

Barton-le-Clay
Neighbourhood Plan
Basic Conditions
2015-2035



Contents

Chapter	Subject	Page N°
1	Introduction	1
2	Legal Requirements	1
3	Key Requirements - Vision and Objectives	3
4	Contributing to Achieving Sustainable Development	4
5	Central Bedfordshire Local Plan Policies	5
6	Monitoring and Review	6
7	Compatibility with EU Legislation	6
8	Inclusion	6
9	Summary	6
Maps	Barton le Clay Neighbourhood Plan Area	2
Tables	BLCNP Objectives versus BLCNP Policies.	4

1 Introduction

1.1 This statement has been prepared for Barton le Clay Parish Council, to accompany the submission to the local planning authority, Central Bedfordshire Council.

1.2 For the Barton le Clay Neighbourhood Plan (BLCNP) to proceed for external examination it must prescribed 'basic conditions'¹. The plan must:

1.2.1 Have regard to national planning policy and advice.

1.2.2 Have special regard to preserve any listed building or its setting or any features of special architectural or historic interest.

1.2.3 Having regard to the desirability of preserving or enhancing the character or appearance of [the Barton le Clay] conservation area.

1.2.4 Contribute to the achievement of sustainable development.

1.2.5 Be in general conformity with the strategic policies in the development plan for the local area [The Central Bedfordshire Local Plan (CBLP)²].

1.2.6 Meet the prescribed legal requirements [e.g. environmental requirements, such as Strategic Environmental Assessments (SEA) and Habitat Regulations Assessments (HRA), if applicable].

1.3 This statement confirms that the Barton le Clay Neighbourhood Plan, submitted by Barton le Clay Parish Council, meets all the necessary requirements.

2 Legal Requirements

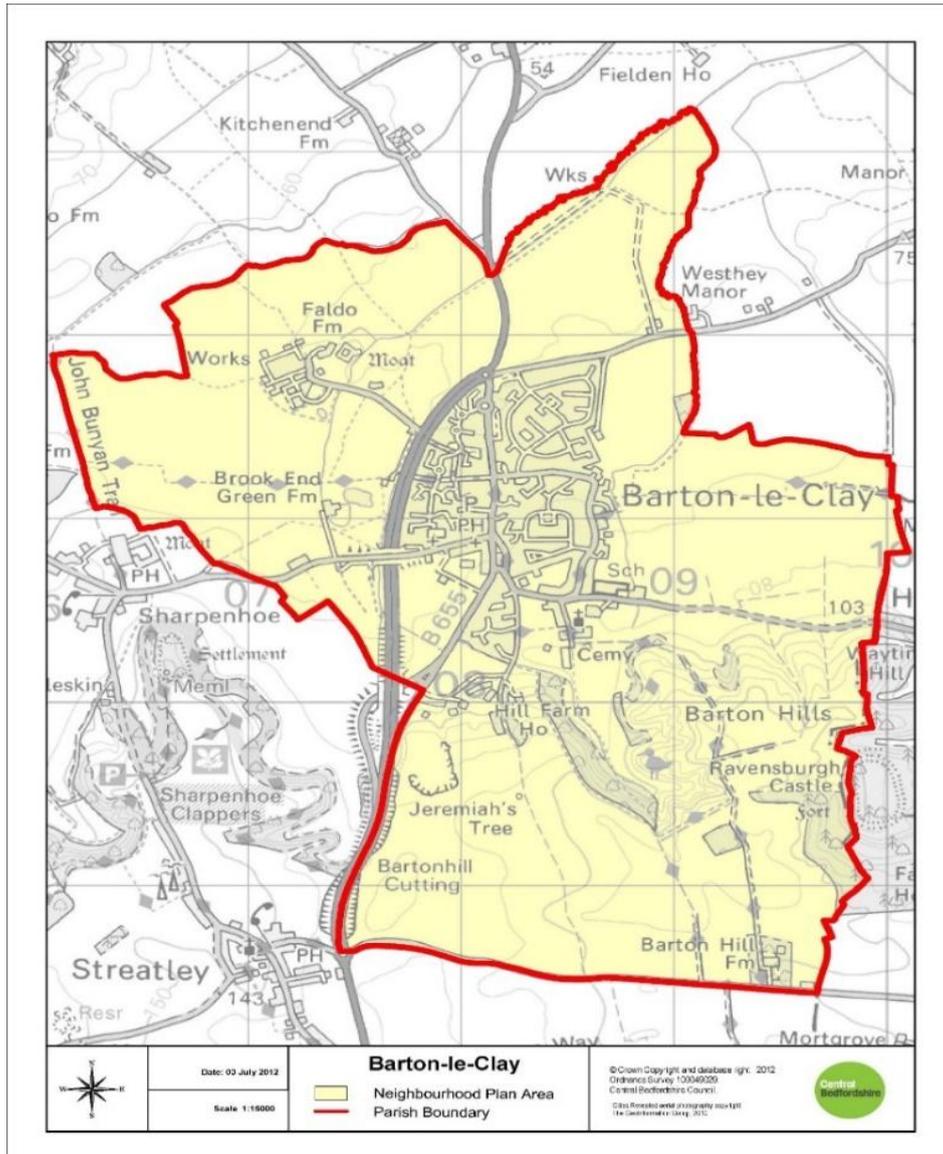
2.1 The BLCNP is submitted by Barton le Clay Parish Council, the qualifying body, which is entitled to submit a neighbourhood plan for the Barton le Clay Neighbourhood Plan Area.

