (331/975), identified a need for affordable housing within Northhill Parish from households resident in, or with strong links to, the parish. The need generally comes from: young adults/couples who want to move out of the family home and/or get on the housing ladder; older people wanting housing more suitable for their changing needs; and families.

**4.5.4** However the housing needs of people with a local connection are unlikely to be met by affordable housing on normal market housing developments as they would be allocated through CBC’s allocation policy to eligible applicants on the Council’s waiting list.

1: Source: [www.zoopla.co.uk/house-prices](http://www.zoopla.co.uk/house-prices)

- 4.5.5** The report concluded that affordable rented and shared ownership housing for local people in Northill Parish could be most helpfully provided by including a rural exception site policy within the Neighbourhood Plan, which would provide affordable housing for which households with a local connection would take priority (Policy NP 3).
- 4.5.6** ‘Rural Exception’ means sites outside of the settlement envelope which would not normally be considered acceptable for new open market housing. This means that the current market land value is reduced so that affordable housing can be provided on these sites, usually a mix of rented and shared ownership to give local people the opportunity to live in the community which they otherwise would not be able to afford to do. “Rural exception” sites will provide affordable housing in perpetuity and be evidence- based through meeting the needs revealed in an up-to-date Housing Needs Survey.
- 4.5.7** The Steering Group also supports parishioners’ wishes, expressed in the parish- wide questionnaire and consultation events, for affordable housing at locations spread across the parish and retaining availability for households with a local connection.
- 4.5.8** Both NPPF (2012) and CBC (2017) support development of rural exception affordable homes, designed to meet local housing needs, adjacent to defined settlement envelopes. In addition, paragraph 54 of the NPPF supports the use of market housing to facilitate the provision of affordable properties on such sites.
- 4.5.9** In order to satisfy the future market housing needs in the parish and increase the viability of rural exception site development, the Neighbourhood Plan intends to adopt CBC 2017 Draft Policy H5. Support will be given for 20% market housing on developments in NP8, 9, 10 and 11, which are in the form of “rural exception sites,” only if viability issues are justified and demonstrated through a full financial viability assessment submitted to and agreed by CBC. The sites will be outside the settlement boundary and be required to relate well to the existing settlement.
- 4.5.10** Any market housing should not be built until the affordable housing is complete and should be for 2 and 3 bedrooled dwellings including bungalows (BRCC 2015 Appendix 1, AECOM 2017 Appendix 2).
- 4.5.11** Recent exception site development has satisfied current local demand for affordable housing. Future development of affordable housing for people with a local connection should be in line with but not exceed local demand.
- 4.5.12** It is not therefore expected that sites for rural exception affordable homes will come forward immediately. Support will only be given to the development of one site at a time. The type and tenure of rural exception affordable homes until 2031 should reflect the identified affordable housing needs from the most current housing needs survey (presently BRCC 2015, Appendix 1 and AECOM 2017, Appendix 2).



## **Policy NP 3 Rural Exception Affordable Homes**

- 1 Development of three sites (Policies NP8, NP9, NP10) for rural exception affordable homes will take place one site at a time, as determined by evolving need, identified in the most recent housing needs surveys and CBC Housing Register.**
- 2 Subject to further consideration of acceptability, availability, achievability, sustainability, suitability and need as identified in future housing needs and site assessments, a fourth site will be allocated to either;**
  - a) One site identified in policy NP11; or**
  - b) Any other suitable site subsequently offered for rural exception affordable housing during the lifetime of the Plan and which conforms to its policies.**
- 3 Affordable housing within the site will be subject to:**
  - a) a unilateral legal agreement to ensure that the housing remains affordable in perpetuity and;**
  - b) Central Bedfordshire Council's local lettings policy.**
- 4 Affordable housing must be completed before any market housing is provided on site.**
- 5 Existing trees, hedgerows, and landscaping should be retained where possible and enhanced.**
- 6 Developers should provide means of ensuring safe pedestrian/wheelchair access in the form of footways to and from the nearest bus stop.**
- 7 Site access should be designed with careful consideration of highways safety.**
- 8 The site delivers no more than 10 dwellings in a courtyard style with no future access for housing. Development to the rear of these sites will not be supported.**

Compliance refs: NPPF 7, 17, 47, 50, 53, 54, 55, 58. CBC 2009 refs: CS14, DM3, DM4, DM10.

## **4.6 Local Market Housing Need**

- 4.6.1** The BRCC Housing Needs Survey Report (2015) (Appendix 1) and AECOM 2017 (Appendix 2) suggests that there is a need for 2 and 3 bed bungalows or retirement properties (e.g. houses built to Lifetime Homes criteria) if Northill Parish is to meet the identified current and future needs of existing owner occupier residents wishing to stay in the parish.

**“Small, cheaper houses should be built for first time buyers and to enable young people who grow up in the village to continue to live here as they grow up”**

**“For new housing to be smaller properties- e.g. 2/3 bed houses for residents to buy.”**

- 4.6.2** In 2015, amendments were made to Building Regulations to ensure that new properties are appropriate for older persons' needs whilst still retaining suitability for other types of occupiers such as first-time buyers. What this means in practice is that 'general needs' housing should be designed to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the changing needs of households over time<sup>2</sup>. Examples include doorways wide enough to accommodate a wheelchair or stairways that enable the fitting of a stair lift.
- 4.6.3** However, given the average house price in the parish, any market home is likely to remain out of reach for many of those seeking to live in the area. Self-build is viewed as one way of encouraging home ownership as such dwellings are often cheaper, greener, more affordable and more innovatively designed than standard market housing. AECOM 2017 identifies a need for 7 plots as a starting point from which to build a complete picture of need. Further research is required into the options of self build/community self build/community land trusts and modular housing as a means of access to truly affordable market housing locally. This proposal is included within the set of community-led projects.
- 4.6.4** For development that is not within rural exception sites, both the CBC Core Strategy and CBC 2017 state that new housing development should be within the existing settlement envelopes unless the development provides dwelling for the essential needs of agricultural or forestry workers or reuses/replaces an existing property. No land within the settlement areas of Northill parish has been offered to the NPSG for development.
- 4.6.5** Further allocation of market housing within the parish beyond that catered for in NP8, NP9, NP10 and NP11 may be required. However this would have to be sited outside the settlement envelope, contravening both CBC 2009 and 2017. It remains for CBC to decide from their Call for Sites process if and where this market housing could be allocated. Any allocation should comply with the policies within this plan.

## 4.7 Infill

- 4.7.1** Infill involves the development of a small gap in an otherwise built-up frontage. It usually consists of a frontage plot only and often comprises the side gardens of existing houses.

**"Housing development to be infill only"**

**"For housing to be developed in between singular plots of land"**

**"Prefer filling in gaps for housing rather than larger developments"**

**"Infill between houses at the front by road ok, not large developments"**

2: This was previously addressed by Lifetime Homes standards which were not mandatory.



- 4.7.2** The current CBC Core Strategy (2009) and CBC Draft Local Plan (2017) propose that within settlement envelopes in large villages, small-scale housing and employment uses, together with new retail and service facilities to serve the village and its catchment, will be permitted.
- 4.7.3** Within settlement envelopes in small villages, development will be limited to infill residential development and small-scale employment uses.
- 4.7.4** Beyond settlement envelopes, limited extensions to gardens will be permitted providing they do not harm the character of the area. They must be suitably landscaped or screened from the surrounding countryside and buildings may not be erected on the extended garden area.
- 4.7.5** Local engagement revealed that infill was viewed as an acceptable form of development on a small-scale so long as it was in keeping with the existing character and context of the parish.

## **Policy NP4 Residential Infill**

- 1 Within the settlement envelope boundaries of the parish, planning permission for residential development proposals on infill sites will be permitted subject to the following criteria;**
- a) Plot width - plots must be of sufficient width to allow a building(s) to be sited with adequate separation between dwellings. The width of the remaining and the new plot should be similar to that prevailing in the immediate area;**
  - b) Landscaping – development should be well landscaped;**
  - c) Building line - where the prevailing depth of existing dwellings is a feature of the area, new development should respect that building line;**
  - d) Visual separation - new dwellings must have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced the new development should normally adjoin the adjacent property(s);**
  - e) Building height - new buildings should reflect the height of original, existing buildings. Where existing buildings are of a uniform height, new buildings should respect that height;**
  - f) Daylight and sunlight - new buildings should not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows. Blocking direct sunlight from reaching neighbouring properties can cause overshadowing and is not acceptable;**
  - g) Development must not unacceptably reduce the level of private amenity space provision for existing residential properties; AND**
  - h) Development should not adversely affect the significant heritage assets, including the special interest, character and appearance of the Conservation Area.**
- 2 This policy also applies to applications for two or more properties on a site previously occupied by a single property**

Compliance refs: NPPF: 17, 47, 53, 56, 57, 58, 64. CBC 2009: CS14.

## 4.8 Back-land and garden development

- 4.8.1** Back-land development refers to the development of land which sits behind the existing building line with little or no frontage onto the public highway, for example residential gardens (CBC, 2017).

**“Do not eat into land behind houses”**

**“Use infill to the side of properties rather than behind existing gardens or on agricultural land – less impact on environment and residents”**

**“Build along roadsides i.e. frontage development”**

**“No back-land development behind houses”.**

**“Build along roadsides i.e. frontage development”**

- 4.8.2** There was a particular desire amongst parishioners to refrain from back-land development. This was felt to lead to cramming of sites with the associated adverse impacts. These included: loss of amenity; overshadowing and overlooking; loss of sunlight/daylight; noise; loss of green links/trees/hedgerows/vegetation; visual intrusion; loss of space between buildings; difficulties of recycling and waste collections/bin storage.
- 4.8.3** The largely linear development lines of Northhill Parish settlements are mainly medieval in origin displaying classic characteristics of layout and form (CBC 2009). This layout, together with its mixture of settlement size, means that local people have and value a close connection to the surrounding countryside at the rear of existing properties outside the settlement envelope.
- 4.8.4** In addition a Parish Wide Questionnaire showed 84% of parishioners felt garden infill development to be inappropriate.
- 4.8.5** Northhill Parish Neighbourhood Plan proposes that any development must enhance the character and distinctiveness of the local area, including woodland and rural dimensions. Therefore back-land development within or outside of the settlement envelope in Northhill Parish is considered to be against the existing pattern of development and to have a detrimental impact on the landscape, historic environment, character of the area and existing pattern of development (CBC 2017, Policy HQ8).

### **Policy NP 5 Back-land and Garden Development**

- 1 Proposals for development of back-land sites within or outside the settlement envelope will not be supported.**

Compliance refs: NPPF: 9, 17, 53, 56, 57, 58, 59, 60, 63, 64. CBC 2009: DM3, DM16.

## 4.9 Residential Design

- 4.9.1** Excellence in design is important, especially where it helps to establish a strong sense of place and create attractive and comfortable places to live, work and visit.
- 4.9.2** There is already a wide variety of architectural styles in Northill Parish ranging from traditional thatched cottages to Victorian/Edwardian detached houses and rendered council houses to small housing estates of red and yellow/grey brick. The form of properties is generally quite mixed within streets thus avoiding a bland identikit character. Local people would like to see new development blending with the surrounding properties rather than detracting from them.
- 4.9.3** Local character is rural with a strong agricultural emphasis. Trees are prevalent and often hedging provides plot enclosures, which together with well planted front and rear gardens, support the wider environment and add to the rural feel.

**“Well-built houses that are well-designed, cheap to run, easy to maintain and incorporate communal facilities should be considered”**

**“Quality of build is very important – low energy, good insulation, parking for cars”**

**“Sustainable and long-lasting. Design relevant and sympathetic”**

**“New builds should not adversely affect who and what is already existing”**

### **Policy NP6 Residential Design**

- 1 Proposals for residential development, including redevelopments, will normally be permitted provided that all of the following criteria are met:**
  - a) They contribute positively to the existing character of the village, responding where appropriate to the prevailing size, height, scale and mass, materials, layout, density and access of the surrounding area;**
  - b) Innovative proposals will be considered on their own merits;**
  - c) They provide adequate off-street parking for residents and visitors;**
  - d) They provide high quality boundary treatment;**
  - e) They are well connected to the local pedestrian network linking to local amenities and the wider countryside;**
  - f) They provide adequate storage for bins and recycling, incorporated into the scheme to minimise visual impact; AND**
  - g) They do not result in any loss of amenity for neighbouring houses through the loss of privacy, loss of light or visual intrusion.**
- 2 Designs that incorporate the use of sustainable energy will be supported providing these criteria are met.**

## 4.10 Local Housing Density

**4.10.1** The density of a development is an important consideration in place making. The NPPF states that local planning authorities should set out their own approach to housing density to reflect local circumstances. While CBC Core Strategy (2009) and the Draft Local Plan (2017) do not set density requirements within policy, the CBC Design Guide (2014) suggests that densities (below 25 dwelling units per hectare net) are appropriate toward the edges of development or in rural locations and small villages.

**“Appreciate the rural aspect of our environment and want to preserve it”**

**“Developers should ensure that new houses fit in with existing surrounding buildings”**

**“For farming culture and land to be preserved in and around the parish”**

**“Would not want a huge estate”**

### **Policy NP7 Housing Density**

- 1 The density of any new development should be in keeping with the local context respecting the rural nature of the parish. Proposals that would lead to over development of a site will be resisted.**

Compliance refs: NPPF 7, 17, 47, 48, 49, 50, 53, 54, 55, 57, 58, 59, 61, 63, 64. CBC 2009 refs: CS1, CS8, DM4, DM10.

## Conclusion

The policies defined in this section have taken into account parishioners’ views about important aspects of their living environment. They support development which is mixed in size and tenure, catering for the full range of housing needs. New developments will have specifications which emphasise sustainability, including high quality design and build, good insulation and the capacity to generate electricity. The plan recognises the need for our community to play its part in the national, regional and local demands for increased housing stock. Recent development is satisfying national and regional requirements. Local demand is primarily enabled in the manner parishioners desired by providing affordable housing for people with a local connection across the villages and hamlets of the parish. Both backland development and overdevelopment within sites is resisted. Taken together, this suite of policies meets Objectives 1-5 of the NP.

## 5 Site Allocations

An extensive community engagement process as described in the Site Assessment report selected the following sites on the basis of their availability, achievability and sustainability, combined with parishioner preference. Policies NP8 to NP11 should be read in conjunction with all the other policies in this Neighbourhood Plan (see 1.9).

### 5.1 Details of the sites

The following sites are allocated for rural exception affordable housing.

#### 5.1.1 Site allocation 1.

##### NP Site Ref 17.

Land opposite G&M Growers, Hitchin Road, Upper Caldecote



**5.1.2** The site is a 1 acre (0.4 hectares) greenfield, opposite a commercial potato merchants and farm shop. Planning permission was granted for a petrol station about 20 years ago.

**5.1.3** The site is adjacent to the settlement boundary, and is within an existing community. The site is not within flood area 3 of the Environment Agency maps, but has however a low risk of surface water flooding (1 in 1000), reference CBC map 18 August 2016. On the map the flooding occurs towards the northern part of the site.

**5.1.4** The site has direct access available from the public highway with clear views of oncoming traffic on Hitchin Rd and with a roundabout on the south east corner of the site. As well as the farm shop opposite, the post office and lower school are within walking distance and the site is on a bus route between Biggleswade and Bedford. Parishioners' comments on this site are as follows:



**“Within existing community, infrastructure in place”**

**“On main road, near all services”**

**“Would be a natural extension to the existing housing along that road. Would not agree to too many houses”**

**“Flooding from surface water on site. Outside settlement area, with land owned by travellers on two sides”**

### **Policy NP8 Site Allocation 1. (NP Site Ref 17).**

- 1 Planning permission on 0.4 hectares of land opposite G&M Growers, Hitchin Rd, Upper Caldecote will be granted, subject to the following requirements;**
  - a) The site delivers no more than 10 dwellings;**
  - b) If viability issues are accepted, the site will deliver 80% affordable housing and a maximum of 20% market housing and**
  - c) Development must include measures to alleviate surface water flooding.**

Compliance refs: NPPF 17, 47, 49, 50,54, 55, 57, 58, 59, 60, 61, 63, 64. CBC 2009 refs: CS8, DM10.

