

Barton-le-Clay Neighbourhood Plan To 2035



"Village is a place where you can find peace,
unity, strength, inspiration and most
importantly a natural and beautiful life."
— Minahil Urfan

Revision History		
Issue No	Issue Date	Details
10	Apr 24	Final review before sign-off by Parish Council
9	Feb 25	Review and update in response to revised Green Infrastructure Plan
8	Jan 25	Review and update in response to revised Design Guide
7	Sept 24	Review and update in response to Reg 14 comments by CBC
6	Jan 24	Review and update in response to public consultations.

Foreword

Barton-le-Clay Neighbourhood Plan

Barton-le-Clay Parish Council welcomes the opportunity for the people of the Village to have a meaningful say in the future growth and shape of their Village. Part of that process is the formal adoption of a Barton-le-Clay Neighbourhood Plan (BLCNP) which not only compliments the Central Bedfordshire Local Plan 2015-35 (CBLP 2015-2035) but adds factors and housing design guides, particular to the Village.

Work on the BLCNP started in 2012, with the formation of the Barton-le-Clay Neighbourhood Plan Steering Committee (BLCNPSC), chaired by the late Councillor Lyndon Davison-Williams, but its completion was halted due to delays in the completion of the CBLP 2015-2035.

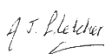
The CBLP 2015-2035 was finally adopted in July 2021, and this provided the opportunity to build on the hard work of the original BLCNPSC and complete the BLCNP, and so a new Steering Committee was formed in February 2022 to complete the work.

From the outset, the BLCNPSC recognised that, despite the wealth of local knowledge within the Steering Committee, we needed expert advice and guidance from external agencies, and we have worked closely with the Neighbourhood Planning Officer at Central Bedfordshire Council (CBC), the Bedfordshire Rural Communities Charity, the Greensand Trust and AECOM. All who have been very helpful and supportive in helping us achieve our goals.

From the original Village survey to exhibitions, workshops, site visits, numerous updates, discussions and meetings, every effort has been made to ensure that the Plan has taken all aspects into consideration in producing our vision for the future of the Village.

This NP is the result of an enormous amount of work by a small team of volunteer villagers and I would like to give a special mention to my husband, James Fletcher, who has spent many hours of his own time collating everything into this document.

It demonstrates that we welcome some small-scale development and new people to our community. However, the size and nature of any new development needs to be carefully managed and controlled not only to protect those who already live in this beautiful village but also to attract those who wish to share in the experience of living in a well-balanced, fully sustainable, historic and attractive community, whatever their circumstances.



Chair - Abigail Fletcher
Barton-le-Clay Neighbourhood Plan Steering Committee
April 2025

Acknowledgements

The Barton-le-Clay Neighbourhood Plan was commissioned by Barton-le-Clay Parish Council who appointed a Steering Group; the Barton-le-Clay Neighbourhood Plan Steering Committee (known hereafter as BLCNPSC) comprised entirely of residents and Parish Councillors.

The committee:

Chair - Councillor Abigail Fletcher
Gemma Widdowfield
Lt Col (Retd) James Fletcher
Councillor Nick Day
Councillor Will Rudd
Andy Knight
Sue Waller
Roger Taylor
Richard Sheen
Simon Oxley
Tim Wall
Joe Irwin

Special thanks go to Carolyn Callen – Clerk to Barton-le-Clay Parish Council – for keeping the BLCNPSC on course, and to local organisations and retailers, especially the Co-op who provided space in their premises for information days/events to enable the BLCNPSC to update villagers on the Barton-le-Clay Neighbourhood Plan (known hereafter as BLCNP) process and progress and to canvas opinions on draft policies (as part of the consultation process).

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Housing Needs Survey.

Barton-le-Clay Parish-Wide Design Guidelines and Codes Final Report - February 2025.
Green Infrastructure Plan – December 2024.

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2. Barton-le-Clay Neighbourhood Plan Engagement and Communications Strategy.
3. Questionnaire and Analysis – Bonfire Night 2023.
4. Selection of Grade II Listed Properties.
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1 Introduction

1.1 Central Bedfordshire Local Plan 2015 to 2035

1.1.1 The [Central Bedfordshire Local Plan 2015 to 2035 \(CBLP 2015-2035\)](#) is the key strategic planning document for Central Bedfordshire and will guide and support the delivery of new infrastructure, homes and jobs. It sets out the long-term vision and objectives for the area, what is going to happen, where, and how this will be achieved and delivered over the next 20 years, from 2015 to 2035.

1.1.2 The CBLP 2015-2035 was adopted in July 2021. Policy SP1a of the Plan requires a review of the plan within 6 months of adoption, following which, it requires the Local Plan to be update, where necessary. The review process commenced in January 2022, with public consultations planned throughout 2026, submission in 2028 and adoption in Dec 2028.

1.1.3 The review also allows new CBC strategies such as [Vision 2050](#), the [Strategic Plan 2024-26](#) and the [Sustainability Plan/Climate Change - Tackling it and our Strategy](#), to be incorporated into the new Local Plan - [Creating Great Places to Live](#).

1.1.4 Six themes across three key areas will form the new CBLP:

Key Areas:

1.1.4.1 Sustainability. Limiting the impact on the environment and giving back to nature as much as possible.

1.1.4.2 Accessibility. Designing inclusive places for everyone to live life to the fullest.

1.1.4.3 Health and wellbeing. Designing places to have a positive impact on our physical and mental health.

Themes:

1.1.4.4 Access to outstanding new or improved green space and nature.

1.1.4.5 A range of jobs that are easy to get to.

1.1.4.6 High-quality, well-designed homes for every stage of life.

1.1.4.7 Excellent transport options, including walking and cycling.

1.1.4.8 Local facilities such as roads, schools, shops, and parks.

1.1.4.9 Respecting and enhancing the unique character of our towns and villages.

1.1.5 The CBLP 2015-2035 and its reiterations will form the framework for the Barton-le-Clay Neighbourhood Plan.

1.2 Neighbourhood Plans

1.2.1 The Localism Act 2011 empowers local communities in England to take the lead in planning how their own neighbourhoods will develop, in the form of a Neighbourhood Plan¹ which sits alongside the CBLP 2015-2035 and means that decisions on planning applications will be made using both the CBLP 2015-2035 and the Neighbourhood Plan. In general terms, the Neighbourhood Plan sets out the local (tactical) framework developed from the CBLP 2015-2035 which sets out the strategic framework. The overarching principle is that requirements/guidance in Neighbourhood Plan policies must not exceed those in the CBLP 2015-2035.

1.2.2 Neighbourhood Plans are a type of statutory plan. Not only are they intended to be produced by local people for their own areas, but they also must be approved by a referendum of the people living in that area. Unlike national planning policy, which is approved by Parliament, or local planning policy, which is approved by the local authority, a Neighbourhood Plan can only be brought into force following a majority vote by residents of the Neighbourhood Area and a vigorous consultation process.

1.2.3 After a Neighbourhood Plan comes into force, the Plan will be a statutory planning policy document which means that when decisions are made on planning applications, the policies in the Plan must be considered by the Planning Authority, in this case, CBC². A Barton-le-Clay Neighbourhood Plan (BLCNP) will enable Barton-le-Clay Parish Council to have a greater, and more positive, influence on how the Village develops.