2.2 The Neighbourhood Plan is a community-led framework for the future development and growth of the parish. It has been compiled on behalf of the Parish Council by the Barton le Clay Neighbourhood Plan Steering Group (BLCNPSC). The BLCNPSC started work on BLCNP in 2012, but its completion was delayed until CBC had completed their Local Plan. The CBLP 2015-2035 adopted in July 2021 and work to complete the BLCNP restarted in January 2022.

2.3 The development of the BLCNP has been driven and informed by an extensive evidence/information gathering, the results of external and public consultations, mapping, and data from public records. How this evidence/information was obtained and analysed is detailed in the BLCNP Consultation Document.

¹ [Schedule 4B Section 8 \(2\) - Town and Country Planning Act 1990](#)

² [Central Bedfordshire Local Plan 2015 - 2035](#)



Map 1 - Barton le Clay Neighbourhood Plan Area

2.4 Within both the national and local frameworks, the Neighbourhood Plan is concerned with the development and use of land. The policies laid out in the Neighbourhood Plan relate to planning matters and have been prepared in accordance with the statutory requirements^{3,4} which provide a practical framework for the guidance of the Local Planning Authority in making decisions on planning applications in the Neighbourhood Plan Area.

2.5 The area covered by the Neighbourhood Plan is shown in Figure 1.

2.6 To ensure that the Prescribed Legal Requirements – see paragraph 1.2.6 above, have been met, an extensive Green Infrastructure assessment and report has been completed by the Greensand Trust and its recommendation adopted into the BLCNP Policies.

³ [Town and Country Planning Act 1990 - as amended by the Localism Act 2011.](#)

⁴ [Neighbourhood Planning Act 2017 as amended.](#)

3 Key Requirements – Vision and Objectives

3.1 The National Planning Policy Framework 2023 (as amended) is Central Governments over-arching planning policy document which sets out topic-based policies to which both the CBLP and BLCNP must comply with. The central theme is Achieving Sustainable Development, and it is important to demonstrate that our policies have three overarching objectives that are both interdependent and dependent. These objectives are economic, social, and environmental objectives.

3.1.1 The vision and objectives of this Neighbourhood Plan have been carefully developed by the Steering Group and have evolved to reflect the priorities of the community and, to guide planning decisions within Barton-le-Clay.

"To preserve Barton-le-Clay's distinctive rural and historic character, support sustainable and inclusive development, protect the surrounding landscape and countryside gaps, and enhance the wellbeing of all residents through improved housing, infrastructure, green spaces, and community facilities."