## **5.2 Site Allocation 2.**

### **NP Site Ref 20.**

**Land north side of Caldecote Rd, Ickwell, adjacent to no.47 Caldecote Road**



- 5.2.1** The site is part of an arable field of 12 acres (4.83ha) on the north side of Caldecote Rd., Ickwell, and could be developed within the next 13 years subject to giving the current arable tenant one year's notice.
- 5.2.2** The site is adjacent to the settlement boundary and not to the rear of existing properties. The site has a mostly hedged southern frontage onto Caldecote Rd. The western boundary adjoins gardens of existing properties on the north side of Caldecote Rd., and to the east and north are open fields.
- 5.2.3** The site is within an existing community that has no shops but is on a bus route to Bedford and Biggleswade. The village green acts as an informal recreation area as no formal play equipment exists for children. The cricket club acts as the local pub to members.
- 5.2.4** The Northhill Green Infrastructure Plan identified aspirations to create a footpath link north from Caldecote Rd. to Flitton Scar (GIP ref 8) and to link Ickwell to Upper Caldecote (GIP ref 1). Policy NP21 supports these proposals.

**“Access to site(s) is good” “Extend or near to existing properties”**

**“Link to available services” “Sensible – adjacent to settlement area”**

**“Implementation of 30mph at bridge would be good”**

**“Adjoin valued countryside, sets precedent for future ribbon development towards Upper Caldecote”**

**“Maybe 5 houses each side (of road) would be good – affordable housing please”**

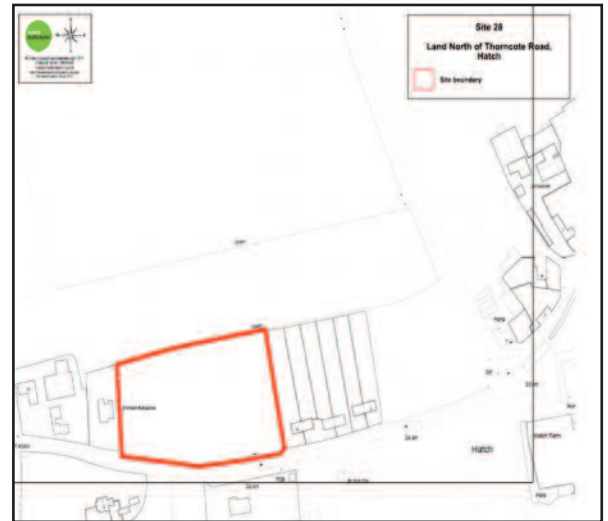
## **Policy NP 9 Site Allocation 2. NP Site Ref 20.**

- 1 Planning permission on 0.68 hectares of land adjacent to 47 Caldecote Rd, Ickwell will be granted subject to the following requirements;**
- a) The site delivers no more than 10 dwellings in a courtyard style with no future access for housing. Development to the rear of this site will not be supported;**
  - b) If viability issues are accepted, the site will deliver 80% affordable housing and a maximum of 20% market housing and**
  - c) Provision should be made for a footway to contribute to the aspiration to link Ickwell to Upper Caldecote and for a footpath to link north to Flitton Scar (NP 21) constructing new rights of way.**

## 5.5 Site allocation 3.

NP ref 28.

Land between Orchard Bungalow and No 12 Hatch, Sandy.



- 5.3.1** The site consists of 1.75 acres (0.70ha) fallow grassland, in the ownership of two farming families. Although there are no settlement boundaries at Thorncote and Hatch, the site is considered to be “infill” between those two small hamlets. The need to retain separate settlement identities has been balanced against the degree of existing demarcation between settlements, parishioners’ desire for development to be spread across the parish and giving people with a local connection the opportunity to live in a hamlet. The site has direct access onto the highway, with an open south facing road frontage permitting clear views of oncoming traffic. It is hedged to the rear with domestic gardens to either side.
- 5.3.2** The site is within a small existing community and could accommodate affordable or older person accommodation. However residents would require transport as it may be too far from amenities and is not on a recognised bus route.
- 5.3.3** Although there has been flooding in Hatch in the last 30 years, this was further to the east and the site is not within flood risk zone 3 based on EA maps.

**“Will provide affordable property, with good access to services”**

**“Infill, ideal small site within the parish, good site access. Bungalows”**

**“Has good road frontage for access”**

**“Hatch has always been a poor relation ... development would put Hatch on the map. Small groups of houses, bungalows for local people, ideal access to Sandy, Bedford.”**



## Policy NP 10 Site allocation 3. NP Site Ref 28.

1 Planning permission on 0.7 hectares of land between Orchard Bungalow and No. 12 Hatch, Sandy will be granted subject to the following requirements;

- a) The site delivers no more than 10 dwellings;
- b) If viability issues are accepted, the site will deliver 80% affordable housing and a maximum of 20% market housing and
- c) Development should maintain the building line of existing properties either side of this infill site.

Compliance refs: NPPF 17, 47, 49, 50, 54, 55, 57, 58, 59, 60, 61, 63, 64. CBC 2009 refs: CS8, DM10.

### 5.4 Site Allocation 4.

This site location will be determined, following further considerations of acceptability, availability, achievability, sustainability, suitability and need from two existing sites or any sites offered for rural development during the lifetime of the Plan. The two current sites are as follows:

#### 5.4.1 NP Site Ref 24a

Land East side of Thorncote Rd., Northhill



- 5.4.2** The site is a 0.45 hectare section of a 1.2 hectare grass field fronting the east side of Thorncote Rd., Northhill and extending to the rear of the owner's bungalow, Llasrham House. The owner would consider part site development.
- 5.4.3** The site is within the existing community of Northhill, 100 metres from Northhill settlement envelope and 200m from Northhill conservation area, so development should not have any detrimental impact on views into or out of that area.
- 5.4.4** Existing infrastructure could be upgraded to make the site more sustainable. A footway would need to be constructed to join up with the footway leading to the village centre.
- 5.4.5** The site has natural screening (hedging) with gated direct access onto the public highway. There are clear views of oncoming traffic from either direction.
- 5.4.6** The nearest bus stop to Bedford and Biggleswade is within walking distance, as are the school, church and pub. However there is no shop within reasonable walking distance, the nearest being located at Thorncote.

**"Infill"**

**" Extends to or near to existing properties"**

**"Good Access" "Good Visibility"**

**"OK if less than 5 houses"**

**"Not behind the bungalow"**

**"Not in keeping with rural character of surroundings, extends too far into open countryside"**

## 5.5 NP Site Ref 19. CBC ref NLP 308 Land south side of Caldecote Rd, Ickwell, borders no.36 Caldecote Road.



- 5.5.1** The site offered for development fronts the south side of Caldecote Rd., Ickwell and is a 1.7acre (0.68 ha) section of a total field size of approx.11 acres.
- 5.5.2** The site is adjacent to the settlement boundary and is not to the rear of existing properties. It has an open frontage with direct access onto the road and is bounded by mature trees and existing hedgerows to the east and the north. The western boundary adjoins the side boundary of rear gardens of existing properties in Caldecote Rd. Open fields lie beyond the southern boundary. The site is presently grassland, used for hay and to graze stock.
- 5.5.3** Although no formal Right of Way exists, the field has been used until recently by villagers to exercise their dogs. The site is within an existing community that has no shops but is on a bus route to Bedford and Biggleswade. The village green acts as an informal recreation area as no formal play equipment exists for children. The cricket club acts as the local pub to members.

## Policy NP 11 Further Site Allocations

- 1 Planning permission on one of the following sites may be granted subject to the requirements listed below;
  - a) NP Site Ref 24a. 0.45 hectares of land adjacent to LLasrham House and fronting Thorncote Rd , Northhill or
  - b) NP Site Ref 19. 0.68 hectares of land adjacent to 36 Caldecote Rd, Ickwell.
- 2 Requirements;
  - c) Each site delivers no more than 10 dwellings in a courtyard style with no future access for housing. Development to the rear of this site will not be supported;
  - d) If viability issues are accepted, the site will deliver 80% affordable housing and a maximum of 20% market housing and
  - e) In the case of Site 24a, a footway is constructed to link to existing infrastructure leading to the centre of Northhill.
- 3 Following further consideration of acceptability, availability, achievability, sustainability, suitability and need, any other suitable site offered for rural exception affordable homes during the lifetime of this Plan will also be considered and may be granted planning permission.

Compliance refs: NPPF 17, 47, 49, 50, 54, 55, 57, 58, 59, 60, 61, 63, 64. CBC 2009 refs: CS8, DM10.

## Conclusion

All sites offered to the SG were outside the settlement envelopes of the Parish. The above allocations favour affordable housing for people with a local connection, developed adjacent to settlement envelopes or infill within existing communities. These policies meet Objective 2 of the NP.

## 6 Water Management

### 6.1 Introduction to policies

- 6.1.1** Water is an important issue for Northhill parishioners and at the parish-wide workshops, concern was expressed over the historic and current flooding problems and potential ability of the water infrastructure to cater for additional development. The rivers, watercourses, sewers and ground conditions throughout Northhill Parish have varying amounts of capacity and this will limit the flow that can be received from new developments.
- 6.1.2** The community-wide questionnaire included a single question as to whether alleviating flooding and sewage problems should be included in the Neighbourhood Plan delivered a clear 67% response in favour representing 12% of the parish population.

**“Issues, flooding Warden Rd, Ickwell/Northhill near pumping station”**

**“U/C Pumping station across A1 (Tingey’s Corner) breaks down in prolonged wet weather – needs replacing or upgrading”**

**“Sewerage issues a concern – smells at Caldecote Crossroads and B’wade Road ”**

**“Floods between Ickwell and Northhill”**

### 6.2 Water Issues in Northhill Parish

- 6.2.1** The majority of Northhill parish is located within Flood Zone 1 but there are significant areas lying within Zones 2 and 3. (Fig.5.)
- 6.2.2 Fluvial flooding (rivers and watercourses)**  
 Fluvial flooding occurs when rivers and channels overflow and overtop and this type of flooding is often referred to as fluvial flooding.  
 This caused flooding throughout the parish on 21/10/87 with Hatch and an area between Ickwell and Northhill affected. Water Lane Farm in Upper Caldecote was also severely affected on that date.
- 6.2.3 Surface water (overland flow and surface runoff)**  
 Surface water flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows across the ground or rainfall creates ponds in low lying areas or localised depressions. The parish suffers from surface water flooding particularly in Upper Caldecote. Occurrences on land opposite GM Growers in Hitchin Road that affects neighbouring properties from 1/2/2014 to 3/3/2014), the Green together with Dove Cottage (3/05/12, 23/12/12, 8/1/14 & 8/2/14), Ashby Drive (24/06/16 & before), & the Cemetery (24/12/11). See locations on Fig.6.



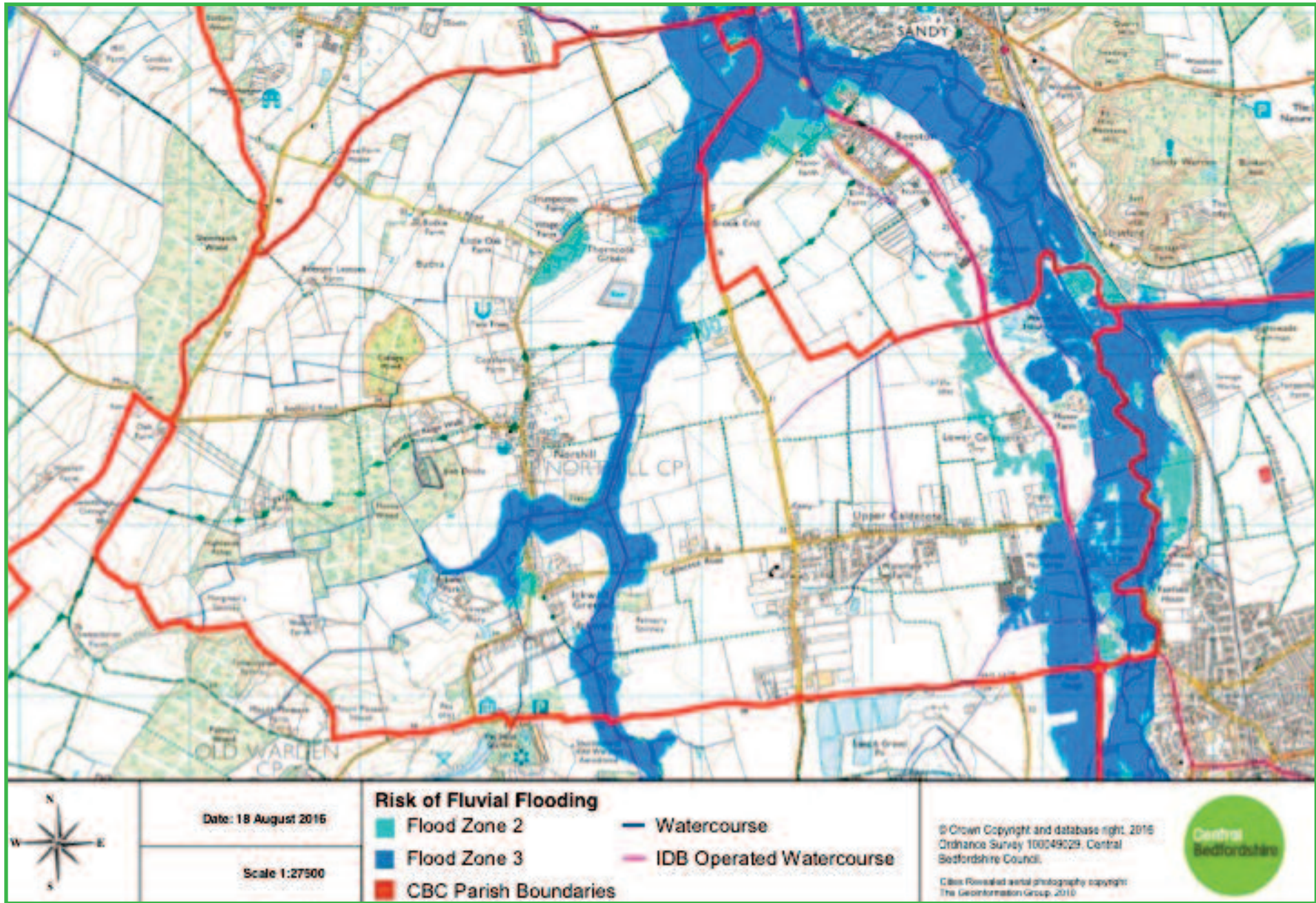


Fig.5 Flood Zone Map





Flooding at Dove Cottage



Blocked gully in Ashby Drive

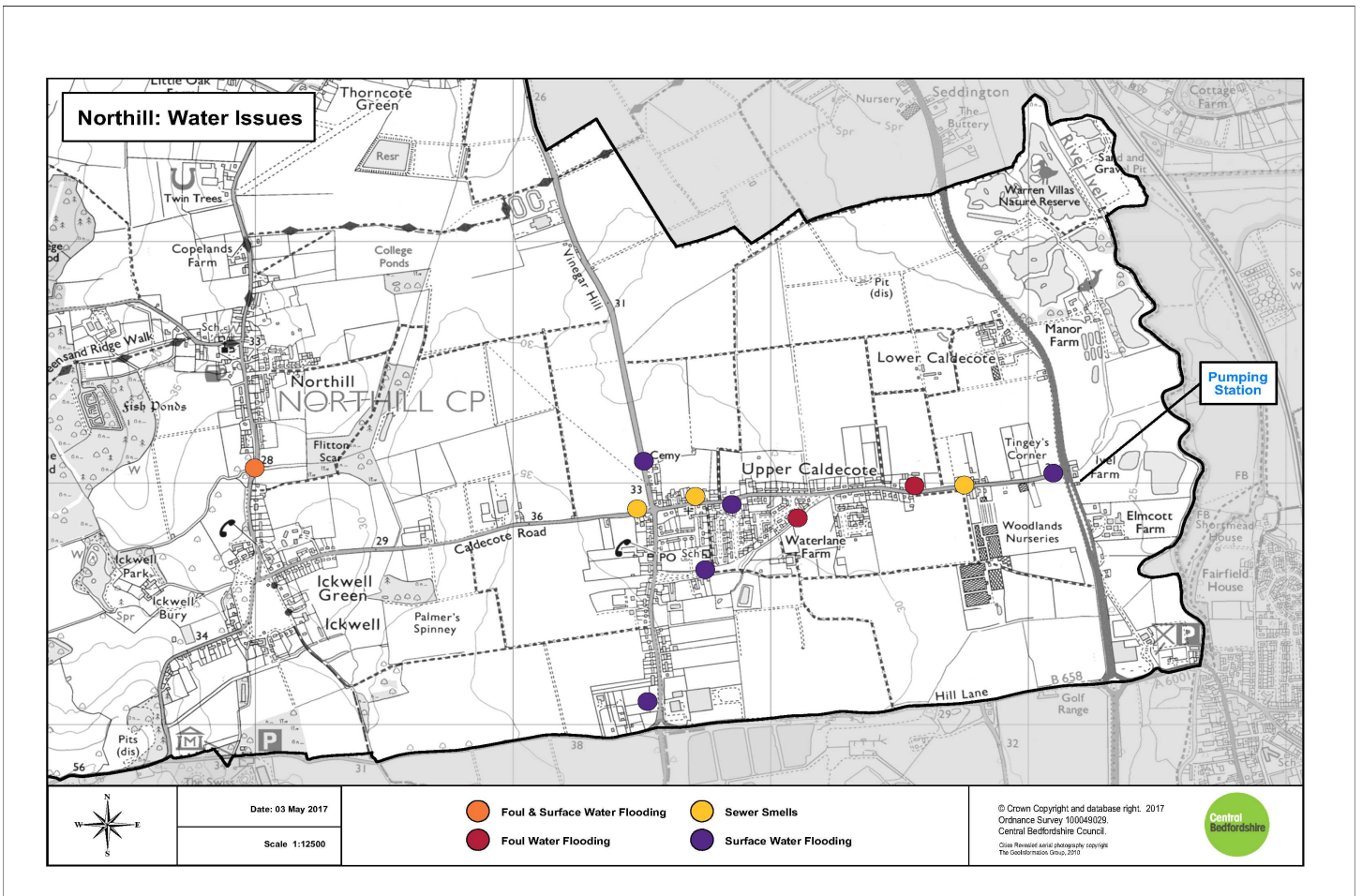


Fig.6 Northhill Parish Water Issues



#### 6.2.4 Groundwater

Groundwater flooding occurs as a result of water rising up from the underlying aquifer from water flowing from ephemeral springs. This tends to occur following periods of prolonged wet weather when the water table is high, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth. The characteristics of the surface water flooding mentioned above match and may also be attributable (in part) to groundwater. The Upper River Great Ouse Tri LLFA Preliminary Flood Risk Assessment in CBC's Sustainable Drainage Guidelines 2014/15 describes and illustrates this northern part of central Bedfordshire administration as susceptible to both types of flood risk. (<http://www.bedford.gov.uk/PDF/PFRA.pdf>).