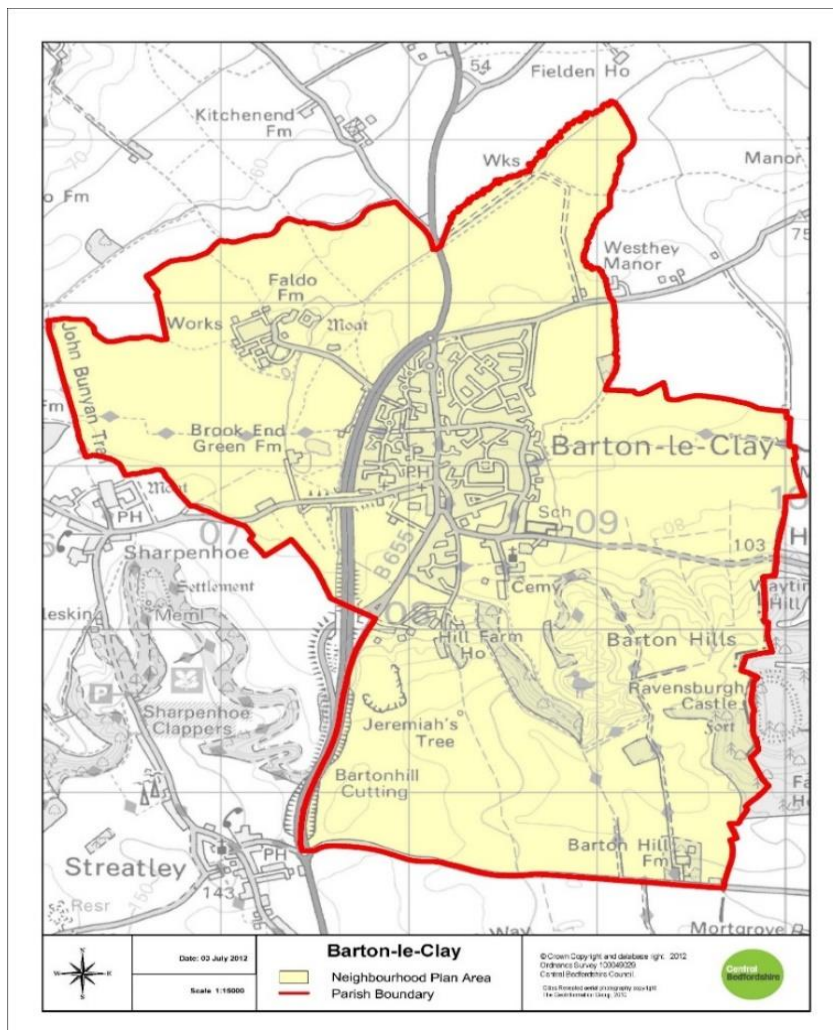
1.3 Barton-le-Clay Neighbourhood Plan (BLCNP)

1.3.1 Work on BLCNP began in 2012, but its completion was delayed until CBC had completed their Local Plan. The CBLP 2015-2035 was submitted to the Government on 30 April 2018 and after passing through the consultation/review phases by the Government Planning Inspectorate, it was adopted in July 2021. Work to complete the BLCNP restarted in January 2022.

1.3.2 The BLCNP Area of Interest is the area within the Barton-le-Clay Parish boundary, as designated by CBC in December 2016 see Map 1.

¹ [Neighbourhood Planning.](#)

² [Relationship between Neighbourhood Plans and the CBC Local Plan](#)



Map 1 - BLCNP Area of Interest (AoI)

1.4 Setting the Scene

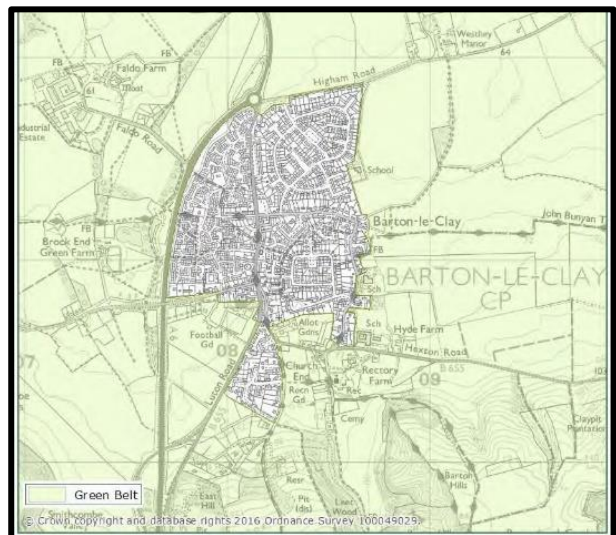
1.4.1 The CBLP 2015-2035 (Part 8) identifies Barton-le-Clay as an 'Inset'³ Green Belt Settlement and excluded from the Green Belt – see Map 2 & 3. The inner Green Belt boundary that acts as a 'Settlement Envelope', this means that normal planning policies, and Policy 'SP7 – Developing within Settlement Envelopes'⁴ which states, *'within the Settlement Envelopes the Council (CBC) will support housing, employment and other uses including new retail, service and community facilities proportionate to the scale of the settlement, taking account of its role and function in the settlement hierarchy'*. This includes Infill⁵ and Windfall⁶ Developments.

³ 'Inset' i.e., falls outside the Green Belt, but is surrounded by it.

⁴ [Policy SP7: Development within Settlement Envelopes](#)

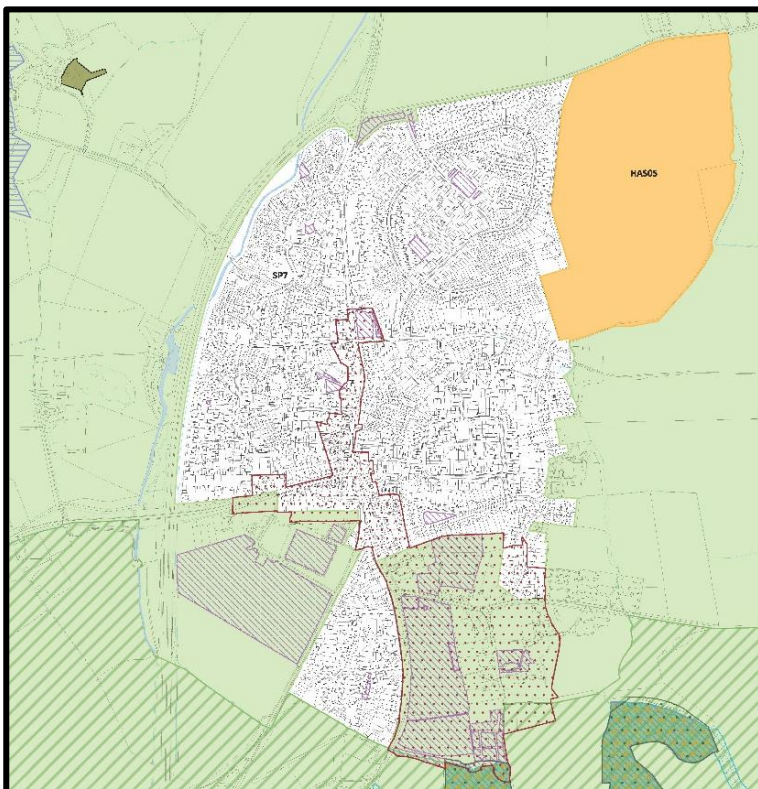
⁵ Infill development can generally be defined as small-scale development in a small gap in an otherwise built-up frontage, utilising a plot in a manner which should continue to complement the surrounding pattern and grain of development. There should be no adverse impact on the setting of the site, the character of the area, and surrounding properties and uses.

⁶ Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available



Maps 2 & 3 – Green Belt Land - Barton-le-Clay.

1.4.2 Like many rural areas in England, Barton-le-Clay has been the subject of increasing pressures for development and the CBLP 2015-2035 'SP1 Growth Strategy'⁷ states that "a minimum of 39,350 homes, and approximately 24,000 new jobs will be delivered in Central Bedfordshire over the period 2015 to 2035". Although Barton-le-Clay has not been identified as an area for strategic growth, it has been identified as one of 19 areas for development – see Map 4.



Map 4 – CBLP Site Reference HAS05. Potential new housing 498 units on 27.8 hectares (ha).

⁷ [Policy SP1: Growth Strategy](#)

1.4.3 In addition to sites identified for development in the CBLP 2015-2035, new development projects come forward, for example, the proposed Greenwoods New Town⁸ – see Map 5. The proposal is for up to 3,750 new homes, a care home, schools, large solar park (up to 16 ha), along with retail, business hub and community spaces, potentially merging the villages of Barton-le-Clay, Silsoe, Higham Gobion and Lower Gravenhurst. If such a project were granted planning permission, it would profoundly change the whole character of the area.



Map 5 – Proposed Greenwoods New Town

1.4.4 In considering the immediate and long-term impacts of the CBLP 2015-2035, Barton-le-Clays status as an 'Insert' Green Belt Settlement, potential development of Inset and Windfall sites, planned developments such as 'HAS05 – Land East of Barton-le-Clay', reinforces the urgent need for a BLCNP to ensure that the needs of the village are protected and enable the local community to shape the future development of the village for the benefit of those that live here, and those who wish to make Barton-le-Clay their home.

1.4.5 The Parish Council will use the Plan to:

1.4.5.1 Guide comments on planning applications;

1.4.5.2 Negotiate with landowners and stakeholders to achieve the best possible outcomes for the community, based on our stated Purpose and Vision;

1.4.5.3 Direct financial resources for the Parish in a structured way and lobby CBC to support villagers' wishes and aspirations.