3.1.2 From our vision, we have developed Objectives which complement the Central Bedfordshire Local Plan, whilst ensuring that our Neighbourhood Plan meet the needs of the Village. BLCNP Objectives:

3.1.2.1 Protect Local Character, Heritage, and Landscape.

- Safeguard the village's rural character, compact form, and historic identity.
- Conserve and enhance the countryside, biodiversity, and nationally protected landscapes.
- Retain key views, hedgerows, trees, and historic features including Listed Buildings and Conservation Areas.

3.1.2.2 Promote Sustainable and High-Quality Development.

- Support small-scale, well-designed development that aligns with local principles.
- Maintain important countryside gaps between settlements.
- Ensure new development contributes positively to infrastructure and respects the Parish's character.

3.1.2.3 Meet Local Housing Needs Inclusively.

- Provide a balanced mix of housing types and tenures based on the Housing Needs Survey.
- Address the needs of all age groups and abilities, including those with mental health conditions, dementia, and disabilities.

3.1.2.4 Protect and Improve Community Assets and Green Spaces.

- Retain public houses and community facilities, and designate Assets of Community Value where appropriate.
- Enhance existing green spaces and designate new ones for public enjoyment and wellbeing.

3.1.2.5 Enhance Movement, Safety, and Connectivity.

- Reduce reliance on cars by improving walking and cycling access to local services.
- Support traffic calming, better parking, and safer pedestrian environments.

Policy Area	Policy Reference	Aligned Objectives (See BLCNP Main Doc)
Sustainable Development & Growth	SDG1–SDG3	4.1.2.1, 4.1.2.2, 4.1.2.6
Historic Environment	HE1–HE2	4.1.2.4, 4.1.2.3, 4.1.2.1
Housing	HOU1–HOU3	4.1.2.5, 4.1.2.6, 4.1.2.11
Design of New Developments	DND1–DND2	4.1.2.1, 4.1.2.3, 4.1.2.6, 4.1.2.11
Green Infrastructure	GI1–GI5	4.1.2.1, 4.1.2.3, 4.1.2.10
Employment & Economy	EE1–EE2	4.1.2.6, 4.1.2.9
Transport	TRA1	4.1.2.7, 4.1.2.8, 4.1.2.6

Table 1 – BLCNP Objective Matrix.

4 Contributing to Achieving Sustainable Development

4.1 The NPPF affirms, “the purpose of the planning system is to contribute to the achievement of sustainable development” (Paragraph 7). Neighbourhood plans should apply a presumption in favour of sustainable development. The policies in the BLCNP support sustainable development by:

4.1.1.1 Maintaining the physical separation of Barton-le-Clay from nearby villages and ensuring the village continues to be seen in its rural setting.

4.1.1.2 Retaining the sense of community and strong community spirit.

4.1.1.3 Maximising accessibility, using sustainable transport, between Barton-le-Clay and its neighbouring villages to share facilities and services.

4.1.1.4 Identifying new development opportunities which preserve Barton-le-Clay's scale, character and heritage, and enhance its diverse built form.

4.1.1.5 Providing guidelines for the provision of new homes to meet local housing needs including size, location, affordability, single-level living and Lifetime Homes.

4.1.1.6 Encouraging the use of the most advanced sustainable building techniques.

4.1.1.7 Designating Local Green Spaces and providing new green infrastructure which supports wildlife and biodiversity.

4.1.1.8 Highlighting safety issues and designing projects to improve safety, particularly for young people.

4.1.1.9 Expanding health and recreation provision including more opportunities for healthy exercise.

4.1.1.10 Improving the choice of leisure and recreation facilities for the enjoyment of the community.

4.1.1.11 Providing the infrastructure necessary to support existing homes, businesses and those who work from home.

4.1.1.12 Embedding strategic sustainability principles through **Policy SDG1: Strategic Development Principles**, which acts as a gateway policy requiring all development proposals to demonstrate alignment with the Neighbourhood Plan's Vision and Objectives. SDG1 ensures that proposals contribute positively to environmental protection, inclusive housing, active travel, and the enhancement of community assets, thereby reinforcing the Plan's commitment to sustainable development.