Infiltration of groundwater into main public sewers occurs between Ickwell and Northhill in the area of the watercourse, noticeable in severe conditions when discharge from sewer manholes is observed. This occurred several years ago estimated between 2004 and 2007 when the resultant high flows surcharged the sewer and overloaded the pumping station adjacent to the watercourse. Requests made to Anglian Water for details of these incidents have not been answered. Rectification of this problem was apparently carried out and the solution would seem to have resulted in raised pumping flows to Upper Caldecote causing surcharge in the Biggleswade Road sewer in adverse conditions.

#### 6.2.5 Public Sewer Network

Sewer flooding occurs when the volume of water entering the sewer network exceeds the capacity of the sewer drainage network to cope.

In the parish, this has caused problems with foul sewage escape from manholes in Water Lane, toilets backing up at Swallowfields (11/02/09, 28/02/10, 04/05/12), A1 pumping station failures as identified with the issues at Swallowfields, and sewage smells along Biggleswade Road (5/10/16 and previously). A sewage escape at Upper Caldecote cross roads occurred on 27/05/2017 attended promptly by Anglian Water. See Fig.6 above.

These issues identified suggest that the system is under strain, particularly the outfall along Biggleswade Road. The incremental connection of a number of small developments to the system, as it currently stands, is likely to cause sewer overload in the medium to longer term. The housing assessment plans for around 90 houses to 2031, distributed around the parish. To add to this load CBC has given approval (21/6/2017) to a 40 dwelling development draining to the sewer in Biggleswade Rd subject to, amongst other requirements: "no development shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. Unless ..... works will be carried out in accordance with the approved details ..... subsequently approved".

The Parish sewers collect sewage from Hatch, Thorncote Green, Northhill, Ickwell and Upper Caldecote, where the main outfall is down Biggleswade Road to the A1 pumping station. Fig 7.

# Northhill Parish Foul Sewer Layout

Thorncote, Hatch and Budna are linked by a special pumped system

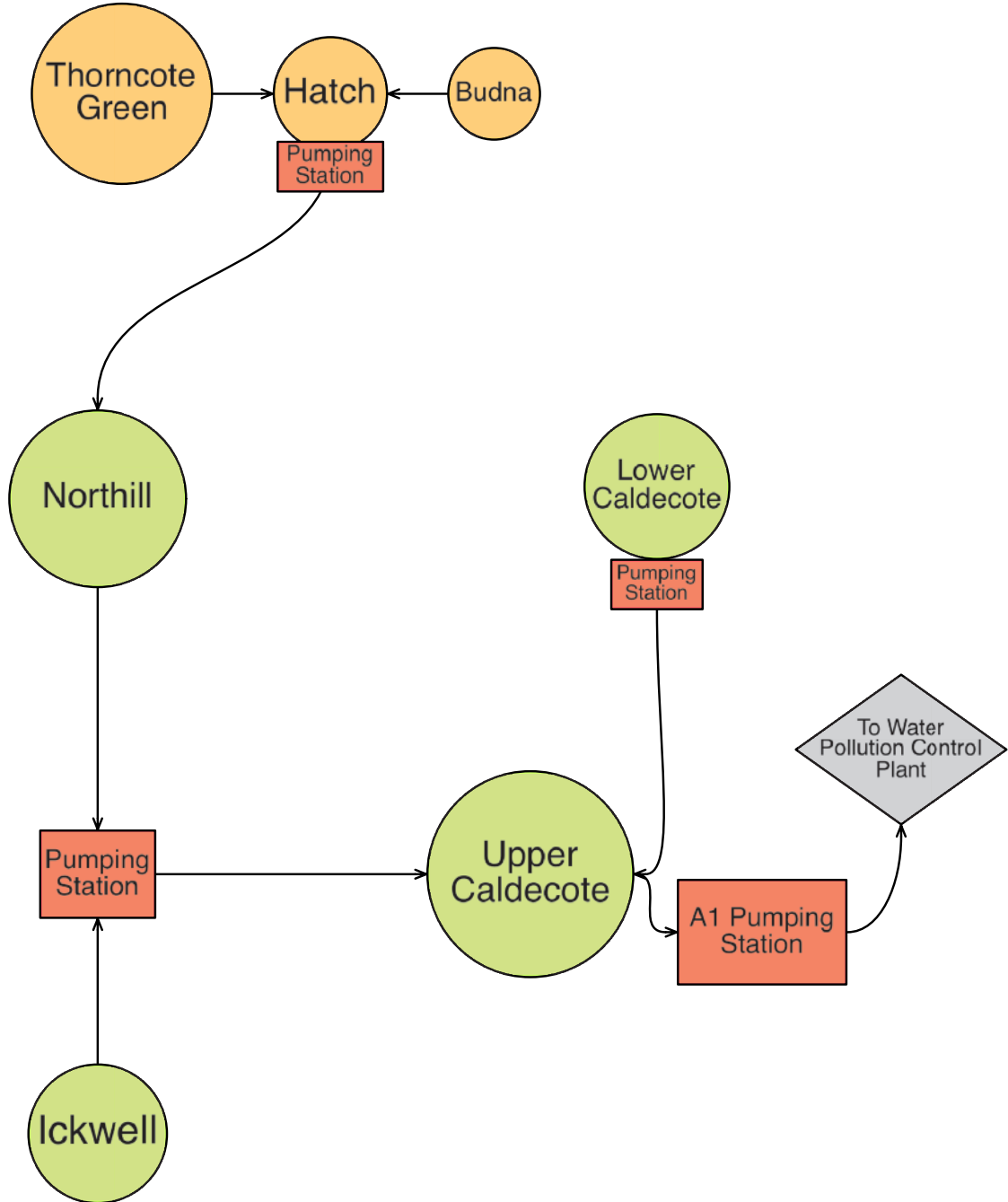


Fig.7 Northhill Parish Foul Sewer Layout

**Note:** All foul sewage is transferred to the pumping station on the eastern side of the A1 for transfer to the Water Pollution Control Plant.

Anglian Water has provided preliminary graded information on sites subject to housing assessment and provided notes to confirm that each site will be looked at specifically when approached by a developer. Foul water infrastructure requirements will be dependent on location, size and phasing of the development. All developments are to incorporate Sustainable Drainage Systems (SuDS) and disposal of surface water to the public foul sewerage network or to a combined sewer is not permitted.

### **6.2.6 Flood Risk Management**

Central Bedfordshire Council, as the Lead Local Flood Authority (LLFA), have produced both a Local Flood Risk Management Strategy for Central Bedfordshire, and the Central Bedfordshire Sustainable Drainage Guidelines (paper documents). These documents are for the use of developers and communities for advice on flooding, (SuDS), and water issues. The LLFA has identified Northill Parish as an area of medium risk with an historic flood risk record of 9 events. To the north and east of the parish, however, the boundary is with Sandy, a parish recorded as high risk when it comes to flooding, and this is reflected in the Flood Zone map at Fig.1.

To ensure that flooding and drainage matters are not made worse in the future, it is essential that any new development fully takes into account its possible impact on these, not only within the site itself, but its off-site effects within the parish and surrounding areas.

It is considered appropriate that new built developments properly address the threat of flood risk and ensure through good design, that they are capable of contributing towards reduction of overall flood risk and can adapt to the challenges posed by climate change. This can be done in a variety of ways, including the use of SuDS but also measures to retain water on site (both rain and grey water) to allow its reuse or subsequent release when peak flows diminish.

Good design should incorporate such systems into new development. New developments should, for example, maximise the potential to use water efficiently, in line with national and local standards, and follow the 'reduce, reuse, recycle' hierarchy in their design to reduce demand for mains water and relieve pressure on available supplies. For example, rainwater will be collected from roofs for reuse in flushing toilets or watering plants and landscaped areas, rainwater collected in permeable paving can also be reused in these ways. This approach also reduces the risk of flooding and pollution as less rainwater will be discharged to drains and sewers and, ultimately, to local watercourses. It also relieves pressure on drainage systems in times of high flow, which is a known issue in areas of Northill Parish.

## **Policy NP12 Flood Risk and Drainage Management**

- 1 Development proposals will be expected to;**
  - a) be designed and constructed so that the overall level of flood risk within the parish will not increase;**
  - b) provide appropriate and effective surface water drainage demonstrating compliance with established guidelines including use of Sustainable Urban Drainage Systems (SuDS) to ensure no net increase in run off. Surface water discharge to a public surface water sewer is seen as a last resort and if necessary must not exceed the green field rate; and**
  - c) Infiltration devices should allow at least 1m freeboard between the bottom of the device and the seasonal groundwater table. Infiltration proposals need to be supported by ground investigation and infiltration rates.**
- 2. Development will not be permitted in flood attenuation areas where that development would reduce the ability of these areas to alleviate flooding.**
- 3. Proposals will need to show that development has avoided the loss of open water courses through culverting with existing culverted sections opened where viable.**
- 4. Any new development must have adequate receiving surface water drainage, i.e. drains, culverts and definable water courses, agreed in consultation with Environment Agency and Local Authority, Internal Drainage Board, Highways and Water Company.**
- 5. In areas with known drainage problems, shown on the Proposals Map, developers will be required to demonstrate how they have sought to mitigate against drainage problems through design. Opportunities are to be sought for betterment of flood risk to relieve pressure on the existing drainage networks within Northhill parish.**
- 6. Developers must ensure that appropriate measures are secured to ensure the adoption and ongoing maintenance of the surface water drainage provisions and flood prevention measures. Maintenance arrangements must avoid excessive burden on home owners.**
- 7. All Foul Sewer drainage proposals must be subject to liaison with Anglian Water and supported by a drainage plan that incorporates a rigorous analysis to show the adequacy of the local foul sewer system and that any new connections will not increase the risk of the existing receiving system backing up or flooding. The discharge of surface water to existing public foul or combined sewers is not permitted.**

Compliance refs: NPPF 17,93, 99, 100, 103,110, 156, 162. Other CBC 2009 CS2,CS13,DM2,DM3. CBC Sustainable Drainage Guidance Adopted April 2014, updated May 2015 (paper document). CBC Local Flood Risk Strategy Feb 2014 (paper document). Upper River Great Ouse Tri LLA Preliminary Flood Risk Assessment in CBC's Sustainable Drainage Guidelines 2014/15 (<http://www.bedford.gov.uk/PDF/PFRA.pdf>)

## **Conclusion**

The rigorous implementation of these policies will apply current best practice to flood alleviation, sewerage and drainage procedures so as to reduce flood risk and not adversely affect local drainage and sewage infrastructure in Northhill Parish. These policies serve Objective 6.

## 7 Caring for Our Natural Environment

### 7.1 The Local Picture

- 7.1.1** The parish of Northill benefits from a rich and diverse natural environment set within a high quality landscape. The Greensand Ridge runs through the north of the parish and Ickwell Bury parkland in the west constitutes one of the most significant remaining historical parklands along the length of the Greensand Ridge. Each village and hamlet has its cherished local green spaces and there are areas of land maintained for leisure pursuits and recreation.
- 7.1.2** Landscape surrounding the villages and hamlets is largely agricultural, much of which is designated as high quality and plays an important part in the local economy.
- 7.1.3** There are notable features such as woodland, parkland, ancient trees, hedgerows, field margins, ancient fishponds, streams and historic water courses which provide valuable resources for wildlife and focuses of interest for local residents and visitors. Significant historical importance has been ascribed to some of these features.
- 7.1.4** In most cases the land is well-managed by local landowners and other agencies. An important initiative to preserve species and increase diversity by creating wild areas along field margins has been undertaken by a local farmer. However there is still much that can be done to improve the quality of the environment, create habitats to support biodiversity and green corridors for wildlife and most importantly, safeguard the environment from exploitation and the threat of degradation from future development.

### 7.2 Public support

- 7.2.1** A passionate interest in the care and preservation of the local environment and its wildlife and a will to increase biodiversity has been revealed through the public consultation process.
- 7.2.2** From the parishioner questionnaire, 89% identified the importance of preserving green spaces; 70% wished for improvements to be made to the green environment; 68% supported the conservation and maintenance of the landscape and 69% the management and conservation of wildlife.

**“Green spaces surrounding the villages need protecting because they attract tourists, people love walking their dogs and riding there, the wildlife can flourish and be protected”**

**“All natural areas, fields and trees in the parish should be preserved”**



## 7.3 Preserving and protecting local green spaces

**7.3.1** Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Para.77 of the NPPF states the conditions for designation as:

- **“where the green space is in reasonably close proximity to the community it serves**
- **where the green 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**
- **where the green area concerned is local in character and is not an extensive tract of land”**

**7.3.2** These listed areas are not only significant in themselves but provide important opportunities that can enhance the quality of life for local residents and visitors. Appendix 3 demonstrates how each of the listed green spaces meets the criteria specified by the NPPF and a policy map showing the location of Green Spaces is in Appendix 4.

**7.3.3** The village greens provide venues for sporting events and traditional occasions such as the May Day celebrations at Ickwell Green. They create broad swathes of grassland which provide relief to housing density and create open windows to the countryside beyond.

**7.3.4** Walkers and dog-owners also benefit from the throughways provided across some of the greens. A good example is the Three Greens Walk which links three of the village greens and also passes through an ancient wood, crosses the parish brook twice, and includes meadows and open arable fields with extensive views across the Ivel Valley.

**7.3.5** Dedicated recreation areas exist in the villages of Ickwell and Upper Caldecote where cricket, football and a number of other sports take place regularly and are well-supported.

**7.3.6** Of particular historical significance are the Medieval Fishponds and the land surrounding them. These are recognised as one of the best preserved examples in the region of such and warrant both environmental and historical protection.

**7.3.7** The Old Walled Garden at The Crown Public House boasts a garden which is one of the last surviving vestiges of “the Old Warden” pear.

**The Medieval Fishponds**

*Photo: M.Lewis*



- 7.3.8** These important features help create richness in the quality of local life and need to be protected in order to secure the distinctiveness of living in Northhill Parish.
- 7.3.9** The following local green spaces have all been identified by the local community

### **Policy NP13 The Preservation and Protection of Green Spaces**

- 1** The areas below are designated as “Local Green Spaces” because of their local significance or community value. They will be protected from new development and incursion of national infrastructure projects unless exceptional circumstances can be robustly demonstrated and evidenced.
- a) Ickwell Green;
  - b) Caldecote Green;
  - c) Thorncote Green;
  - d) Northhill Green and Village Pond;
  - e) Flitton Scar;
  - f) Home Wood and the medieval fishpond area within it;
  - g) College Wood;
  - h) Ickwell Bury parkland, including serpentine lakes, walled garden and dovecote;
  - i) Land east of Ickwell Green and west of Palmer’s Spinney;
  - j) Caldecote Playing Fields and
  - k) The Old Walled Garden and orchard at the Crown Public House, Northhill.