⁸ CB/22/01804/OUT

1.4.6 The Parish Council will monitor and report on the implementation of the BLCNP after a period of two years. Review to cover:

1.4.6.1 Planning application approvals and rejections, at both Parish and County level, to ensure that the BLCNP is being considered when applications are presented;

1.4.6.2 Review Planning Officer reports, as appropriate for the type of application decided, to ensure that the BLCNP is considered, particularly where an application is refused at Parish level, but approved at County level;

1.4.6.3 What progress is being made on the implementation of the policies in the Plan;

1.4.6.4 What financial contributions available to the community are being targeted towards identified plans and projects;

1.4.6.5 The plan does not unnecessarily restrict growth;

1.4.6.6 The Plan remains based on the most up-to-date information e.g., outcomes from the consultations for the new CBLP 'Creating Great Places to Live'⁹ and from standalone consultations such as the 'Rural Local Cycling and Walking Infrastructure Plans (LCWIPs) Engagement' and that may require modifications to the BLCNP.

1.4.7 At the end of the review, the Parish Council will then decide whether the Plan should be formally reviewed and if so, will ensure that residents and stakeholders engage in any update of that Plan.

1.4.8 After the initial two-year review, the Parish Council will determine the frequency of subsequent reviews.

⁹ [New Local Plan - Creating Great Places to Live.](#)

2 The Scope of the Neighbourhood Plan

2.1.1 Paragraph 8 of [Schedule 4B to Town and Country Planning Act 1990](#) requires that Neighbourhood Development Plans must –

2.1.1.1 Have appropriate regard to national policies and advice, for example, the [National Planning Policy Framework \(NPPF\) Dec 2023](#);

2.1.1.2 Having special regard to preserving or enhancing the character or appearance of any Conservation Area¹⁰,

2.1.1.3 Contribute to the achievement of sustainable development, and,

2.1.1.4 Be in general conformity with the strategic policies in the Central Bedfordshire, for example, the CBLP 2015 – 2035, CBC Design Guide and Supplementary Policy Documents (SPD) such as CBC Parking Standards SPD and CBC Electric Vehicle Charging SPD.

¹⁰ See Map 7.

3 Development of the Neighbourhood Plan

3.1.1 The Neighbourhood Plan process is set out in the [Neighbourhood Planning \(General\) Regulations 2012](#). This document defines the main stages that a Neighbourhood Plan must go through before it is voted on at the referendum. Neighbourhood Plans that do not closely follow the Regulations in the way they are produced may be vulnerable to legal challenge later.

3.1.2 A summary of the main stages in preparing the Barton-le-Clay Neighbourhood Plan are shown in Figure 1 below.

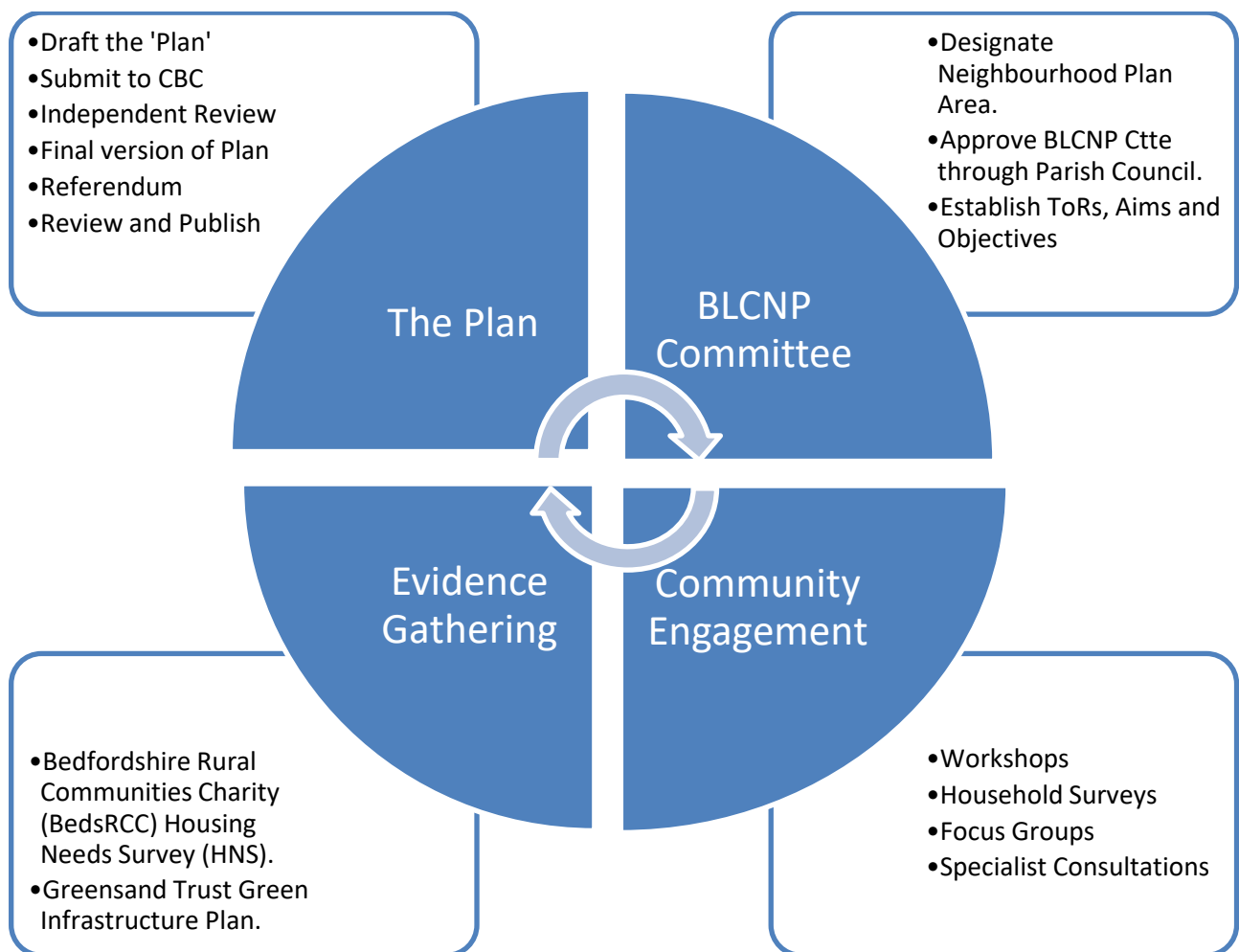


Figure 1 - Barton-le-Clay Neighbourhood Plan Main Stages of Preparation

3.1.3 Neighbourhood Plans must be based on relevant evidence about the neighbourhood area (the Parish of Barton-le-Clay) and must reflect the views of the local community. The Parish Council has, therefore, been careful to gather the necessary evidence to inform the Neighbourhood Plan and to underpin the policies in it. In addition, the Parish Council has made community engagement a priority throughout the process of preparing the Neighbourhood Plan as detailed in the Community Involvement Strategy section.

3.1.4 Barton-le-Clay Parish Council, as the qualifying body, is responsible for the preparation of a Neighbourhood Plan (NP) for its parish area and established an Advisory Steering Committee to work within a set of agreed Terms of Reference (ToR) – see Appendix 1, to consult villagers and external specialists to produce the BLCNP with recommendations, that are supportive to the CBLP 2015-2035 and meet the needs and aspirations of the Parish community.

4 Vision and Objectives

4.1.1 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.

"Our Vision is to retain and enhance the existing character of the parish of Barton-le-Clay as a picturesque and historic rural village with its surrounding green spaces/farmland and maintain our strong sense of community where people of all ages and backgrounds feel proud to live, work and participate in the community. Small scale¹¹, sustainable, sensible growth that is in line with the traditional character and landscape of the parish and which will fulfil the needs and wishes of the community, will be supported."

4.1.2 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, namely:

4.1.2.1 To safeguard the rural character and compact form of the Village, conserving and enhancing the attractiveness of the countryside, landscape, and biodiversity, and to ensure that any new development is sympathetic to the distinctive character of the Village.

4.1.2.2 To ensure sustainable growth in line with the development principles and maintain the important countryside gaps between them.

4.1.2.3 To protect, conserve and enhance local distinctiveness/landscape, including nationally protected AONB landscapes by retaining hedgerows, trees, and key views.

4.1.2.4 To preserve the special historic character of the Village, including the Conservation Areas, Listed Buildings and their settings and the historic landscape.

4.1.2.5 To support a mix of housing, in accordance with the Housing Needs Survey, based on current and future demographic trends, market trends and the needs of diverse groups in the community.

4.1.2.6 To ensure any developments are small scale, of the highest quality, positively contribute to or improve the local infrastructure, and have minimal impact on the character of the Parish.

4.1.2.7 To reduce the reliance on cars by improving walking and cycling access within and between the Village and local services and to improve both road and pedestrian safety throughout the Village.

4.1.2.8 To support proposals for reducing the speed, volume of traffic and congestion through improvements such as better parking.

¹¹ The CBLP (page 114) defines Small Scale as 'usually limited to 10 dwellings in order to preserve the character of the settlement'.