4.2 The NPPF also states that planning policies should be prepared with the active involvement of local highway authorities so that strategies and investment for supporting sustainable transport and development patterns are aligned (Paragraph 104b). Central Bedfordshire's Local Transport Plan and supporting Heath and Reach, Toddington, and Barton-le-Clay Local Area Transport Plan are referenced in the BLCNP to support the objectives through our Transport Policies.

5 Central Bedfordshire Local Plan Policies

5.1 The policies set out in the BLCNP have been carefully developed to complement and support the strategic objectives of the CBLP. The Neighbourhood Plan aligns with key policies such as those relating to sustainable development, housing provision, protection of the Green Belt, and the preservation of important countryside gaps – see Annex A. By reflecting the overarching aims of the Local Plan while addressing the specific needs and aspirations of the Barton le Clay community, the Neighbourhood Plan ensures a consistent and coordinated approach to managing growth, conserving local character, and enhancing the quality of life for residents. This complementary relationship helps to deliver both local and district-wide planning objectives in a coherent and effective manner

5.2 In relation to CBC Strategic Policies SP1, SP2 and SP3, BLCNP does not include site allocations. Central Bedfordshire Council confirmed to Barton le Clay Parish Council that there was no need for the Neighbourhood Plan to contain locally specific housing site allocations because the adopted Local Plan provides allocations in Barton le Clay e.g., CBLP Site Reference HAS05, in addition to recent housing developments and the existing commitments, as described in the Introduction (Para 1.4) of the BLCNP.

5.3 The BLCNP has been prepared in consultation and cooperation with the local planning authority, Central Bedfordshire Council.

6 Monitoring and Review

6.1 The BLCNP will be actively monitored by the Parish Council to ensure its policies remain effective and relevant. Progress will be reviewed annually, with key indicators such as housing delivery, infrastructure improvements, and community feedback assessed against the Plan's objectives. The Parish Council will work closely with Central Bedfordshire Council and other stakeholders to track developments and respond to changing local needs or policy updates. To support this process, the BLCNP includes a **Implementation and Delivery Plan (Section 12)** which sets out priority projects, potential funding sources (including Community Infrastructure Levy and Section 106 agreements), responsible bodies, and indicative timescales. This action-focused framework enables the Parish Council to coordinate implementation, direct resources effectively, and monitor delivery in a transparent and accountable manner.

6.2 After the initial two-year review, the Parish Council will determine the frequency of subsequent reviews. Subsequent reviews will normally occur at intervals of no more than five years, or earlier if required by a review of the Central Bedfordshire Local Plan and national planning guidance. The Reviews will ensure that the Plan remains responsive to changing circumstances and continues to reflect the aspirations of Barton-le-Clay's residents.

7 Compatibility with EU Legislation

7.1 The BLCNP has been assessed for its compatibility with relevant European Union legislation. In particular, the Plan has been screened in accordance with EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA). Central Bedfordshire Council has issued a formal screening opinion, [BLCNP CBC SEA Screening Report](#), confirming that a full SEA is not required, as the policies and proposals within the Plan are not expected to have significant environmental effects. The Plan also complies with the requirements of the **Habitats Directive (92/43/EEC)** and the **Birds Directive (2009/147/EC)**, ensuring that no adverse impacts on protected habitats or species will result from its implementation. This demonstrates that the BLCNP meets all necessary EU legislative requirements for neighbourhood planning.

8 Inclusion

8.1 The BLCNP has been prepared with a strong commitment to inclusion and equality. The Plan has regard to disability legislation and care has been taken throughout its preparation to ensure that the views of the whole community were embraced, avoiding any unintentional negative impacts on particular groups. Extensive input was sought from residents and stakeholders, as detailed in the accompanying Consultation Statement. Residents were encouraged to participate at every stage of the Plan's development, and the draft Plan was consulted on in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations (as amended). All responses were recorded and considered, with changes made as appropriate to reflect community feedback. This approach ensures that the Plan is representative of the diverse needs and aspirations of Barton-le-Clay's community.