Compliance Refs: NPPF:7,9,17, 37, 70, 73, 74, 76, 77, 78,109, 113. CBC 2009 : CS13,CS16,CS17,DM5,DM14,DM16,DM17.

## **7.4 Conserving and improving the local environment**

- 7.4.1** The next policy draws on examples of good practice in environmental management some of which have already started and need to become more widespread, others which are aspirational but have the possibility of fruition and others which as yet need further investigation. As a set of principles together they describe a future of creating local environmental security and enhancement that future generations can enjoy and take pride in.
- 7.4.2** Details of vital community actions which identify the principles and practices which will secure the future of the important features of our complex environment and contribute to their maintenance and survival are to be found in the accompanying document to the NP : Community-led Actions.
- 7.4.3** The distinctive rural nature of the parish is exemplified by reference to specific assets and initiatives needed to preserve them. These are outlined in the following paragraphs.

- 7.4.4** Wildlife margins at the edges of fields used for cropping are part of the Countryside Stewardship Scheme (CSS). This is a DEFRA initiative managed by Natural England aiming to deliver significant environmental benefits throughout the country in priority areas over a ten year period.



**Grey partridge**

*Photo: D Appleton*

- 7.4.5** In our parish the scheme operates across large parts of Caldecote House Farm under the stewardship of the farm management team. The team have responded to the decline in bird population and in particular the grey partridge resulting from the intensification of agriculture from the 1970s onwards. Through the CSS the team is managing woodlands, hedgerows and field margins for the wider benefit of wildlife and in particular to create cover for the grey partridge. As a result the grey partridge has gone from 8 pairs in 2002 to 44 pairs in 2010. From the period 2006 to 2015 farmland bird density is also up by 1200%.
- 7.4.6** Ickwell Bury is a grade 2 listed Site of Special Interest and a designated “Nature Reserve” within a Conservation Area. The wood pasture and parkland have been chosen as a significant feature of the Greensand Ridge and The Greensand Ridge Partnership Project could be a possible source of funding for planned restoration of this special environment. The 2011 Bedfordshire Parkland Survey revealed that there were 8 remaining veteran trees, 7 of which were native. There were considerably more non-native and ornamental trees. A replanting programme may be needed to restore the native species in the parkland. The parkland also boasts a serpentine lake set in a ‘Capability Brown’ style. For the public to enjoy the parkland, better public access needs to be negotiated.
- 7.4.7** As well as the streams feeding into the River Ivel there are number of other water bodies located within the parish, the largest of which is the Warren Villas Nature Reserve to the east alongside the River Ivel. The Warren Villas complex of lakes was developed as a result of sand and gravel extraction and was managed for a period of 25 years as a nature reserve creating the thriving wildlife habitat that we see today. The reserve was sold a few years ago to a private owner and is currently used as a commercial fishery. There are some permissive rights of way in place. This complex of water-based habitats is a good contrast to the wooded areas to the west of the parish and the open land in the central belt.



**Warren Villas Nature Reserve**

*Photo: J. Thomas*

## 7.5 Protecting Ancient Woodland

- 7.5.1** College and Home Woods are designated as County Wildlife Sites. They are considered to be among the most fascinating of Bedfordshire woodlands with a complex and varied history. The sites are currently accessed along a footpath from Bedford Road, Northill but once reached private ownership limits further access. It is felt that protection of these valued assets should be secured.

### **Policy NP14 Conserving and Improving the Environment**

- 1** Developments which conserve the rural nature of the parish and improve it, whilst creating further opportunities for parishioners to enjoy it, will be supported.

Compliance Refs: NPPF:7, 9, 17, 78, 109, 113, 117, 118. CBC 2009: CS16, CS17, DM5, DM14, DM15, DM16.

### **Policy NP15 Ancient Woodland at Home and College Woods**

- 1** Developments which damage or result in the loss of ancient trees or trees of good arboricultural and amenity value will not be permitted.
- 2** Proposals should be designed to retain ancient trees or trees of arboricultural or amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

Compliance Refs: NPPF: 9, 17, 76, 78, 109, 113, 117. CBC 2009: CS13, CS16, CS17, DM14, DM15.



## 7.6 Protecting Natural Habitats

- 7.6.1** Protected green spaces are ideal locations for further creating biodiversity and important habitats. A good example is the wildflower bed opposite the Northhill Village Pond. This is a low cost, easily maintained habitat which has the potential for increasing the diversity of insect life, particularly pollinators. Such plantings could be replicated across other parish green spaces.

### Policy NP16 Protecting Natural Habitats

- 1 This policy protects the distinctive wildlife and habitat features and green infrastructure in the parish from degradation through housing or commercial developments or changes in land use.**
- 2 Development proposals that would incur the loss or degradation of existing natural habitats and/or part of the green infrastructure will not be permitted unless mitigation measures to ensure that the integrity of the habitat continues after the implementation of the development and appropriate management and aftercare is secured.**
- 3 Development proposals should seek to protect, and where practical and viable, improve and extend the natural environment.**

Compliance Refs: NPPF: 9, 17, 109, 113, 114, 117, 118. CBC 2009: CS3, CS16, CS17, DM14, DM15

## 7.7 Improving the Green Infrastructure

- 7.7.1** Green infrastructure across the parish consists of wildlife networks and corridors such as the interconnecting streams which run into the River Ivel and thence onwards to the River Ouse. Hedgerows, woodlands, grassland, parkland and green spaces also contribute to the local green infrastructure. Footpaths, bridleways and outdoor recreation and leisure areas are also part of the green infrastructure.
- 7.7.2** In 2016 Northhill Parish Council adopted a Green Infrastructure Plan for the Parish. The plan contains aspirations for developing the green infrastructure within the parish. Much of what has been prioritised focuses on the improvement of the footpath network across the parish and is dealt with in the Community Health and Wellbeing section of this report.
- 7.7.3** However there are additional aspirations which we have enshrined in the policy below. These aspirations all have implications for improving and adding to the availability of green infrastructure within the parish.



- 7.7.4** In each case the owner’s cooperation and the investigation of possible sources of grant or other financing will be needed before any change in land use can be envisaged.
- 7.7.5** Four County Wildlife Sites lie completely within the Parish boundaries. One further woodland site (Sheerhatch Wood) is partially within the parish on the western boundary; a sixth site along the River Ivel, forms part of the eastern boundary of the Parish.
- 7.7.6** The Green Infrastructure Plan also identifies, in addition to the areas named above, further parts of the parish where opportunities for enhancing biodiversity would be most beneficial. These can be found on the Northhill Biodiversity Map (Appendix 5:p.41 of The Northhill Parish Green Infrastructure Plan). The aim of doing so is to buffer and link existing wildlife rich areas creating a landscape through which species can move.
- 7.7.7** This policy will also make wildlife populations more sustainable and help them to adjust and survive the inevitable habitat changes that climate change will exacerbate.

### **Policy NP 17 Improving the Green Infrastructure**

- 1 Proposals that seek to improve wildlife areas and green spaces and/or the connectivity between them will be supported.**
- 2 Proposals that contribute to the delivery of environmental projects set out in the Community-led Actions will be supported.**

Compliance Refs: NPPF: 9, 17, 109, 110, 113, 114, 117, 118. CBC 2009: CS13, CS17, DM14, DM15, DM16, DM17.

## **Conclusion**

Our parish environment is clearly diverse with both historic and more modern aspects and a wide variety of types of environment. There are clearly some well-managed attempts to sustain and improve habitats. However there are sufficient opportunities through the policies outlined above to build on the successes already achieved and ensure that our diverse environment continues to improve. And the awareness of its significance and potential fragility is appreciated together with the means to halt decline. This suite of policies address Objective 8.

## 8 Community Health and Wellbeing

### 8.1 What is a healthy community?

**8.1.1** “A healthy community is a good place to grow up and grow old in. It is one which supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate, encourage:

- Active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play and food growing, and is accessible by walking and cycling and public transport.
- The creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.” (from DfCLG Planning Practice Guidance 2014)

**8.1.2** In thinking through what policies we need to support the health and wellbeing of our local community now and into the future, we have taken the above Government advice as our starting point. Following the consultation process we are focusing our policies on two aspects that are of particular concern and interest to parishioners:

- Protecting the current array of community facilities for health, leisure and daily living and improving and adding to them where possible.
- Maintaining and improving the quality of existing routes for walkers, riders and cyclists across the parish and establishing new routes where there is an identified need. Additional policies concerning high quality building, green spaces and access to heritage sites appear in other parts of the plan.

### 8.2 The following section deals with policies relating to Community Facilities

**8.2.1** Northill Parish has wide-ranging facilities for a population of about 2300 which includes in excess of 400 young people under the age of 16. (2011 census). The population continues to grow. Within the parish, by far the largest proportion of young people reside in Upper Caldecote where many of the leisure facilities are situated. The parish has many sports clubs and teams which attract members from all parts of the parish and beyond.

- 8.2.2** Although the parish is well-provided with sporting facilities for outdoor games, there are no facilities for structured outdoor exercise. Similarly, play equipment for young people is only located in one village and is not suitable for young teenagers. There are no adaptations on outdoor equipment to enable disabled people to participate.

### 8.3 Local views

- 8.3.1** By listening to the views of our young people and families particularly, we have discovered an interest in new or extended facilities of these types being developed over the lifetime of the plan. Locations have been carefully considered to provide easy and safe access for users near where they live.

**“An outdoor exercise area for adults should be an additional provision added to existing sport areas.”**

**“Northill and Ickwell should have play areas for children”**

**“No play equipment for middle school age in UC – need proper swings and frame for 12yrs +”**

**“Facilities could be mixed so parents can watch different age groups in one place”**

- 8.3.2** A neighbouring community, the village of Langford, has established a multi-age outdoor exercise area therefore local expertise exists which Northill parish could draw on.



**Multi-gym, Langford**

*Photo: Clerk to Langford Parish Council*

- 8.3.3** Several specific locations for additional play spaces have been put forward by parishioners for consideration. The appropriateness of these sites will need to be assessed against their availability and suitability before any further action can be taken.

- 8.3.4** It has been recognised that the range and type of provision in a new facility should be suitable for a wider age group. It is felt that the current public play area situated in land owned and administered by the Caldecote Playing Fields Association has equipment which is suitable for very young children but lacks the diversity and challenge needed for older children to exercise fitfully.
- 8.3.5** In addition the CBC Leisure Strategy (2017 update) recognises that there is a need for play facilities for younger children in Ickwell and Northill villages and additional facilities are needed for young people (aged 12+) in Upper Caldecote.
- 8.3.6** Young people of all ages and abilities should be involved in advising on the suitability and selection of equipment should any project come to fruition.

### **Policy NP 18 Additional Provision of Outdoor Play and Leisure Facilities**

- 1 Sustainable proposals to increase provision of additional play and leisure facilities, over and above those that already exist, will be supported.**
- 2 In particular the following provision will be actively encouraged;**
  - a) The provision of multi-purpose exercise equipment available for all ages at suitable locations where it could enhance existing provision of sporting and leisure facilities;**
  - b) New play facilities in either Northill or Ickwell village at a suitable location convenient to where families live and also safe for public access and**
  - c) Enhancement of existing play equipment in Upper Caldecote, to widen the suitability across the age range.**
- 3 All new facilities should be designed in accordance with relevant Sport England and national governing body design guidance.**

Compliance Refs: NPPF: 7, 9, 17, 69, 70, 73, 171. CBC 2009, CS3.

## **8.4 Additional Catering Outlet**

- 8.4.1** This policy is the result of two sources of evidence. The first comes from consultations with the public and the second from local businesses who have expressed an interest in providing a catering outlet.

**“Would like a café either alone or within an existing shop”**

**“Would like restaurant/café/pub in UC run by village for village.”**

**“A family orientated building, not necessarily licensed, but with games rooms and refreshment facilities. Jordan’s Mill is an excellent example of this”**

- 8.4.2** Since the demise of the local public house, which was demolished to make way for additional housing, Upper Caldecote lacks a dedicated catering outlet. Although there are licensed sports clubs in Caldecote and Ickwell and The Crown public house at Northill a cafeteria type venue is lacking in any of these locations.
- 8.4.3** Public comments have emphasised that as all these venues are licensed premises, the parish therefore lacks a family-oriented cafeteria style venue. It is suggested that this could be sited within existing shops or stand-alone. Another suggestion is that it could be run by villagers for villagers.
- 8.4.4** This additional provision was high on the agendas of younger consultees who also commented that places where they could meet their friends were lacking.
- 8.4.5** When asked as part of the Business survey, three local businesses expressed an interest in opening a cafeteria style facility on their existing premises which are either retail outlets or leisure facilities.

### **Policy NP19 Provision of an Additional Catering Outlet**

- 1 Setting up of a further Class 3 use (restaurant and café) in the parish to supplement existing provision will be supported.**
- 2 Support will be given for the change of use for an existing building to enable delivery of a Class 3 use where;**
  - a) Appropriate levels of parking provision can be demonstrated and**
  - b) There is no loss of amenity for surrounding users.**

Compliance Refs: NPPF: 7, 9, 17, 69, 70. CBC 2009: CS3, CS9, CS11, DM16.

## **8.5 Community Assets**

- 8.5.1** From the evidence of public consultations, existing facilities that enable people of all ages to maintain healthy lives, engage in interests and leisure pursuits and safeguard the future of the local communities in the parish, are to be valued and protected.
- 8.5.2** An asset of community value is generally a building which a community group has asked CBC to list as being of value to that community. This is a relatively new legal right, designed to give communities the opportunity to control the assets and facilities that matter to them.
- 8.5.3** If an asset is listed, and comes up for sale, community groups could be given a total of six months to put together a bid to buy it.
- 8.5.4** Unfortunately we are unable to specify a policy to protect these valued assets as such actions are out with the scope of a Neighbourhood Plan. Local listing offers some protection and is one of the proposed projects in the Community Led Projects document and should be regarded as a priority community action. The community assets identified by our parishioners should be forwarded to NPC to request their inclusion in the local list designated by CBC.



## 8.6 Allotments and Community Growing Spaces

**“Land should be made available for Allotments – Many requests to NPC”**

**“We suggest modelling the provision on the Dunton community gardens project. This would entail the provision of both individual plots and community facilities e.g. polytunnels and fruit orchards.”**

- 8.6.1** Parish Councils are required by law to establish allotments where they consider there to be a demand. In Northhill Parish, Neighbourhood Planning and previous consultations (e.g. the THINC Parish Plan 2009) have provided overwhelming evidence that they are a much needed and valued resource for our community.
- 8.6.2** In addition the CBC Leisure Strategy recognises an established need for 15 allotments in Upper Caldecote and the same document sets out quality standards which will be taken into account in the proposed Community Actions associated with this policy.
- 8.6.3** Six possible sites have been identified as potentially suitable for allotments. Section 8.7.4 of the Environment Working Group Report. These will require further investigation for suitability and negotiation with the appropriate landowner once the most suitable site has been decided upon. (Appendix 6.)
- 8.6.4** Community Actions required for the establishment of allotments have been set out in Community-led Projects.
- 8.6.5** Coupled with the desire to create a community orchard both the allotments and the orchard can make an important contribution to the health and well-being of our community.

### **Policy NP20 Allotments and Community Growing Spaces**

- 1 Proposals for the provision of allotments and community growing spaces will be strongly supported. Space should be set aside to meet the expressed local need.**

Compliance refs: NPPF 7, 9, 17, 37, 69, 70, 73, 114, 171. CBC 2009: CS3, CS4, CS13, DM9, DM17.

## 8.7 Rights of Way – Support at National and Local levels

- 8.7.1** The NPPF gives guidance for the protection and enhancement of public rights of way and access to them. In addition local authorities should seek opportunities to provide better facilities for users adding links to existing rights of way networks.