4.1.2.9 To retain the existing public houses and community facilities and, where appropriate, designate Assets of Community Value.

4.1.2.10 To recognise the importance of accessible green spaces, enhancing the existing spaces and to designate new green spaces for residents to enjoy.

4.1.2.11 To ensure that the health needs of the community regarding mental health/dementia and disabilities are considered in medium to small housing developments¹².

4.1.3 Our vision and our objectives have been the drivers used throughout our Neighbourhood Plan to develop our policies, as have external reviews e.g., the Design Guidelines & Codes and Green Infra-structure Plan.

Policy Title	Objectives Met
Sustainable Development and Growth	4.1.2.1, 4.1.2.2,
Historic Environment	4.1.2.3, 4.1.2.9,
Housing	4.1.2.5, 4.1.2.11,
Design of New Developments	4.1.2.6, 4.1.2.7, 4.1.2.11,
Green Infrastructure	4.1.2.2, 4.1.2.7, 4.1.2.10,
Employment & Economy	4.1.2.9,
Transport Policy	4.1.2.8,

¹² Ranging in size from 12 up to 650 dwellings.

Sustainable Development and Growth (SDG) Policy

Sustainable Development and Growth SDG-1

1.1 Barton-le-Clay aims to retain and enhance the existing character of the parish as a picturesque and historic rural village with its surrounding green spaces/farmland and maintain our strong sense of community where people of all ages and backgrounds feel proud to live, work and participate in the community. 'Small scale,' sustainable, sensible growth that is in line with the traditional character and landscape of the parish and which will fulfil the housing needs of the community will be supported.

5 Community Involvement Strategy

5.1 Strategy

5.1.1 It is essential to involve the community in the Neighbourhood Plan process and ensure that everyone in the community can have their say. To achieve this the BLCNPSC produced a Neighbourhood Plan Engagement and Communications Strategy – see Appendix 2. In summary, throughout the BLCNP journey a wide range of communications channels have been used to update villagers on progress and to garner villager input at key stages of the plan development, e.g., Green Infrastructure. Communication channels included a leaflet drop to every household in the parish, setting up a website page [Barton-le-Clay Neighbourhood Plan](#), sharing information via Facebook and holding Q&A events.

5.1.2 The Steering Committee initially met monthly and has provided both a written and verbal update at each Parish Council meeting.

5.2 General Questionnaire - Community Aspirations

5.2.1 At the start of the current BLCNP journey, a General Questionnaire that included topics identified by the inaugural BLCNP Group in 2014, was hand delivered to all residents within the parish on 22nd March 2022, as well as the two schools, allotment holders and local businesses. The questionnaire was also made available online and advertised on both the Parish Council Facebook page and website. An Information Stand was set up outside of the Village Co-op store on 26th March 2022, for discussion with local villagers. The questionnaire was open from 22nd March 2022 to 25th April 2022. We received 62 responses.

5.2.2 A copy of the General Questionnaire and suggestions, grouped into four Key Areas – Environment, Facilities, Traffic and Getting Around and Housing are at Addendum 2 to Appendix 2.

5.3 External Expert Support and Guidance

5.3.1 To provide expert specialist advice to the BLCNP, several external agencies were contracted to examine specific areas. The respective reports are at Annexes A – C and have been summarised in this NP.

5.3.1.1 **Housing Needs Survey.** Bedfordshire Rural Communities Charity (BRCC) was commissioned to conduct a housing needs survey in March/April 2022 to identify the housing needs of local people over the next 10 years. We received 316 responses from around 2200 distributed. The final report from BRCC was published on the website.

5.3.1.2 **Barton-le-Clay Parish-wide Design Guidelines and Codes.**

AECOM was commissioned in June 2023 to provide design support to BLCNP and Parish Council. The support is intended to provide design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly forthcoming housing, coheres with and enhances the village.

5.3.1.3 Green Infrastructure Plan.

- The Greensand Trust was commissioned to prepare a Green Infrastructure (GI) Plan during late 2022/early 2023. The preparation of the Green Infrastructure Plan followed a tried and tested methodology, including several consultation events. Attendance at the consultation events was very good. The methodology is described further in the Green Infrastructure section and the Green Infrastructure Plan document itself.
- A representative from the Greensand Trust attended several events in 2022/2023 to engage with the community to ensure the views of local people were considered when drafting the GI Plan.

5.4 Consultation on Draft Aims

5.4.1 On 8th May 2023, the BLCNPSC manned an information stall at the Coronation 'Big Help Out' Event, held in the Barton-le-Clay Village Hall. Over 100 people attended the event. The event provided the opportunity to:

- 5.4.1.1 Update people on the progress of the BLCNP.
- 5.4.1.2 Share the draft GI Plan,
- 5.4.1.3 Share the results of the questionnaires, and,
- 5.4.1.4 To consult on the draft Policies which had been formulated based upon the evidence gathered to date.

5.4.2 The draft Policies were very well supported with 100% of respondents either agreeing or strongly agreeing with the draft Policies. A few improvements were suggested which resulted in some minor changes to the text of the final set of Policies which were subsequently approved by the Steering Committee.

5.4.3 The demographic at the May event was notably the older population of the Village and it was decided to hold another information stand event, targeted specifically at the younger population, at the village Firework Display on 3rd November 2023. To incentivise completion of a short questionnaire, there was the chance to win a £50 Amazon voucher. A copy of the questionnaire and breakdown of responses is at Appendix 3.



Photo 1 – BLCNP Information Stand

5.5 Road to Adoption of BLCNP

5.5.1 In consultation with the CBC Neighbourhood Planning Officer, the sequence of events to the final adoption of the BLCNP is:

- 5.5.1.1 Independent examination of draft BLCNP by BRCC.
- 5.5.1.2 Pre-Submission Consultation with the parish community (Regulation 14¹³) for six weeks.
- 5.5.1.3 Revise plan to produce final version.
- 5.5.1.4 Submission to CBC (Regulation 15¹⁴).
- 5.5.1.5 Submission Consultation (Regulation 16¹⁵).
- 5.5.1.6 Examination.
- 5.5.1.7 Referendum.
- 5.5.1.8 Adoption.
- 5.5.1.9 Delivery, Monitoring & Review through Parish Council.

5.5.2 To comply with Reg 14, the proposed Neighbourhood Plan was available electronically to everyone who lives, works, or runs a business in the area, plus Central Bedfordshire Council, the list of statutory consultees, adjacent town/parish councils and local authorities, landowners, local businesses, local organisations, and everyone who has previously been involved. Hard copies were made available, and still are, for those requiring it. The Communications Plan, conducted by email, social media e.g., the parish Facebook page, and by door-to-door leaflet drop, included details of the proposed plan, where and when it could be viewed, how to make comments and by what date.

5.5.3 Individual letters were sent to the registered landowners of the proposed Local Green Spaces and potentially affected landowners to notify them that their land may be affected by policies contained within the Draft Plan.

¹³ [Regulation 14.](#)

¹⁴ [Regulation 15.](#)

¹⁵ [Regulation 16.](#)

5.5.4 The documents to be consulted upon as part of the Regulation 14 consultation are:

5.5.4.1 Draft Barton-le-Clay Neighbourhood Plan.

5.5.4.2 Barton-le-Clay Design Codes (latest addition)

5.5.4.3 Barton-le-Clay Green Infrastructure Plan (latest addition).

5.5.4.4 A 'Regulation 14 BLCNP Consultation' website page has been developed that includes all the documents being consulted upon, a link to the online survey, a copy of the paper feedback form, all the plans/maps and details of how to respond.

5.5.4.5 The consultation phase was advertised on the Barton-le-Clay Village Today Facebook page, Parish Council Facebook page and Parish noticeboards and the library. Feedback forms were delivered to every house/business in Barton-le-Clay.

5.5.4.6 Several successful drop-in/Q&A sessions were organised, e.g., an information desk at the Village Co-op where members of the BLCNPSC had the opportunity to engage with villages to promote the BLCNP and answer any questions.

5.5.4.7 The Neighbourhood Plan document has been updated, post Reg 14 feedback.

6 Barton-le-Clay - A Picturesque and Historic Village

6.1 Barton-le-Clay History

6.1.1 To produce a dynamic Neighbourhood Plan and achieve our vision, it is necessary to have a good understanding of both the neighbourhood area and the local community's views about what should be done to improve and protect it. This section of the Plan provides a brief history of Barton-le-Clay and an assessment of its rural anthropology character.

6.1.2 The village of Barton-le-Clay is in the county of Bedfordshire, situated midway between Bedford and Luton on the A6 and between Hitchin and Harlington on the B665.