8.2 In particular, the Plan recognises and responds to the needs of vulnerable groups, including older residents, people with disabilities, and those living with long-term health conditions. Sections 7.3 and 7.4 of the Neighbourhood Plan highlight the importance of accessible housing, inclusive infrastructure, and safe movement networks. Policies promote single-level living, Lifetime Homes standards, and traffic calming measures to support independent living and wellbeing. This inclusive approach ensures that Barton-le-Clay remains a welcoming and supportive environment for all age groups and abilities.

9 Summary

9.1 It is a legal requirement that Barton-le-Clay Parish Council submit this statement. It confirms that the submitted BLCNP meets the basic conditions required of a neighbourhood plan as defined in current neighbourhood planning legislation. On this basis, the Plan is considered ready to proceed to Regulation 17 independent examination and, subject to the examiner's approval, to a local referendum for formal adoption.

CONFORMITY WITH CBC CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES DPD

CBC Core Strategy & Development Management Policies	BLCNP Policies
CS1: Development Strategy (Rural Areas)	SDG
CS3: Healthy and Sustainable Communities	SDG
CS4: Linking Communities - Accessibility & Transport	SDG, TP
CS7: Affordable Housing	HP
CS9: Providing Jobs	EE
CS11: Rural Economy and Tourism	SDG, EE
CS14: High Quality Development	DND
CS15: Heritage	HE
CS16: Landscape and Woodland	GI
CS17: Green Infrastructure	GI
CS18: Biodiversity and Geological Conservation	GI, DND
DM3: High Quality Development	DND
DM4: Development Within and Beyond Settlement Envelopes	SDG, DND
DM5: Important Open Space within Settlement Envelopes	DND, GI
DM8: Village Shops & Pubs	SDG,EE, TP
DM9: Providing a range of transport	TP
DM10: Housing Mix	SDG, HP, DND
DM13: Heritage in Development	HE, DND
DM14: Landscape and Woodland	GI
DM15: Biodiversity	DND, GI
DM16: Green Infrastructure	GI
DM17: Accessible Green spaces	GI

CONFORMITY WITH CBC EMERGING LOCAL PLAN POLICIES LOCAL PLAN POLICIES

CBC emerging Local Plan Policies Local Plan Policies <i>(only relevant policies shown)</i>	BLCNP Policies
Policy SP5: Preventing Coalescence and Important Countryside Gaps	SDG
Policy SP7: Development Within Settlement Envelopes	SDG, HP, DND
Policy H1: Housing Mix	HP, DND
Policy H3: Housing of Older People	HP, DND
Policy EMP1: Employment sites and uses	EE
Policy EMP3: Employment proposals within or adjacent to Settlement Envelopes	EE
Policy EMP4: Rural & Visitor Economy	EE
Policy R2: Retail for minor service centres, villages and rural economy	EE
Policy T2: Highway Safety and Design	TP
Policy T3: Parking	TP
Policy EE1: Green Infrastructure	GI
Policy EE2: Enhancing Biodiversity	DND, GI
Policy EE3: Nature Conservation	GI
Policy EE4: Trees Woodlands & Hedgerows	GI
Policy EE5: Landscape Character & Value	GI
Policy EE8: Greensand Ridge Nature Improvement Area	GI
Policy EE12: Public Rights of Way	GI
Policy EE13: Outdoor sport Leisure and Open Space	GI
Policy HQ1: High Quality Development	HP, DND
Policy HQ5: Broadband and Telecommunications Infrastructure	DND, EE
Policy HE1: Archaeology and Scheduled monuments	HE
Policy HE3: Built Heritage	HE
Policy DC1: Re-use of Buildings in the Countryside	SDG, HE