- 8.7.2** DEFRA also provides guidance on access to the countryside whilst the Environment Agency has responsibilities relating to the protection and enhancement of the environment in England. Natural England is the government advisory body for the natural environment in England with access to the countryside, high on its list of provisions to protect England's nature and landscapes for people to enjoy.
- 8.7.3** The need for Green Infrastructure Plans (GIPs) of which access to the country is an important component has been identified at all levels from central government through to local authorities and local communities. The Mid Bedfordshire GIP was introduced in 2008 and the Northill Parish GIP was approved in September 2016.
- 8.7.4** CBC has produced documents for use at a local level under their Development Strategy policy (Policy 23 Public Rights of Way).
- 8.7.5** NPC has a working party P3 (People, Projects and Partnerships) that meets to monitor the state of parish footpaths and their maintenance and liaises with CBC to recommend work to be undertaken.



**Parish signpost**

*Photo: P Sandell*

**“Want to walk to Ickwell playgroup from Upper Caldecote. Upgrade footpath via The Sheep Walk or put footway along Caldecote Rd. The latter preferred”**

**“Need to be able to cycle from Upper Caldecote to Northill safely for preschool”**

**“Need safe access to Biggleswade by foot and cycle (over or underpass)”**

**“Should be a circular route around the Parish by footpath (cycle, horses, pedestrians/ dogs) which joins up existing footpaths”**

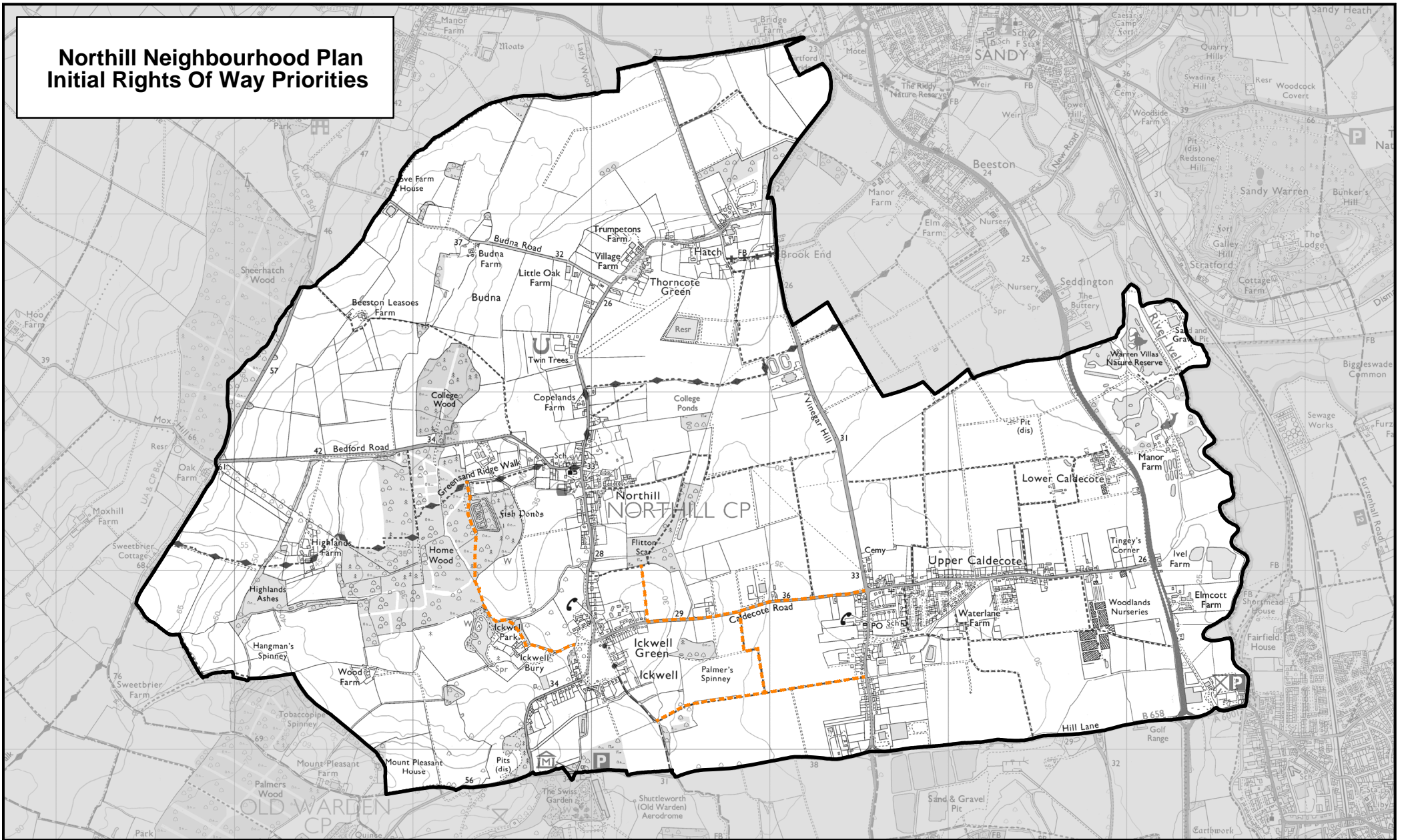
**“Create short footpaths and walks for infirm and invalid carriages”**

**“Access for all parishioners to walk in woodlands. Children would particularly enjoy collecting conkers, chestnuts etc.”**

## 8.8 Local Opinion



- 8.8.1** In public consultation parishioners have taken a great interest in ensuring the maintenance of existing footpaths and other rights of way and establishing new routes to improve lifestyles and access needs.
- 8.8.2** The principal priority identified was improving existing access routes for pedestrians, cyclists and riders to make it safer and easier to get around (68%).The second priority concerned creating new access routes for pedestrians, cyclists and riders (48%).
- 8.8.3** Significantly these returns echo and enhance the NP consultation and GIP workshop aspirations. The aspiration with the greatest support is for establishing a new footway linking Upper Caldecote and Ickwell. This proposal may be constrained by the high costs entailed.
- 8.8.4** Another aspiration given high priority is for improved access to Biggleswade, enabling the A1 to be crossed safely by pedestrians and cyclists. This major highway is however currently being investigated by the government with a view to possible re-routing so until intentions are made known it is difficult to proceed with further plans.
- 8.8.5** Additional aspirations include new rights of way for access to the Medieval Fishponds, a nationally significant heritage site. Furthermore additional woodland paths and improved linkages to existing footpaths within the parish are deserved.
- 8.8.6** New bridleways and cycle paths also rank high in parishioner aspirations. However by their very nature these are more challenging to construct requiring considerable work and a long timescale for planning and implementation.
- 8.8.7** The opportunities for improving access to the countryside should be taken when a new development is sited near existing footpaths. This policy supports the linkage of new developments to the local infrastructure for the benefit of residents.

# Northhill Neighbourhood Plan Initial Rights Of Way Priorities



Date: 15 February 2018

Scale 1:20000

 Parish Boundary  
 Beyond Northhill

 Rights of Way Priorities

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 Central Bedfordshire Council.  
 Cities Revealed aerial photography copyright  
 The GeoInformation Group, 2010





## 8.9 Increased Opportunities for Creating and Using Rights of Way

- 8.9.1** The provision of new Rights of Way is guided by the potential for greatest benefit, lowest cost and practicality in conjunction with parishioners' aspirations.
- 8.9.2** Provisions for new public access links are major aspirations and concur with national and local policies. Longer term schemes present issues that require special attention in particular landowner and/or Highways Authority permission.
- 8.9.3** Access to the countryside for wheelchair users and the very young is an important feature of national and local guidance. The provision of a community volunteer group (also Community Led Projects) to undertake adaptation and maintenance work will assist the implementation of the policy and link with the actions of the Green Infrastructure Plan and the findings of P3.
- 8.9.4** The maintenance, improvement and safety of footpaths are frequently expressed parishioner concerns and a major thrust of government and local guidance. In prioritising these policies we are committing to improving the quality of life for parishioners and visitors now and in the future.
- 8.9.5** The "Getting About" Working Group Report contains a comprehensive survey of all footpaths in the parish and comments on their current states and identifies maintenance needs (Appendix 7). This is a useful starting point for assessing priorities in work to be undertaken in line with the policy below. (Refer to Community Led Projects Document).

### **Policy NP 21 Increasing Opportunities for Walking, Cycling and Horse Riding**

- 1 Development proposals to improve walking, cycling and horse-riding will be supported. In particular provision of routes that are physically separated from vehicular traffic and from one another will be strongly supported.**
- 2 For walking routes, proposals should ensure that access by disabled users and those with prams, is secured.**
- 3 Priorities for new routes as shown on the Polices Map are;**
  - a) A roadside footway between Ickwell and Upper Caldecote;**
  - b) New footpath north from Caldecote Road to Flitton Scar;**
  - c) New footpath from Ickwell Green to Medieval Fishponds and**
  - d) Improve and/or upgrade footpath F5 from Upper Caldecote to The Sheep Walk linking to Ickwell village.**
- 4 Support will be given to proposals that improve and extend the existing path and bridleway network, allowing greater access to new housing , the village centres, green spaces and open countryside.**
- 5 The loss of existing footpaths, cycle paths and bridleways will be resisted.**

Compliance Refs: NPPF: 7, 9, 17, 37, 69, 70,73, 75, 114, 171. CBC 2009: CS3, CS4, CS13, DM9, DM17.

## Conclusion

The above policies taken together will provide additional opportunities for parishioners to develop healthy lifestyles should they so choose. They promote the creation and maintenance of an environment that supports people of all ages in making healthy choices, help to promote active travel and physical activity and promote access to healthier food, high quality open spaces, green infrastructure and opportunities for play, sport and recreation. In doing so they meet Objectives 10,11,12 and 13.

## 9 Valuing Our Local Heritage

### 9.1 National and Local Support

- 9.1.1** The (NPPF) requires local planning authorities to set out positive strategies for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 9.1.2** In the current Local Plan, CBC has undertaken to “conserve, enhance, protect and promote the enjoyment of the historic environment”. Specific commitments have been made relating to the conservation, management, interpretation and knowledge-sharing of such heritage assets.

### 9.2 Our Historic Heritage

- 9.2.1** Northill Parish has a rich historical heritage which is evident in the local villages and countryside. Many of the historically important buildings also contribute towards the visual attractiveness of the parish settlements and give them their distinctive local character. Parts of Northill and Ickwell are designated as Conservation Areas, (Appendix 8) where new building and/or modification to existing buildings is restricted. There are also registered parklands and gardens which have some degree of protection.
- 9.2.2** For a small rural parish the size of Northill, there is evidence of a large number of buildings, sites and artefacts pointing to the rich and diverse cultural, agrarian and economic past. Some relics have both local and national significance which illustrate the changing historical evolution over the centuries of the parish within its wider setting. Of particular note are:
- several Roman artefacts discovered as well as evidence of Roman roads and habitation.
  - the earliest known settlements in the parish date back to Saxon times. The medieval fishponds are scheduled as comprising a site of national importance, are recognised as being “exceptionally well-preserved”.
  - numerous historic buildings, mainly of 17th and 18th century origin, which have helped create the attractive villages, hamlets and village greens which make up the parish settlements and give them their distinctive local character.
  - Evidence of movement towards an industrial society can be seen in the 18th century remains of a lock and wharf on the River Ivel illustrating the movement across the country of bulk goods. These are deemed worthy of protection.





**The Old Smithy Ickwell**

*Photo: Bedfordshire Archives 2011*

- 9.2.3** There are 73 entries for Northill Parish reported on the Heritage List for England published by Historic England. Most of these are easily identifiable houses, many in the form of thatched cottages. There are also several farm buildings which are less apparent and two significant Anglican churches, one of which, St Mary’s in Northill, has a Grade I listing and contains some of the finest decorated glass in the county.(Listed entries in Appendix 9)

### 9.3 Local Concerns

- 9.3.1** Following from parishioners’ concerns, 23 other non-listed buildings and industrial sites and artefacts have been identified by the plan’s Heritage Working Group as being of sufficient community interest and historical significance to warrant conservation and further protection. (Parishioner list in Appendix **10**)
- 9.3.2** Protection of these historic assets ranks high on the parishioners’ agenda. Many local sites, buildings and open spaces were identified during public consultations and concern expressed for their conservation. When asked whether ‘Conservation of Historic Buildings’ should be included in the Neighbourhood Plan, 65% responded positively.
- 9.3.3** The policies below recognise that these assets need to be acknowledged, protected and sustained for the benefit of current and future parishioners

**“Need a list of listed and old buildings in Parish. Want to retain and maintain these historic buildings as heritage.”**

**“Listed buildings – protect views”**

### 9.4 Addressing Concerns

- 9.4.1** The first policy will apply to buildings and sites currently listed with Historic England and any successor body dealing with such issues and those that become listed during the lifetime of the plan.
- 9.4.2** It will also apply to any community- identified assets which may become designated for inclusion on a local list in the future.

- 9.4.3** If official listing with English Heritage is not possible, non-listed heritage assets will be considered for inclusion on a 'local list' of 'non-designated heritage assets' along with the 'street furniture', fishponds and remnants of the industrial heritage. Whilst local listing does not specifically provide additional planning controls, the fact that a building or site is on a local list means that it has been recognised as an heritage asset and it's conservation is an objective of the NPPF and a material consideration when determining the outcome of a planning application (NPPF, paragraph 17). This status is strengthened by the policies outlined here.
- 9.4.4** Investigations of all the historical assets identified through public consultation, have been undertaken by the Heritage Working Group and specific recommendations been made regarding their upkeep and preservation. These assets and the accompanying recommendations can be found in Appendix 10.



**Remains of Ivel Navigation Lock**

*Photo: M. Lewis*



**Home Farm Barns, Ickwell**

*Photo: M. Lewis*

- 9.4.5** Where approved, modern replacement and/or alternative building materials should visually compliment the immediate environment and not impact adversely on the historical integrity of existing or neighbouring buildings.
- 9.4.6** Significant features of the environment include ancient trees, hedgerows, wicket fences, iron railings, gardens in the style of the property, wells, barns, outhouses of the period and other features deemed in keeping with the heritage asset.

## **Policy NP22 Listed Buildings and Buildings, Structures or Sites of Historic Worth**

- 1 This policy outlines specific local protection in addition to that afforded under the relevant planning laws.**
- 2 Planning permission will not be granted for development that would result in the loss of or damage to, either listed buildings, or the buildings, structures or sites of historic significance appearing on the list identified by parishioners as locally significant (together with justifications for their inclusion) as set out in Appendix 10 of the Plan.**
- 3 Development affecting heritage assets must pay particular regard to the need to conserve and enhance their settings and any architectural or historic features of significance.**
- 4 Proposals that would result in the loss of the remaining heritage structures and/or visible features of the River Ivel will not be permitted.**
- 5 The plan supports the following;**
  - a) Restoration, renovation and repair which restores former function or appearance at a significant point in its lifetime;**
  - b) Enhancement of settings in which assets reside in line with historic conventions and**
  - c) Presumption against demolition unless it can be proven that the asset cannot be repaired or restored (e.g. in the case of a derelict building deemed beyond repair). In this instance recognition of the significance of the site should be established for public information.**

Compliance refs: NPPF 9, 17, 61, 64, 126, 128, 131-5, 136,139, 140. CBC 2009: CS15, DM1, DM3, DM13.

## **9.5 Conservation Areas**

- 9.5.1** Parts of the villages of Northill and Ickwell have been designated as Conservation Areas (Appendix 8). 69% of parishioners who responded to the parish wide Questionnaire supported the conservation and maintenance of the landscape and 65% supported the conservation of historic buildings.
- 9.5.2** Concern was raised about the recent approval for a development of nine dwellings adjacent to the conservation area in Northill, resulting in part-destruction of an ancient hedgerow. The development was felt to urbanise the approach to the conservation area.
- 9.5.3** Currently the CBC 2009 policy says: “Planning applications for development within Conservation Areas will be assessed against the Conservation Area appraisals and inappropriate development will be refused”. CBC Draft Plan 2017 takes this further by, amongst other things, requiring a Built Heritage Statement assessing the level of impact that the development proposal will have on the conservation area and it’s asset (both designated and undesignated).
- 9.5.4** Policy NP23 protects the appearance of dwellings within and adjacent to the Conservation Area to ensure the characteristics so valued by parishioners are preserved.