6.1.3 Barton-Le-Clay, literally, Barton in the Clay, derives its name from its position being sited where the clay soil starts under Barton Hill. The overlordship was vested in the Crown at the date of the Domesday Survey¹⁶, remaining so until the Dissolution when the manor was taken in hand by the King and annexed to the manor of Ampthill in 1542. The manor formerly belonged to the monks of Ramsey; it was given to the Ramsey Abbey, Huntingdonshire in 1044 by Eadnoth, bishop of Dorchester. The grant was confirmed by Edward the Confessor in 1066, by William the Conqueror in 1068 and again by Edward III in 1334. At the time of the Domesday in 1086 the manor was assessed at eleven hides worth ten pounds. Barton had many mills which took advantage of the numerous streams which rose in the hills.

6.1.4 The original church of St Nicholas, first mentioned in 1168, consisted of an aisleless nave and small chancel. Little of this twelfth century building remains, the church being rebuilt in the thirteenth century with fourteenth century alterations and the addition of a fifteenth century tower. A free school was founded in 1806 by Edward Willes. The Village's population in 1801 was 448 rising to 915 by 1851, dropping to 816 in 1901. The twentieth century saw continued expansion, the population rising from 1,125 in 1951 to 3,446 in 1991.



Map 6 - Barton-le-Clay 1882-1899.

¹⁶ Barton [-in-the-Clay] was a settlement in Domesday Book. It had a recorded population of 33 households in 1086.

6.1.5 The nineteenth century saw an unusual industry develop in the area digging coprolites. This involved the extraction of phosphatised clay nodules for fertiliser. Once a thriving industry, especially in Cambridgeshire, the mining of coprolites declined in the late nineteenth century, stopping in the early years of the twentieth century.

6.1.6 The above brief history goes some way to explain why maintaining Barton-le-Clay as an historic and picturesque village forms an integral part of our Vision.

6.2 Barton-le-Clay and its Heritage

6.2.1 Barton-le-Clay Parish is rightly proud of its historic environment and heritage assets¹⁷ and recognises the need to conserve and enhance all these important features.

6.2.1.1 Scheduled monuments. Moated site at Faldo Farm.

6.2.1.2 Barton Hills AONB (see 10.6).

6.2.1.3 Listed Grade 1 & II buildings within Barton-le-Clay¹⁸.

Grade I

Church of St Nicholas, Church Road. The Church of St Nicholas, built c1168, is notable as the only building constructed of stone, an excellent combination of rubble limestone with a tower constructed of flint and clunch¹⁹ and limestone chequer-work. The churchyard is bounded by quality nineteenth century iron railings, listed, together with a lantern, at Grade II.

¹⁷ Heritage Assets include Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, Historic Landscapes, Archaeological Sites and Monuments, and other non-designated historic features.

¹⁸ [Historic England - National Heritage List for England \(NHLE\)](#)

¹⁹ Clunch is a traditional building material of chalky limestone rock used mainly in eastern England and Normandy.

6.3.2 According to Historic England - [Historic England](#)

"Conservation area designation introduces a general control over the demolition of unlisted buildings and provides a basis for planning policies whose objective is to conserve all aspects of character or appearance, including landscape and public spaces, which define an area's special interest.... The special character of these areas does not come only from the quality of their buildings. Elements such as the historic layout of roads, paths and boundaries and characteristic building and paving materials all contribute to the familiar and cherished local scene.

Designation of a conservation area gives broader protection than the listing of individual buildings. All the features listed or otherwise, within the area, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all these factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense."

6.4 Assets of Community Value

6.4.1 An Asset of Community Value is a building or piece of land that is used to further the social wellbeing or interests of the local community. Examples of community assets include village shops, public houses, community centres, children's centres, allotments, and libraries.

6.4.2 A building or piece of land is deemed to have community value if:

6.4.2.1 The use of the land or building currently, or in the recent past, furthers the social wellbeing or social interests of the local community. This includes cultural, recreational, or sporting interests.

6.4.2.2 The use of the building or land will continue to further the social wellbeing or interests of the local community.

6.4.2.3 Meeting the interests of the community must be the principal purpose of the land or building.

6.4.3 Through the BLCNP consultation process, the BLCNPSC will be open to nominations for consideration of Non-Designated, Heritage Asset and/or Asset of Community Value²¹.

6.5 Protecting our Heritage Assets

6.5.1 Building on the background of the previous chapter, Barton-le-Clay Parish is an attractive area and village that brings residents to live here for many varied reasons. Barton-le-Clay Parish Council recognises the need to conserve and enhance all these important features, and this is embraced by our vision for Barton-le-Clay.

²¹ N.B. The Bull Public House was considered but does not meet the necessary criteria as it is not the only public house in the Village, and it is already protected by being a listed building.

6.5.2 The NPPF²² sets national planning policy that requires planners to recognise and seek to sustain the significance²³ of individual heritage assets. This national policy is supported by CBLP 2015-2035 Policy HE3: Listed Buildings, Conservation Areas and Built Heritage and the CBC Design Guide (latest reiteration). In particular:

6.5.2.1 Development proposals that affect the significance of any heritage assets must be accompanied by a Built Heritage Statement. The Built Heritage Statement must:

6.5.2.1.1 Describe the significance of any heritage assets that may be affected by the development;

6.5.2.1.2 Assess the level of impact that the development proposals will have on those assets, including where necessary an assessment of the impact of the development proposals on their setting; and

6.5.2.1.3 Demonstrate that opportunities to avoid harmful impacts have been explored, and where this is not possible, set out necessary mitigation measures.

6.5.3 This NP, through its 'Barton-le-Clay Parish-Wide Design Guidelines and Codes' sets out a guide for developers that focuses on high quality development that considers the historic nature and setting of Barton-le-Clay, so that developments in the area establish a strong sense of place and respond to local character and history by reflecting the local identity of the place through use of appropriate materials and attractive design.

²² [NPPF - 16. 'Conserving and Enhancing the Historic Environment' that our Heritage Assets](#)

²³ Significance (for heritage policy) - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic Environment (HE) Policies

Historic Environment Policy HE-1

1.1 It is implicit in NPPF Dec 2023 - 16. 'Conserving and Enhancing the Historic Environment' that our Heritage Assets, particularly those in the Conservation Area, and including Assets of Community Value, are protected. Development within them or development in their setting, should be avoided.

1.2 Where a development application is made and may cause harm, applicants must clearly demonstrate how the scheme has sought to avoid or minimise it. Where harm remains, it must be clearly and convincingly justified.

1.3 In considering the impact of a proposed development on/near a designated heritage asset, particularly in the Conservation Area, great weight will be given to the asset's conservation.

1.4 Any development that causes harm to, or loss of, the significance of a designated heritage asset will require clear and convincing justification and is unlikely to be supported.

Historic Environment Policy HE-2

2.1 Development proposals that impact on the Barton Hills NNR/AONB/SSSI and Recreation Ground must be supported by a Landscape Visual Impact Assessment.

2.2 Development proposals that affect known heritage assets with archaeological interest (whether designated or non-designated) or areas which have the potential for heritage assets with archaeological interest must be accompanied by an Archaeological Heritage Statement.

7 Present Day Barton-le-Clay - A Picturesque and Vibrant Village

7.1.1 Barton-Le-Clay lies at the foot of the northern slope of the Barton Hills on what was once the main Bedford to Luton Road. The land rises from north to south, the village situated on a strong clay soil with clay and chalk subsoil. The church, St Nicholas, stands to the southeast of the village centre and with the rectory and group of houses to the west and north, forms a hamlet known as Church End.

7.1.2 The hamlet of Church End to the southeast is located at the base of the Barton Hills. Its distance from the busy Bedford Road gives it an altogether different rural character with good views to the hills, woodlands, and surrounding fields. The hamlet comprises the parish church, hall, rectory, Rectory Farm, The Bury Farmhouse, and numerous timber-framed and brick cottages. Photos of a selection of listed building and key landmarks are at Annex D.

7.1.3 A bypass, opened in 1990, takes the A6 from Luton, 6 miles to the south, past the Village, to Bedford.

7.2 Landscape Character and Biodiversity

7.2.1 In addition to Barton-le-Clay's rich historic environment, Barton-le-Clay sits alongside and within the setting of the Chilterns AONB and the Barton Hills/SSSI. The outstanding natural landscape and biodiversity is covered in depth as part of the GI Plan – Section 10.

7.3 Recreation/Community Facilities

7.3.1 The village has a wide range of amenities, and recreation grounds/open space that are maintained by the Parish Council.

7.3.1.1 The Arnold Recreation Ground which has an Under 16's play area, basketball court, gym equipment, two outside tennis courts, and a ping-pong table.

7.3.1.2 The Barton-le-Clay sports/playing fields on the Luton Road which has 3 full sized football pitches, two junior football pitches, two 9v9 football pitches and 2 mini football pitches with changing facilities.

7.3.1.3 Unity Hall. The hall provides the combined 'group' Headquarters for village Scout and Guide groups. The hall is also used for village events of up to 120 persons and has a large and well-equipped kitchen and parking.

7.3.1.4 Barton Village Hall on the B655 Hexton Road. The hall has three areas: the Main Hall, the Chiltern Room, and the Committee Room and is used throughout the year for a variety of village activities, ranging from amateur dramatics (the Barton Players) and carpet bowls to Country Music and Line Dancing. The hall has a fully fitted kitchen with oven, microwave, and dishwasher and a large car park.

7.3.1.5 There is one allotment site comprising of 95 active plots.

7.3.1.6 There are three Public Houses (PH): The Royal Oak, The Wagon and Horses and The Bull, that provide support for the local community by helping to run/provide functions throughout the year. Notably, both The Royal Oak and The Bull are Grade II listed buildings.

7.3.1.7 Places of worship are the Church of St Nicholas, a Grade I listed Church of England church, Barton Baptist Chapel, and the Barton Methodist Church. The churches are well integrated into village life.

7.3.1.8 Barton Rovers Football Club have their ground in the Village and have a large social area, with bar, which is used extensively for various community and private functions.

7.4 Leisure Facilities

7.4.1 In 2021, the Parish Council contracted out a study entitled 'A Strategy of Leisure Facilities within Barton-le-Clay'. The final report, covering 2021 to 2025 aims to support negotiations for funding and actions to deliver the facilities needed for the existing and expanding community. The Leisure Strategy was adopted by the Parish Council on 8th November 2021 and a full copy of the document is available here [Barton-le-Clay Leisure Strategy 2021 - 2026](#).

7.4.2 The diagram below summarises the process which was used to create this Leisure Strategy:

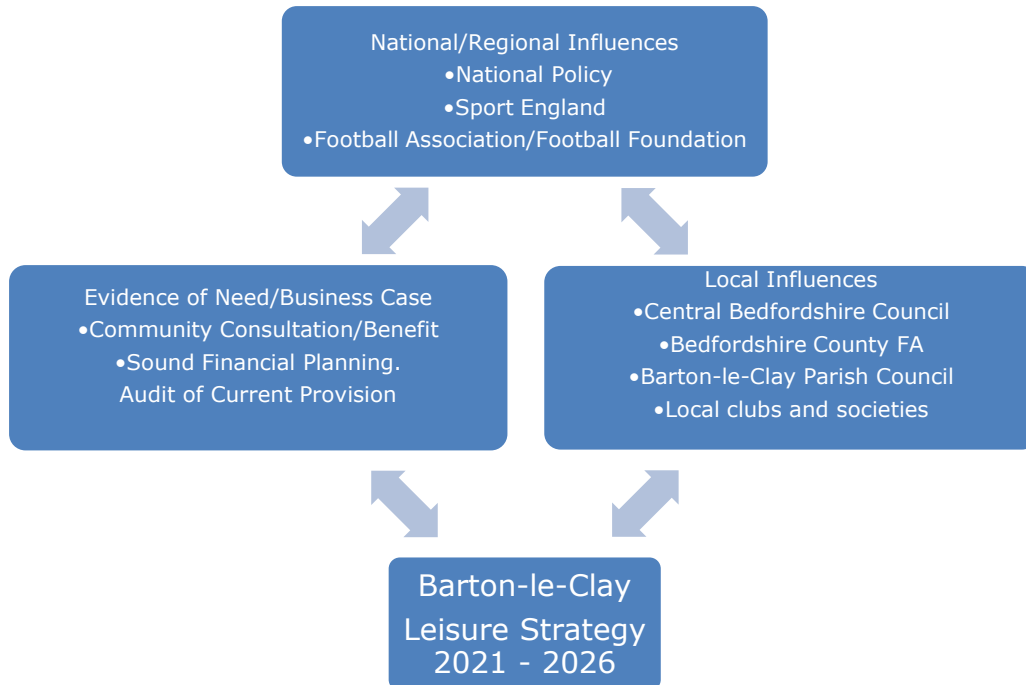


Figure 2 - Barton-le-Clay Leisure Strategy

7.4.3 The Strategy covers:

7.4.3.1 Where are we now? What facilities do we currently have and what leisure activities are taking place?

7.4.3.2 Where do we want to be? What do we have planned to meet the needs of our existing and expanding population?

7.4.3.3 How do we get there? Action Plans showing a coordinated approach to funding our action plan with clear and measurable targets.

7.4.3.4 Our Long-Term Future? A detailed Monitoring and Evaluation Plan that reviews our Actions and what we will need to do in the future.

7.4.4 The Strategy, therefore, shows the following:

7.4.4.1 The current leisure provision within the village.

7.4.4.2 The plans the Parish Council has, not only to increase the range of facilities, but also introduce new provision that will be required to meet the needs of an expanding community.

7.4.4.3 The financial implications of this strategy.

7.4.4.4 An Action Plans to deliver these facilities.

7.4.4.5 Long term sustainability, management, and maintenance.

7.4.5 The Parish Council is responsible for the Monitoring and Evaluation of the Leisure Strategy and the Action Plan – see Appendix 5, will be reviewed on a quarterly basis with an overall annual review.

7.4.6 The Leisure Strategy and the Action Plan is consistent with the aims of the BLCNP.

7.5 Education

7.5.1 Barton-Le Clay children attend the following schools, Ramsey Manor Academy Lower School provides education for pupils aged 4-9yrs, Arnold Academy Middle School provides education for pupils aged 9 to 13yrs, pupils aged 13+ in the majority attend Harlington Upper School. All three schools form part of the 'The Pyramid Schools Trust' formed in 2020 along with Parkfields Middle School and Westoning Lower School. In addition, there is Orchard School & Nursery, an independent school & nursery for children aged 0-9. The village also has a pre-school for under 4s and a Kids Club for afterschool and holiday club provision. The Charts 1 and 2 show the education levels of pupils in Barton-le-Clay Parish, showing the examination results at Key Stage 1 (tests set at aged 6) Key Stage 2 (tests set at aged 11) and Key Stage 4 (GCSEs). The education levels of pupils are comparable with the UK average and above the level for Bedfordshire.

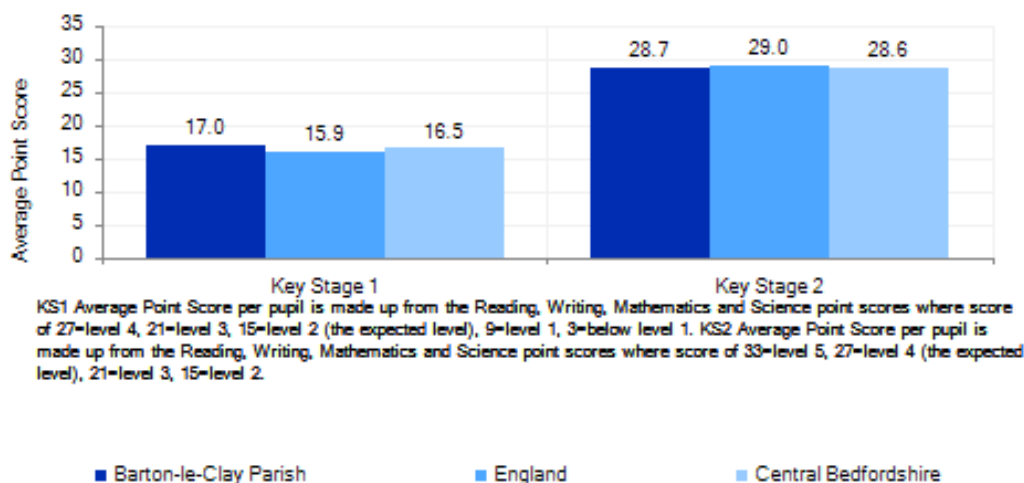


Chart 1 - Pupil attainment at Key Stage 1 & 2²⁴

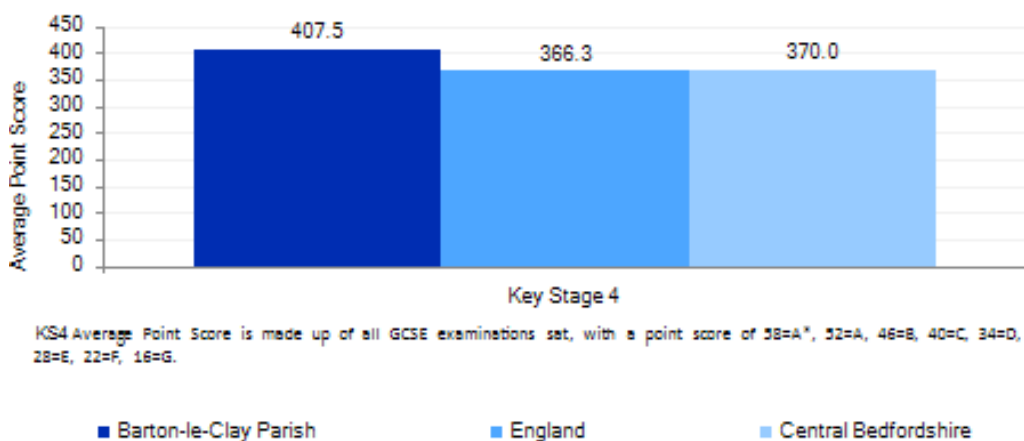


Chart 2 - Pupil attainment at Key Stage 4¹⁹.