## **Policy NP23 Conservation Areas**

- 1 Within and adjacent to the conservation areas, development proposals will be required to preserve or enhance the character of those areas. Development proposals and extensions and alterations to existing buildings and structures will be expected to;**
  - a) conform to CBC Design Guidance on Historic Buildings;**
  - b) be suitably designed for the context within which they are set, with no loss or detriment to existing structures and the surrounding environment;**
  - c) ensure that the scale and massing of buildings relates sympathetically to the surrounding area and**
  - d) use traditional and vernacular building materials to respect the context of the development concerned.**

Compliance refs: NPPF 9, 17, 61, 63, 64, 126, 128, 131-135, 136, 139, 140. CBC 2009: CS15, DM3, DM13

## **Conclusion**

It is recognised that the preservation of our historic assets cannot be taken for granted but the strength of feeling amongst the parishioners, demonstrated during the consultation process, indicates extensive support for the implementation of a rigorous policy of conservation and protection of such assets to ensure they are safeguarded for future generations. These policies meet Objective 7.

## 10 Generating and Conserving Energy

### 10.1 Why Support Local Energy Generation?

- 10.1.1** Energy prices are rising far ahead of general inflation, pushing families and businesses into fuel poverty. Increased focus on energy efficiency can reduce these bills, and also reduce the investment needed in new renewable supplies. Both in the UK, and even more elsewhere, both generation and efficiency are increasingly being tackled by community-level energy schemes, which bring ownership of energy to local communities.
- 10.1.2** The government's own statistics show that between 2010 and 2015 domestic energy costs across the UK, increased by 25% whilst in the same period average domestic income had fluctuated and by 2015 had returned to 2008 levels. With increasing pressures on household expenditure, initiatives aimed at reducing electricity costs would seem to make sense.
- 10.1.3.** One way for householders and businesses to reduce rising costs in electricity supply is to generate their own electricity from renewable resources within the community. This also contributes to the reduction of dependency on fossil fuels and the government's target to increase the place of renewables in the total energy provision to 15% by 2020.

### 10.2 Public Support

- 10.2.1.** The Neighbourhood Plan consultation workshops revealed some support for community generation of electricity. Solar, wind, hydro and anaerobic digestion were identified as possible sources and care with siting to assure low visibility and low environmental impact were seen as important. The community-wide questionnaire revealed that 51% of respondents were in favour of houses generating their own electricity.

**“Wind farms could be good if energy benefited the Parish”**

**“Wind turbines – reduce energy costs so can improve quality of life”**

**“Wind power, solar farms, integration of electricity generation into new and existing buildings and anaerobic digester systems should all be considered”**

**“Encourage and support use of solar panels on industrial and farm buildings”**



### 10.3 The National & Local Context

- 10.3.1. The NPPF supports community-led initiatives for renewable and low carbon energy, including developments being taken forward through neighbourhood planning.
- 10.3.2. Policy DM1 of CBC 2009 states that favourable proposals for renewable energy installations will be considered, subject to impact criteria being met. Their subsequent guidance notes, published in March 2016, further re-affirm their commitment to community-led projects and lay out how developers of such schemes are expected to work with communities to ensure impacts are mitigated and direct benefits are understood.

### 10.4 Environmental Considerations

- 10.4.1. Sensitive siting of community energy generation plants is key to securing public support. Ensuring that sites do not compromise or destroy sensitive habitats or eco-systems will be a crucial factor in considering proposals. Examples could be ensuring streams crossing the parish maintain their biodiversity through uninterrupted flow and field margins under high stewardship are not disturbed. In terms of wind power, non-disruption of the flight paths of migratory birds will be a determining factor. Discrete siting and the provision of suitable screening to maintain the local character of the environment will also be expected.

### 10.5 Making It Happen

- 10.5.1. The government are currently operating a “Rural Community Energy Fund” which allocates grants and loans to help scope and set up projects which can prove that they are worthwhile to their local community. The grant includes funds to undertake a scoping study with a specialist consultant. This will involve looking at the most economically viable methods, finding suitable sites and calculating the productivity of competing sources of generation needed concomitant with the scale and location of the installation.
- 10.5.2. The buy-in of landowners from the outset followed by a comprehensive community consultation (once the results of the funded scoping study are known) are seen as essential.
- 10.5.3. The Working Group Report explains how CBC guidance can contribute to the evaluation of suitable technologies and evaluates what may be suitable for Northill Parish and financing schemes which could be explored. (Appendix 11).
- 10.5.4. The policy below demonstrates a rational approach to supporting community energy generating projects where safeguards have been met.

## **Policy NP24 Community Energy**

- 1 Proposals for community renewable energy generation which serve the electricity usage needs of the parish will be supported where;**
  - a) developers ensure no adverse impact on heritage sites, noise, pollution or visual assets and**
  - b) environmental sensitivity is a prime consideration.**

Compliance refs: NPPF 17, 49, 95, 110. CBC 2009: CS13, DM1.

## **10.6 Efficient Smaller-scale Energy Generation**

- 10.6.1.** Another aspect of electricity generation, that was highlighted by parishioners during the consultation process, was the importance of the capacity of newly built houses to generate their own electricity.
- 10.6.2.** From the household survey, answers to the question as to whether houses should generate their own electricity evoked 51% approval from 184 respondents.
- 10.6.3.** A substantial part of the “real affordability” of housing for people trying to get a foot on the ladder is the cost of monthly outgoings. To encourage builders and developers to use proven high rated insulation materials and airtight building methods will reduce costs on power over the lifetime of the property.
- 10.6.4.** There are many different ways in which communal energy and heating generation for small developments can be achieved at relatively low outlay. For developers to incorporate the most suitable system or a combination (e.g. ground source and air exchange) would be of great benefit to the outgoings and quality of life of the occupiers.
- 10.6.5.** The second policy focuses on electricity generation for new build and energy efficiency measures to support costs.

## **Policy NP25 Low Carbon Development**

- 1 Subject to the development being found to be acceptable when judged against other policies in this Neighbourhood Plan, innovative approaches to the construction of low carbon developments, both commercial and residential which demonstrate sustainable use of resources and high energy efficiency levels and capacity to generate electricity, will be supported. Examples would include, but would not be limited to rammed earth, straw bale, timber frame, modular site- assembled, high insulation construction, constructions to Passivhaus standards, conversion to EnerPHit standards and compliance with BREAMM “ Excellent” sustainability ratings.**

Compliance refs: NPPF 17, 93, 95. CBC: CS13, DM1, DM2

## **Conclusion**

The vision of a future environment in the Parish where reliance on high cost externally generated electricity is reduced and homes, businesses and community facilities can benefit from in-house generated energy is both desirable and achievable through the above policies. These policies satisfy Objective 14.

# 11 Business Opportunities

## 11.1 The Local Picture

- 11.1.1** From the evidence gathered, Northill Parish appears to have developed a thriving and healthy economic profile both in the number and diversity of businesses and levels of employment. However thinking through how to tackle parishioner and business concerns for the future will play an important part in supporting its continuance.
- 11.1.2** Currently the parish benefits from a mixed economy where local businesses predominate. Agricultural, market gardening, nurseries and related businesses play a substantial role in providing local employment.
- 11.1.3** There are a very high number of small businesses taking into account the size of the population. Many of these are of an entrepreneurial nature and are either sole traders, family businesses or employ small numbers of staff on a full or part-time basis.
- 11.1.4** A small number of businesses employ more than 15 people and in some instances their places of work spread beyond the parish boundaries.
- 11.1.5** Several large businesses including a Sainsbury's Supermarket and Petrol Station and the CBC "Tidy Tip" Recycling Centre are also located within the parish boundaries although geographically they are situated on the outskirts of Biggleswade on the east of the A1.

## 11.2 Statutory Planning Policies

- 11.2.1** The NPPF specifies that local and neighbourhood planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new developments.

It suggests that plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

- 11.2.2** These themes are further developed in the CBC (2009) with the addition of:

- safeguarding rural employment sites unless it can clearly be demonstrated that they are unfit for purpose and unable to be redeveloped for employment use;
- providing for new small-scale employment allocations in the rural area where appropriate and there is demand locally.

## 11.3 Local Opinions

- 11.3.1** Evidence from the Neighbourhood Plan consultation workshops revealed that there was some resistance to any further development of businesses but those in favour saw the importance in supporting the continuation and future development of local employment opportunities as being essential to the maintenance of a thriving community.
- 11.3.2** Small-scale developments and those turning derelict brownfield sites into productive use were favoured. Proximity and easy access to the A1 were considered important as additional traffic build up through the villages on roads not built for heavy vehicles was regarded as undesirable. Future national infrastructure plans to divert the A1 away from the local area may have an impact.
- 11.3.3** An important major constraint to running businesses in the villages of Northill and Ickwell was identified as an absence of high speed broadband and poor wifi connectivity. This was reinforced by the views of local businesses in these areas.
- 11.3.4** Some local businesses were envisaging limited expansion in the parish and several were hampered by the lack of local people with the necessary skills and lack of housing that was affordable for those who could be recruited from further afield.

**“Continue to promote small business”**

**“New business units with high dependency on transport (heavy goods) need to be situated near A1 to have good transport links and so do not need to travel through the small villages”**

**“Business units location to provide job opportunities”**

## 11.4 Addressing Issues

- 11.4.1** The policies below take a positive look at how the Neighbourhood Plan can best support sustainable businesses growth over the lifetime of the plan taking public opinion and statutory guidance into account.

## 11.5 Small-scale Development

- 11.5.1** There is currently room for small-scale business growth and development on a site adjacent to the A1 and room for expansion of units in the existing Business Park at Vinegar Hill.
- 11.5.2** Low environmental impact and sustainability of sites and buildings will be expected in new commercial developments. Planning for sewage dispersal must be robust and meet the same recommendations as the plan specifies for housing developments.

- 11.5.3** Opportunities to revitalise our local population have featured in other parts of the plan and the creation of new job opportunities will be welcomed.

### **Policy NP26 Supporting Local Enterprise**

- 1 Support will be given to small-scale development (i.e. less than 150 sq.m.) of existing and new businesses providing that;**
- a) developments do not impact adversely on the environment or overload the existing infrastructure and**
  - b) potential job opportunities for local workers could be created.**

Compliance Refs: NPPF: 7, 9, 10, 17-20, 21. CBC 2009: CS9, CS11, CS13, DM2, DM12.

## **11.6 Minimising Community Impact**

- 11.6.1** From evidence provided by parishioners it is deemed essential that the impact of any new businesses in terms of increased traffic should be assessed. There are “hotspots” in the villages where roads are quite narrow and ill-equipped and a number of properties including listed buildings that would be negatively impacted by an increase in traffic. These roads are deemed unsuitable for an increased through flow of HGVs.
- 11.6.2** Additional traffic from heavy vehicles on existing village roads therefore will not be supported. New entrance and egress routes on and off the A1 will be supported where this will lead to stability in road usage through the communities’ settlements.

### **Policy NP27 Access and Scale**

- 1 Development of existing or new businesses will only be considered if they are proportionate in design and scale to their setting and access to and egress from the site for HGVs are from the major highway (i.e. the A1).**

Compliance Refs: NPPF: 7, 17, 18, 21, 37. CBC 2009: CS2, CS10, CS11, DM2, DM12

## **11.7 High Speed Broadband Connectivity**

**“Need fast broadband in Northill and Ickwell for home workers.”**

**“High Speed Broadband throughout parish”**

**“Parish needs effective broadband and mobile phone connection.”**



- 11.7.1** There has been considerable scoping work undertaken by community volunteers to see what options are available for residents of Ickwell and Northhill to secure better wi-fi connectivity and considerably better broadband speeds (see Business WG Report). The conclusion reached by the WG after considering alternative options is to stay with the scheduling of BT high-speed broadband rollout negotiated with CBC despite some delays.

### **Policy NP 28 High Speed Connectivity in New Development**

- 1 All new residential, commercial and community premises should be served by a superfast broadband (fibre optic) connection installed on an open access basis. The only exception will be where it can be demonstrated through consultation with Next Generation Access (NGA) providers that this would not be either possible, practicable or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the premises to facilitate ease of installation at a future date on an open access basis.**

Compliance Refs: NPPF: 7, 17, 20, 42, 43. CBC 2009: CS2.

## **Conclusion**

The above policies support the sustainable growth and effective operation of local businesses as stated in Objectives 15 and 16 in the NP. New employment opportunities within the parish need to be explored with those businesses able to provide them to enable those currently seeking work to become gainfully employed. Broadband and wi-fi inequity is a crucial factor limiting many of the businesses in Northhill and Ickwell and must be resolved by working with CBC and others and considering the solution put forward in the Working Group's report. Closer working relationships between the parish council and local businesses would advantage the community as a whole in enabling sustainable development to be planned over time. Through cooperation new employment opportunities can be created and reduction of perceived constraints tackled.

Neighbourhood Planning in  
**Northhill Parish Villages**



# Northhill Parish Neighbourhood Plan

## Supported by:



BEDFORD  
BOROUGH  
COUNCIL



## Development Management

Central Bedfordshire Council  
Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
www.centralbedfordshire.gov.uk



Council 10/07/2018  
Items for Consideration  
Item 10b Works to trees

Central  
Bedfordshire

Mr Rob McGregor  
Clerk to Biggleswade Town Council  
The Old Court House  
4 Saffron Road  
Biggleswade  
Beds  
SG18 8DL

**Contact** Pat Longland  
**Direct Dial** 0300 300 4431  
**Email** [planning@centralbedfordshire.gov.uk](mailto:planning@centralbedfordshire.gov.uk)  
**Your Ref**  
**Date** 25 June 2018

Dear Mr McGregor,

**Application No:** CB/TRE/18/00191  
**Proposal:** Works to a tree protected by a Preservation Order: Prune 1 Oak tree adjacent to 5 Hazel Walk. The tree is within Area A2 of TPO MB/TPO/73/0002  
**Location:** Woodland south of Shortmead House Lake, Shortmead Lane, Biggleswade, SG18 0FG

I have received an application to carry out work to preserved tree(s) at the above property, a copy of which is enclosed for your information.

If you wish to comment on the application, please do so in writing within 21 days of the date of this letter quoting the above application number.

All letters received are open to public view and therefore cannot be treated in confidence. Normally, your letter will not be acknowledged.

Yours sincerely,

Pat Longland  
**Trees & Landscape Officer**

- 5 JUN 2018

18/00191



# Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

## Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

### 1. Applicant Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text"/>				
County:	<input type="text"/>				
Postcode (if known):	<input type="text"/>				

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

### 4. Trees Ownership

Is the applicant the owner of the tree(s);  Yes  No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:	<input type="text"/>	First name:	<input type="text"/>		
Last name:	<input type="text"/>				
Company (optional):	<input type="text"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text"/>				
Telephone numbers					
Country code:	National number:			Extension number:	
<input type="text"/>	<input type="text"/>			<input type="text"/>	
Country code:	Mobile number (optional):				
<input type="text"/>	<input type="text"/>				
Country code:	Fax number (optional):				
<input type="text"/>	<input type="text"/>				
Email address (optional):					
<input type="text"/>					

### 5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO?  Yes  No

Are you wishing to carry out works to tree(s) in a conservation area?  Yes  No

### 6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

### 7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

*E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.*

Both Trees are in the woodland south of the Shortmead House lake

Oak adjacent to 5 Hazel Walk - Trim tree to give 3 metres clearance to no 5 Hazel Walk

Please see photograph attached with limbs A,B and C to be removed as agreed with the CBC Tree Officer

Tree surgeon has suggested the clearance will give sufficient clearance and will only require minor work to achieve.