7.6 Population & Household Data

7.6.1 In 2025²⁵ the Parish had an estimated population of 4922 of which 809 were aged 0-15 (16.4%), a working age population of 2983 (60.6%) and 1130 aged 65+ (23%). The village has a higher proportion of people aged 65+ than the England average of 18.6% and the Central Bedfordshire/East of England average of 19.8%.

7.7 Health, Wellbeing and Life Expectancy

7.7.1 The data in Chart 3 provides an indication²⁶ of the health profile of villagers based on two sources, the Local Insight profile for 'Barton-le-Clay Parish' area and [House of Commons Library](#) for Mid-Bedfordshire.

²⁴ Department for Education (2013-14).

²⁵ Local Insight England Summary Report Barton-le-Clay Parish CBC - 1 April 2025.

²⁶ The estimates calculated are based on the number of people listed on GP registers in 2019/20, and the number of people recorded as having the relevant health conditions.

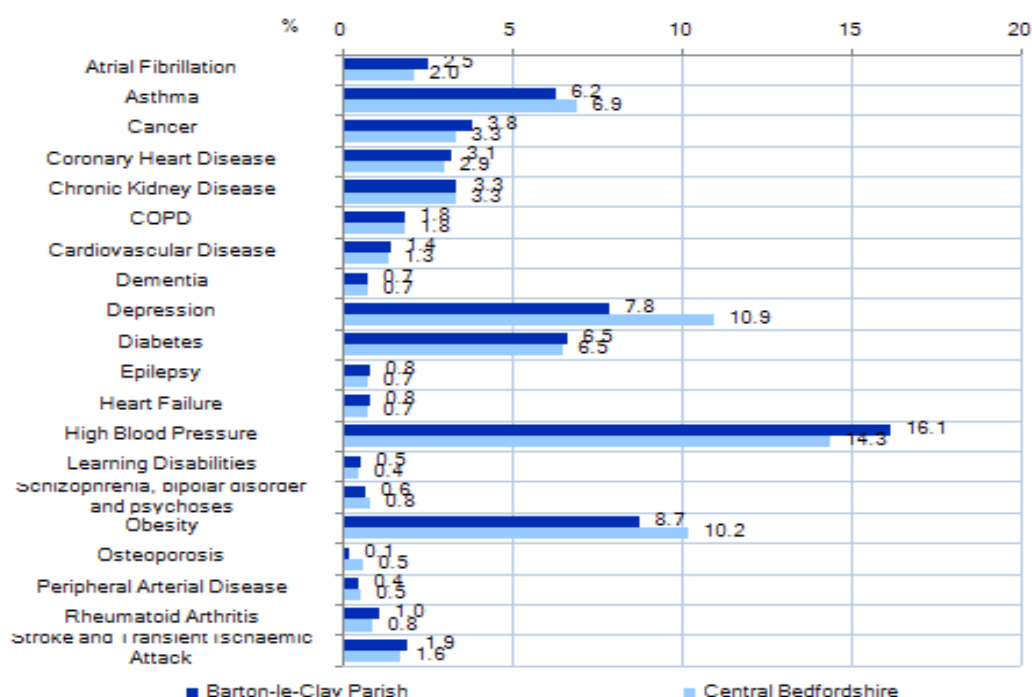


Chart 3 - % of Estimated Disease Prevalence²⁷

7.7.2 Although the intent of the BLCNP is not to create policies to dictate lifestyle health choices, policies can be recommended to influence change, e.g., to provide better access to Green Spaces to improve fitness, and provide a better environment for those suffering e.g., dementia.

7.7.3 The NP aims to support Barton-le-Clay Parish Council develop a dementia-friendly village community in line with [PAS1365](#)²⁸, where the local community can support people living with dementia by fostering inclusive environments. One such initiative is Community Garden.

7.7.4 A policy to encourage dementia friendly housing initiatives is included in the Housing Policy section.

²⁷ House of Commons Library (2019/20). The data from England's GP practices was published by NHS digital.

²⁸ Publicly Available Specification (PAS) 1365:2015 is a Code of Practice for the recognition of dementia-friendly communities in England. Key Aspects of PAS 1365 includes Areas for Action, e.g., healthcare, transport, housing, emergency services, and education.

8 Housing

8.1 Housing Needs Survey

8.1.1 The Bedfordshire Rural Communities Charity (BedsRCC) were tasked to carry out a Housing Needs Survey (HNS) to identify the housing needs of local people over the next 10 years for social/rental housing, owner-occupier housing and housing for those with special needs.

8.1.2 The BedsRCC HNS Report is at Annex A. A summary of the key findings, conclusion and recommendations made in the report are detailed in the following paragraphs, with supporting data from the latest [OSCI Local Insight profile for 'Barton-le-Clay Parish' Area – dated 14 Aug 23.](#)

8.2 Population and Demographics

8.2.1 As of Aug 23, there were 1,936 households containing 4,941 residents in Barton-le-Clay. Compared to 2011, this represents a small decrease in residents (from 4,992) over the last decade. Analysis of the data (also discussed in the 'Review of Conclusions & Recommendations from HNS' section) shows that in terms of scale, there has been little house building in the Village with nearly all increases in bedrooms due to redevelopment of existing properties e.g., conversion of bungalows to two-story properties and the increasing '65 years old and above' demography - Chart 4. There has also been an increase in the '15 - 24-year-old' demography leaving the village - Chart 5 due to the lack of starter homes.

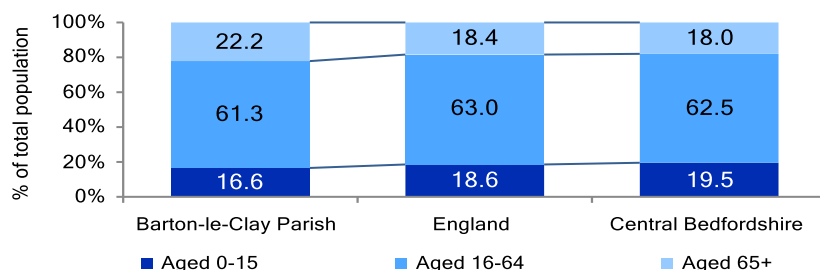


Chart 4 - Population by Age²⁹.

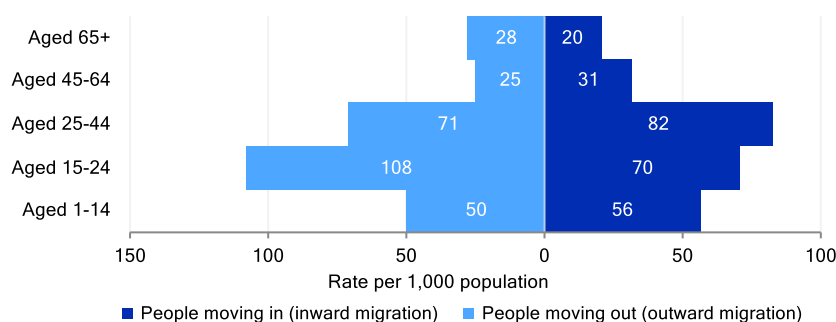


Chart 5 - Level of Inward and Outward Migration (by age).³⁰

²⁹ 2021 Census Data.

³⁰ Population Turnover Rates – Office for National Statistics (2010).

8.2.2 The higher proportion of those Pensioner Households/65+ is also reflected in village Household Types/Composition – Chart 6.