Neighbours would like the trees to be pruned so that they are not so close to the roof of No 5



## 7. Identification Of Tree(s) And Description Of Works continued ...

## 8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

### For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

### For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:  Yes  No  
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.  Yes  No  
If YES, you are required to provide for:

#### *Subsidence*

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

#### *Other structural damage* (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

### Documents and plans (for any tree)

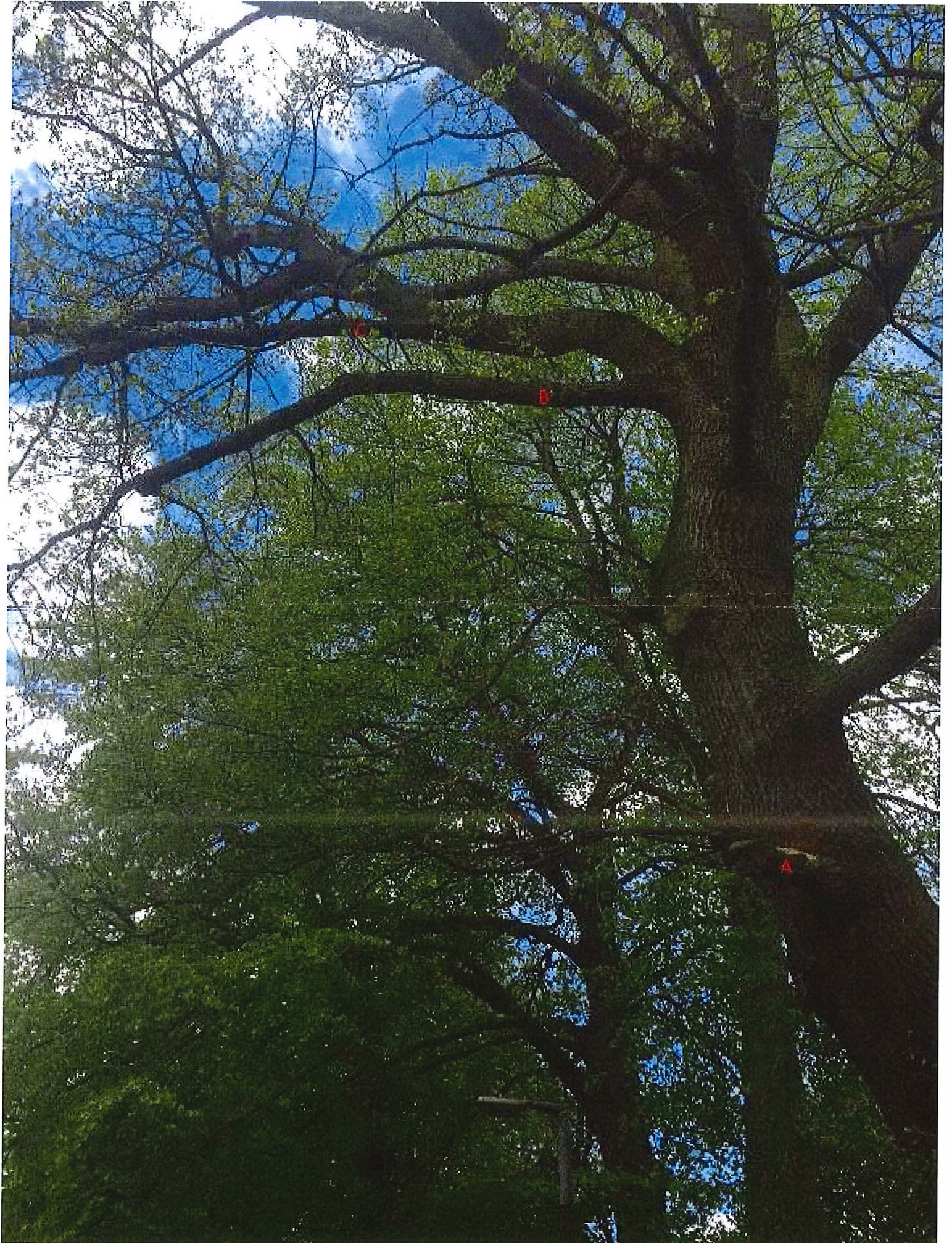
Are you providing separate information (e.g. an additional schedule of work for Question 7)?  Yes  No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.



- 5 JUN 2018

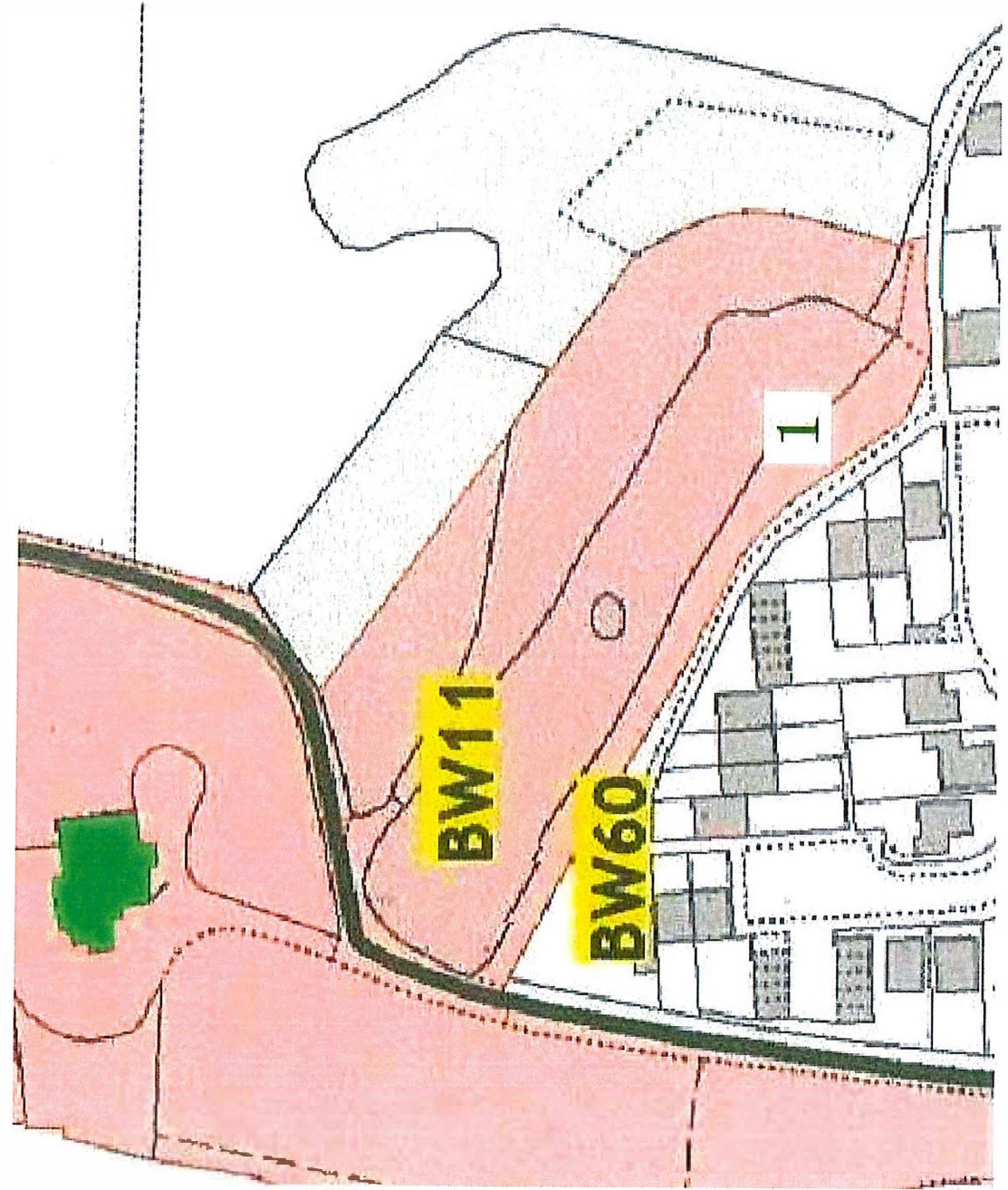
18100191





18/00191

# 1-Oak (No5 Hazel Walk)



5 JUN 2018

## Development Management

Central Bedfordshire Council  
Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
www.centralbedfordshire.gov.uk



Mr Rob McGregor  
Clerk to Biggleswade Town Council  
The Old Court House  
4 Saffron Road  
Biggleswade  
Beds  
SG18 8DL

**Contact** Pat Longland  
**Direct Dial** 0300 300 4431  
**Email** [planning@centralbedfordshire.gov.uk](mailto:planning@centralbedfordshire.gov.uk)  
**Your Ref**  
**Date** 27 June 2018

Dear Mr McGregor,

**Application No:** CB/TCA/18/00199  
**Proposal:** Works to trees within a Conservation Area: Removal of various trees within the garden located as shown on the map supplied with the application  
**Location:** 2 London Road, Biggleswade, SG18 8EP

I have received an application to carry out work to tree(s) at the above property which is within the **Conservation Area**. A copy of the application is enclosed for your information.

If you wish to comment on the application, please do so in writing within 21 days of the date of this letter quoting the above application number.

All letters received are open to public view and therefore cannot be treated in confidence. Normally, your letter will not be acknowledged.

Yours sincerely,

Pat Longland  
Trees & Landscape Officer



Application for tree works: works to trees subject to a tree preservation order (TPO)  
and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

**1. Applicant Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:



## 7. Identification Of Tree(s) And Description Of Works continued ...

THERE ARE THREE SEPARATE AREAS OF TREES TO BE REMOVED SUBJECT TO THIS APPLICATION.

AREA 'A' SELF SET POSSIBLY COMMON ASH OVER HANGING THE PUBLIC HIGHWAY ADJACENT TO NO 72 HIGH ST. (SHOP) ALSO GROWING UNDER THE CANOPY OF A T.P.O TREE. (HORSE CHESTNUT)

AREA 'B' SELF SET POSSIBLY COMMON ASH OVERHANGING PUBLIC HIGHWAY AND CLOSE TO NO 2 LONDON RD. WHICH IS A GRADE II LISTED BUILDING

AREA 'C' GROUP OF THREE SELF SET HORSE CHESTNUT TREE WITHIN A GROUP OF EXISTING TREES.

ALL TREES TO BE REMOVED WITH NO REPLACEMENTS.

## 8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

### For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

### For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:  Yes  No  
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.  Yes  No  
If YES, you are required to provide for:

#### *Subsidence*

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

#### *Other structural damage* (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

### Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)?  Yes  No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

PLAN ATTACHED

PHOTOGRAPHS ATTACHED

### 3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

### 4. Trees Ownership

Is the applicant the owner of the tree(s):  Yes  No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

### 5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO?  Yes  No

Are you wishing to carry out works to tree(s) in a conservation area?  Yes  No

### 6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

TREES SUBJECT TO THIS APPLICATION DO NOT BENEFIT FROM A T.P.O ORDER.

### 7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

SEE ATTACHED PLAN FOR LOCATION AND DESCRIPTION VARIOUS TREES TO BE REMOVED SOME SELF-CUTS WHICH ARE NOW OVER HANGING THE PUBLIC HIGHWAY AND ADJACENT SHOP NO 72 HIGH STREET.



CB/TCA/18/00199

PLANS OF TREES TO BE REMOVED



District Council Office

08 JUN 2018

APPLICATION FOR THE REMOVAL OF TREES IN A CONSERVATION AREA FOR BBW LAW LLP SOLICITORS - 2 LONDON RD. BISHOPSTON



CB/TCA/18/001901

08 JUN 2018



BASE VIEW

THIS TREE ONLY



AREA 'A'

04/06/2018

CB/TCA/18/00199(2)

08 JUN 2018

TPO TREE HORSE CHEYNOY BEYOND.



AREA 'A' OVERHANGING PUBLIC HIGHWAY

AREA 'B' OVERHANGING PUBLIC HIGHWAY

04/06/2018



CB/TCA/18/00199 (3)

08 JUN 2018

THIS TREE No 3



THIS TREE 1 & 2

AREA 'C'

04/06/2018.

**Bedfordshire**

**CENTRAL BEDFORDSHIRE COUNCIL**

**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982**

**APPLICATION FOR STREET TRADING CONSENT**

**TO: The Licensing Team, Public Protection, Central Bedfordshire Council, Watling House, High Street North, Dunstable, Beds LU6 1LF**

I/We apply under the provisions of the above Act for a street trading consent.

I/We submit the following particulars:

<p>1. a) Full name(s) (Block capitals)</p> <p>b) Date of Birth</p> <p>c) Trading name (if any)</p>	<p>16-11-1962</p> <p>THE SNACK SHARK</p>								
<p>2. a) Address</p> <p>b) Telephone number</p>	<p>BADEN POWELL WAY BIGGLESWADE 07759 734892</p>								
<p>3. Have you been convicted of any offence in the last 10 years?</p> <p>If 'Yes' please give details</p>	<p><del>Yes</del> No</p> <table border="1" data-bbox="769 1294 1281 1641"> <thead> <tr> <th data-bbox="769 1294 940 1433">Court Code and date of conviction</th> <th data-bbox="940 1294 1110 1433">Offence code and date of offence</th> <th data-bbox="1110 1294 1281 1433">Fine, penalty or sentence</th> </tr> </thead> <tbody> <tr> <td data-bbox="769 1433 940 1641"></td> <td data-bbox="940 1433 1110 1641"></td> <td data-bbox="1110 1433 1281 1641"></td> </tr> </tbody> </table>			Court Code and date of conviction	Offence code and date of offence	Fine, penalty or sentence			
Court Code and date of conviction	Offence code and date of offence	Fine, penalty or sentence							
<p>4. Are there any prosecutions pending against you?</p> <p>If 'Yes' please give details</p>	<p><del>Yes</del> / No</p> <table border="1" data-bbox="769 1731 1281 1942"> <thead> <tr> <th data-bbox="769 1731 1023 1942">Alleged offence</th> <th data-bbox="1023 1731 1281 1942">Date of court hearing</th> </tr> </thead> <tbody> <tr> <td data-bbox="769 1942 1023 1942"></td> <td data-bbox="1023 1942 1281 1942"></td> </tr> </tbody> </table>			Alleged offence	Date of court hearing				
Alleged offence	Date of court hearing								

62 Skelton Close  
Luton, Beds  
LU3 4HF

5. Description of articles to be sold	HOT + COLD FOOD IE BAGUETTES SANDWICHES
6. Trading site (If this is a fixed position please give details and enclose a map)	PLEASE SEE ATTACHED
7. Have you obtained any necessary permissions to trade at your chosen site (e.g. If private property, the permission of the owner)  (Please provide evidence).	" "
8. How long a period of consent are you applying for (12 months or one off)	12 MONTHS
9. Proposed days and times of trading	Mon - Fri 08:00 - 14:00
10. a) Type of stall/vehicle.  b) Brief description of your proposed stall/vehicle (please include a colour photograph of the stall)  c) Vehicle registration number (if applicable)	BLACK PONTACABIN WITH WINDOWS
11. Address of premises used for storage/accommodation of stall/vehicle and, if appropriate food.	BEMBRIDGE GARAGES B5HTON
12. Will you be the sole operator(s) of the stall/vehicle?  If 'no', how often will you operate the stall/vehicle?	Yes <del>NO</del>  YES
13. If the answer to 11 is 'no', please give details of persons who will operate the stall/vehicle (include age and date of birth)	

<p>14. Do you have Public Liability Insurance in the sum of £5 million?</p> <p>If 'Yes' please enclose a copy of the policy.</p> <p>If 'No' give details of any Public Liability Insurance you presently have and indicate whether you would be willing to obtain £5 million Public Liability Insurance.</p>	<p>Yes <del>No</del></p> <p>PLEASE SEE ATTACHED COPY.</p>
<p>15. Will you be using any equipment that may give rise to complaints (e.g. generators)?</p>	<p>ONE QUIET GENERATOR.</p>
<p>16. What arrangements are there for the disposal of waste?</p>	<p>RUBBISH BAGS TO TAKE HOME. 1 OR 2 PER WEEK.</p>
<p><b>FOOD CONSENTS</b></p>	
<p>17. Please give details about your food handling experience to date (if applicable)</p>	<p>ALWAYS COOKED + PASSED HYGIENE CERTIFICATE.</p>
<p>18. a) Have you ever attended a food hygiene course offered by the local authority?</p> <p>b) If 'yes' when and where?</p>	<p>Yes / No</p> <p>NOT YET BUT WILL DO.</p>
<p>19. Are you at present registered with Central Bedfordshire Council as a food premises?</p> <p>If 'yes' please give date of registration</p>	<p>Yes <del>No</del></p> <p>YES</p>
<p><b>BUSINESS INTERESTS</b></p>	
<p>20. a) Have you traded in Central Bedfordshire before?</p> <p>b) If the answer to 19a is yes, please give details (Where, how long etc)</p>	<p>Yes / No</p>
<p>21. a) Have you traded in any other town/city?</p> <p>b) If 'yes' please give details</p>	<p>Yes / No</p>

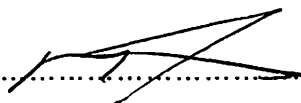


<b>OTHER INFORMATION</b>	
<p>22. Please give any other details that you wish to be considered when dealing with your application.</p>	<p>I AM UNEMPLOYED AND WOULD LOVE THE OPPORTUNITY TO WORK AGAIN DOING THIS.</p>

I/We declare that I/We are not under 18 years of age and I/We certify that, to the best of my/our knowledge and belief, the above particulars are correct.

*Any person who, in connection with an application for a street trading consent, makes a false statement which he knows to be false in any material respect, or which he does not believe to be true, shall be guilty of an offence.*

Dated 26-5-2018

Signed 

A fee of £ 405.00 accompanies this application. (Cheques to be made payable to Central Bedfordshire Council).

**Checklist:**

- I have completed the application
- I have enclosed any relevant plans
- I have enclosed a photograph of the stall/vehicle
- I have enclosed evidence of Public Liability Insurance
- I have enclosed the fee  
(£405 annual, £91 one occasion)







TIME  
SOUND  
SHACK

52°04'30.0"N 0°14'40.2"W  
52.075006, -0.244511

Imagery ©2018 Google, Map data ©2018 Google 20 m



52°04'30.0"N 0°14'40.2"W



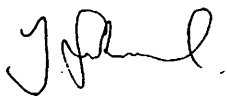
# Certificate of Insurance

**Issue date: 29 May 2018**

Simply Business certifies that the information for The Snack Shack shown here is correct, as of the issue date above.

For full policy terms and conditions, please refer to the policy wording document.

Company name	The Snack Shack
Policy number	AISH1585222XB
Trade/Business	Café
Public liability	up to £5,000,000
Product liability	up to £5,000,000
Employers liability	up to £10,000,000
Policy start date	18 June 2018
Policy end date	17 June 2019



*Chief Executive Officer, Simply Business*

Simply Business is a trading name of Xbridge Limited which is authorised and regulated by the Financial Conduct Authority (Financial Services Registration No: 313348). Xbridge Limited (No: 3967717) has its registered office at 6th Floor, 99 Gresham Street, London EC2V 7NG. VAT registration no: 756 9857 58.

Central Bedfordshire Council

31 MAY 2018

Public Protection

## Re: Catering location

Alun Isaac <alun.isaac@isaacmercer.com>

Tue 29/11/2016 18:25

To: marie sims <m.sims76@live.co.uk>

Marie

In which case provided we have had no complaints from residents, CBC are ok with you being there along with Anglian Water (all of which I understand you have approval for) then the Consortium are also OK for you to be located where you are. If this changes in the future we will give you plenty of notice.

Many thanks

Kind regards.

Alun Isaac  
Project Manager / Director  
+(0) 44 7984 174844

Isaac Mercer Limited  
PO Box 6994  
Staffordshire WS15 9EN  
[www.isaacmercer.com](http://www.isaacmercer.com)

On 21/11/2016, 14:55, "marie sims" <m.sims76@live.co.uk> wrote:

>Hi Alun

>

>Yes for definite I have had no complaints at all ! Actually the opposite residents are pleased there is good so close. All is going really well .

>

>Marie

>

>Sent from my iPhone

>

Dear Chairman/ Clerk

**PLEASE HOLD THE DATE – 18 July 2018**

We would like to invite up to two representatives from your council to attend the next Town and Parish Council Conference on Wednesday 18 July 2018, 6.00-9.00pm at Priory House, Chicksands. Please reserve this date in your diary.

The theme of the Conference will be ***Better Care Locally – The changing face of health and social care in Central Bedfordshire*** and a draft agenda will be circulated shortly. You can book your place by replying to this email, or telephone Annette Eversden on 0300 300 4498. The deadline for bookings is 16 July.

To view presentations and reports from previous Conferences please click on the link below.

<http://www.centralbedfordshire.gov.uk/council/councillors/conferences.aspx>

Regards

Partnerships and Community Engagement Team

Children's Services

**Central Bedfordshire Council** Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ

Direct Dial: 0300 300 6166 | Internal: 76166 | Mobile 07815 494588 | Email: Partnerships Community & Engagement Team.

[Partnerships.CommunityEngagementTeam@centralbedfordshire.gov.uk](mailto:Partnerships.CommunityEngagementTeam@centralbedfordshire.gov.uk)

Mr Rob McGregor  
Town Clerk  
Biggleswade Town Council

Dear Mr McGregor

Citizens Advice, Mid Bedfordshire; Home visiting and benefits casework project Outreach

I am writing to ask whether Biggleswade Town Council would consider making a grant towards this years running costs of the Outreach project. The project costs £18,000 per annum to run for the 15 hour per week service and is not covered by our core grant. We therefore undertake a rolling fundraising programme to ensure that we are able to keep the service running.

As you know the project has been running for over 20 years and its objective is to ensure that the most vulnerable members of our community, the elderly, disabled and vulnerable or those with long term health conditions are able to access our services. It is needed because 31% of our total client base is either disabled, (7%), or has a long term health condition (31%). Many of these clients can be seen by our generalist advisers at our offices but where a home visit is required or where a complex benefit claim is being worked on with the client (usually relating to appeals for disability and sickness benefits) then they will be seen by our Outreach worker with some volunteer support.

During the 12 months to 31 March 2018, our Outreach worker saw 175 clients and either generated or preserved for them income of some £600,000 per annum. 38 Outreach clients came from Biggleswade .

Based on the budgeted annual project costs of £18,000 and the 175 clients seen during the year, each client visit costs approximately £100.

We would be happy to complete a grant application form.

We hope that you will feel able to support this valuable community service.

Yours sincerely

Jenny Hedges  
Chief Officer



Sue Ryder



Biggleswade Town Council  
The Old Court House  
4 Saffron Road  
BIGGLESWADE  
SG18 8DL

18 June 2018

Dear Biggleswade Town Council,

Thank you so much for your fundraising and this kind donation of £571.47 to Sue Ryder St John's Hospice. Please extend our thanks to all who supported the Mayor during his elected year for their kind contributions toward this. It means a great deal to us.

Your gift will help us to support people living with conditions like cancer, heart failure, lung disease and motor neurone disease. We offer a range of support to communities across Bedfordshire and Cambridgeshire, from inpatient care at our hospice, to day services that help people stay at home longer and provide respite to carers.

I would also like to extend a huge congratulations to Councillor Michael North for his re-election as Mayor for this next year. We also look forward to our continued partnership, working to provide support to people living in the local community.

Your donation will allow us to be here, to support patients and their families to spend the time they have left, in the way they choose. We need to raise £1.8m each year to be able to continue to provide these services and your gift is a vital contribution towards this.

We look forward to meeting with you on the 4<sup>th</sup> July. Once again, thank you for your fantastic support.

Yours sincerely

Tori Ablard  
Head of Hospice Fundraising  
St John's Hospice

If you would like to change how you hear from us in future or opt out of any communications, get in touch by e-mailing [StJohnsfundraising@sueryder.org](mailto:StJohnsfundraising@sueryder.org) or calling 01767 642424.

Royal Patron, HM The Queen

Sue Ryder – St John's Hospice  
Moggerhanger  
Bedford, MK44 3RJ

**incredible** hospice  
and neurological care

**Alison Dennis**

---

**Subject:** Visit from our Erlensee Twin Town

---

**From:** Margaret Bracey [  
**Sent:** 27 June 2018 15:27  
**To:** DG-Enquiries <[enquiries@biggleswadetowncouncil.gov.uk](mailto:enquiries@biggleswadetowncouncil.gov.uk)>  
**Subject:** Visit from our Erlensee Twin Town

Hi

Just to confirm that we are bringing the visitors from Erlensee to the Council offices for the welcome on Friday 13<sup>th</sup> July at 4.30pm.

Can you confirm if you get the refreshments or will the Association get them?

Also we hope to see members at the welcome at 4.30pm but could you also let them know that they are welcome to join us at Jordans Mill on the Friday evening at 7.30pm for a meal. Please see menu choice below. This will be at their own expense which will be £19.95 for two courses. If any wish to attend please let me have their menu choice and how many.

Regards  
Margaret (Bracey)  
Secretary  
Biggleswade Twinning Association

Menu Choice  
Starters  
Greek Salad  
Chicken Liver pate

Mains  
Chicken in a white wine sauce, wild mushrooms, creamed potatoes, broccoli  
Supreme of Salmon, garden herbs, new potatoes, lemon oil  
Risotto (V)

Sent from [Mail](#) for Windows 10

June 2018 – Edition 7

## **Stakeholder update on the proposal to merge Bedford Hospital and Luton and Dunstable University Hospital**

Our joint Integration Board, consisting of executive representatives from both Trusts, continues to meet to discuss plans to merge Bedford Hospital and Luton and Dunstable University Hospital. This month our Trust Boards also met and had an opportunity to consider the forward timeline and priorities for the coming months.

The Board welcomed the update on positive progress that has been made over recent months. Work has been ongoing to update and finalise capital bids for estates redevelopment - a 'hot block' at the L&D and upgraded A&E at Bedford - as well as key areas such as Pathology and IM&T services. These bids are being channelled through the BLMK STP and will be submitted to NHSI (along with other transformation bids across the country) to be considered over the summer.

### **Information sharing – creating a common platform**

The ability of the Trusts to work more effectively together is reliant on having joined up IT systems. Bedford Hospital was awarded 'Fast Follower' status this year, partnering with the L&D who are part of the NHS England Global Digital Exemplar (GDE) programme. This recognises Trusts who are digitally advanced and provides national funding to support digital improvement and transformation.



Having now received £15m in funding (£10m for L&D; £5m for Bedford) the Trusts are starting to implement some improvement initiatives. This will include the introduction of a new IT system for emergency care at Bedford Hospital which will mirror that in place at the L&D (Symphony). The system is expected to be up and running in A&E and the new Urgent Treatment Centre at Bedford Hospital by November and will provide clinicians with a complete and more informed picture of their patient to help staff provide more timely and higher quality care. It will also support improved overall performance and with getting discharge letters out. Other planned improvements include the introduction of electronic notes across Bedford Hospital - which is largely still paper-based - and remote patient consultations.

To support this partnership working, a joint IM&T team is being established at Cranfield. The team will have shared access and work across both sites, looking at how they can use technology to share best practice, inform clinical working and reduce duplication or convergence. The team will also support work in progress across BLMK STP to create a shared health and care record.

## **Towards a regional pathology network**

Planning for the creation of an integrated pathology service for Bedford and L&D Hospital has commenced. This will take a phased approach and enable the Trusts to provide better access to high quality diagnostic clinical equipment and information for hospital consultants and local GPs, improving outcomes and patient experience. More details will follow in the next newsletter.

## **Clinical engagement**

The Trust's clinical leaders continue to explore ways of working more collaboratively and have identified specialty areas to adopt a trial approach to integrated working. They will initially focus on Trauma and Orthopaedics (T&O) with other services to follow.

This initiative will look at the current model of service provision for each specialty at each Trust and will involve clinicians from both sites working together to design an integrated model.



## **Leadership**

Following her substantive appointment to the Board as L&D Chief Nurse, Liz Lees has now taken up a joint role working across Bedford Hospital and the L&D whilst the Trusts continue to make preparations for the merger. Liz has vast experience in both operational and clinical roles and was involved in the reconfiguration of the Lister and the QEII emergency pathways.

Liz has been the Interim Director of Nursing at Bedford Hospital since April 2018 and will provide strong leadership across both sites in this role.

## **Next steps**

An announcement on the next round of national funding is now expected in the Autumn Budget. Subject to funding being available to support the merger proposal, the Trusts will submit a revised Full Business Case later this year and are confident in their plans to merge and create a single NHS Foundation Trust for Bedfordshire no later than 1 April 2019.

The partnership approach that has been established between Bedford and L&D Hospital continues and some real progress has been made regarding future ways of working together to provide the best possible services for the people of Bedfordshire and surrounding areas.

Once the capital bids have been approved, a joint Executive team will be set up to continue to oversee and guide merger preparations. We will keep you updated as work progresses and appreciate your ongoing support. If you have any questions you can email [merger@ldh.nhs.uk](mailto:merger@ldh.nhs.uk)

Best wishes,

**Stephen Conroy**  
Chief Executive, Bedford Hospital

**David Carter**  
Chief Executive, L&D University Hospital





**Decision Notice**  
**Biggleswade Town Council**

**Town and Country Planning Act 1990**  
**Neighbourhood Planning (General) Regulations 2012**

Central Bedfordshire Council hereby designate a Neighbourhood Area for the purposes of making a Neighbourhood Development Plan as outlined on the accompanying map.

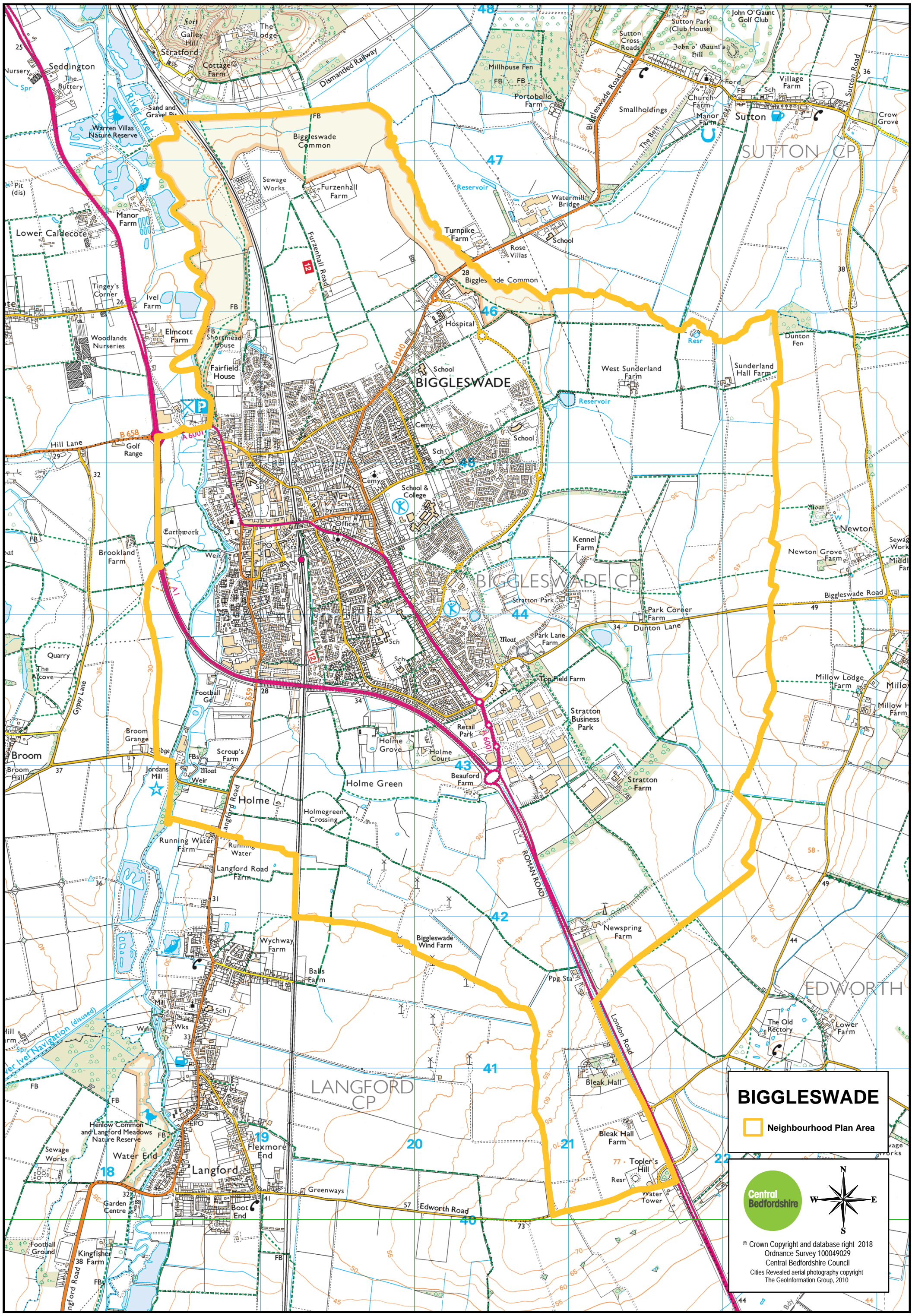
The area which is the subject of this application is considered appropriate for designation as a Neighbourhood Area because it consists of the whole of the area of the Town Council in accordance with section 61G(3)(a) of the Town and Planning Act 1990.

Biggleswade Town Council is a relevant body for the purpose of section 61G of the Town and Country Planning Act 1990.

If you have any queries about the above please contact the Local Plan Team at Central Bedfordshire Council, Priory House, Chicksands, Shefford, BEDS, SG17 5TQ or via email [localplan@centralbedfordshire.gov.uk](mailto:localplan@centralbedfordshire.gov.uk) or by phone on 0300 300 4353.

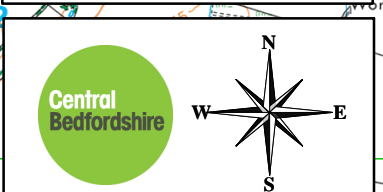
Dated 4<sup>th</sup> July 2018





# BIGGLESWADE

 Neighbourhood Plan Area



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