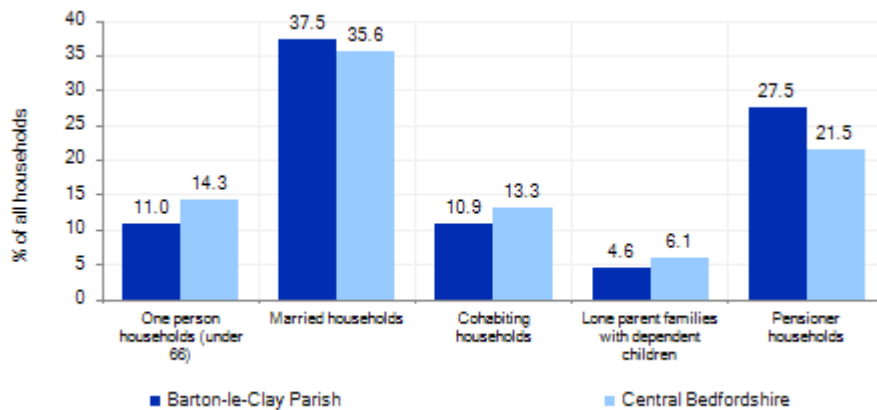


Chart 6 - Population by Household Composition³¹

8.3 Dwelling Types

8.3.1 There are more detached and semi-detached properties in Barton-le-Clay compared to Central Bedfordshire/England averages with fewer terraced properties, flats, and other types of accommodation in the village – Chart 7. This has an impact on the cost of properties.

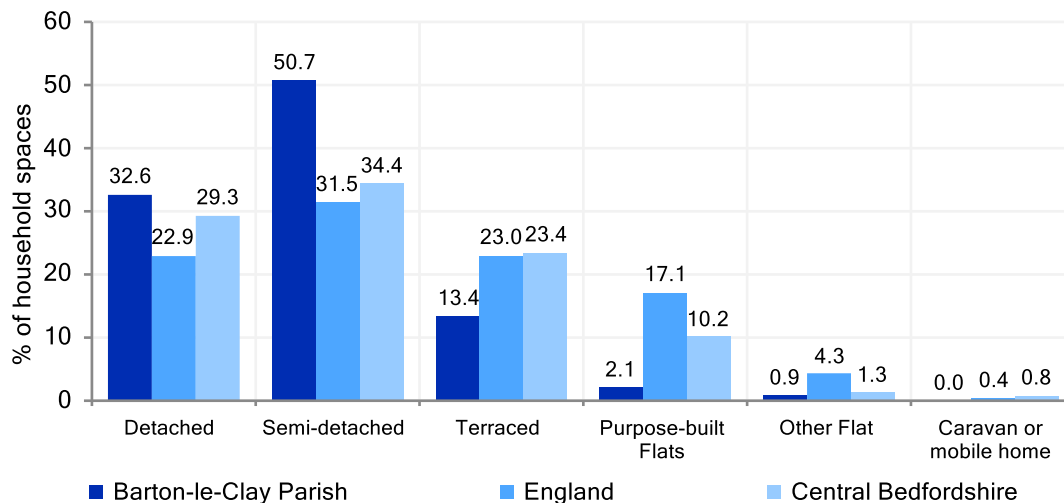


Chart 7 - Dwellings Type Breakdown³²

³¹ Source: Census 2021

³² Census 2021.

8.4 Current Property Availability for Sale in Barton-le-Clay

8.4.1 As of November 2023, there were 32 residential properties for sale in Barton-le-Clay parish³³ - Table 1.

No. of bedrooms	Number	Asking price
4 bedrooms house	6	£800,000 - £600,001
3 bedrooms house	15	£600,000 - £400,001
2 bedrooms house/Bungalow	10	£400,000 - £300,000

Table 1 – Breakdown of Properties for Sale – Aug 23.

8.4.2 Only two properties could be considered as retirement / accessible properties. No properties were marketed as starter homes or shared ownership.

8.5 Property Sales over last 5 Years³⁴

8.5.1 Property sales over the last 4 years in Barton-le-Clay parish (Table 2) are:

Price Range	2020	2021	2022	2023	2024 (Aug 24)
£100,000 – 150,000					
£150,001 – 200,000	1	2	1		
£200,001 – 300,000	24	16	11	3	2
£300,001- 400,000	16	26	20	9	9
£400,000 - £600,000	19	14	23	4	3
£600,000+		6	6		1
Total	61	64	51	16	

Table 2 – Property Sales in the Village 2020-2023.

8.6 Occupied and Availability of Rented Properties

8.6.1 As of November 2023, there were only two properties available for rent in the Village³⁵. One 4-bed property @ £2850 per month and one 3-bed property @ £1250 per month.

8.6.2 The breakdown of housing rental picture in the Village is detailed in Table 3.

³³ [Properties For Sale in Barton-Le-Clay | Rightmove](#)

³⁴ [Rightmove.co.uk/house-prices/Barton-Le-Clay](#)

³⁵ [Rightmove.co.uk/property-to-rent](#)

Type of Rental	Barton le Clay	Central Bedfordshire Average
Social rented households	143/6%	13.3%
Rented from Council	66/3.6%	4.6%
Rented from Housing Association or Social Landlord	66/3.3%	8.6%
Rented from private landlord or letting agency	168/8.6%	11.9%
Other rented dwellings	33/1.6%	1.9%

Table 3 - Housing Tenure Breakdown.³⁶

8.7 Survey Process and Response – Affordable Housing

8.7.1 To study the need for affordable housing in Barton-le-Clay, a survey form was delivered to all households in April 2022, together with a FREEPOST envelope to enable residents to return their completed survey to BedsRCC. The survey form gave contact details to request additional forms in the event of there being more than one case of housing need within the household. The survey was also available to complete online, with the link to the online survey being included in the covering letter which was also delivered to every household.

8.7.2 The survey form was in two parts. Section 1 was for completion by all residents and aimed to gain their views on overall housing needs in Barton-le-Clay (see chapter 5). Section 2 was for completion by or on behalf of any household member currently looking for different accommodation, or who would be looking within the next 10 years. The findings from this section are analysed in Section 7.8 below.

8.7.3 We received 316 responses from around 2200 distributed, a return rate of just over 14%. This is a slightly lower than average response rate for a housing needs survey (typical return rate is 20-25%), however we feel that 14% is still adequate to give us a representative sample of views.

8.8 Review of Conclusions & Recommendations from HNS

8.8.1 Analysis of the data considered in Chapter 6 of the HNS Report identified a need for affordable housing within Barton-le-Clay from household's resident in (or with strong links to) the parish, which is unlikely to be met by normal market provision. The need was predominantly from those wanting to move out of the family home, some into rented accommodation and some to get on the property ladder. There is also demand from those wanting to move out of rented accommodation into their own properties or move to a larger family home.

8.8.2 Affordable properties for people with a local connection in Barton-le-Clay could be provided through the development of a Rural Exception Site³⁷ which would provide affordable housing for which households with a local connection would take priority.

³⁶ Census 2021.

³⁷ [Rural Exception Sites](#).

8.8.3 Based on data supplied by respondents, up to 25 households with a local connection would be suitable for housing within a rural exception site development. However, it must be recognised that this is a snapshot of current, self-assessed need: some respondents may withdraw, move, or be housed by other means during the planning and development of any future scheme. Based on the identified need, it is recommended that **12 units** (see also para 8.1 of HNS Report) of affordable housing³⁸ be provided for people with a local connection to the Village.

8.8.4 In making this assessment we consider several factors including household size and circumstances; the type and tenure being sought by respondents; and their financial means. Consideration is also given to properties available on the market within the parish, at the time of the report, there was a lack of smaller properties available within the Parish.

8.8.5 Analysis of the responses considered in Chapter 6 of the HNS Report, and other evidence considered in Chapters 2 and 3, show that there is a need for **2/3 bed houses and bungalows or retirement properties** (e.g., houses built to Lifetime Homes criteria), if Barton-le-Clay is to meet the identified current and future needs of existing owner occupier residents wishing to stay in the parish.

8.8.6 The evidence for this is (at the time of the HNS).

8.8.6.1 There were currently no bungalows or properties advertised as accessible for sale on the open market in the village.

8.8.6.2 The relative shortage of cheaper properties in the village, there are currently only 2 properties available for purchase on the open market in the parish priced under £425,000.

8.8.6.3 The 53 owner occupier respondents who would be looking for a more suitable property at some point over the next 10 years, with 20 of these looking for a property within the next 0-3 years.

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

8.8.8 It should be noted that there is no guarantee that housing sold on the open market will be bought by people with a local connection to the village. It is therefore not possible to stipulate how much new housing would meet the needs of the owner occupier respondents identified above. However, it is reasonable to suggest that the provision of up to 15 suitable accessible units would meet a reasonable proportion of the need while being in keeping with the size of the parish. These could be delivered separately or alongside a rural exception site, with some of the market housing cross-subsidising the affordable housing.

8.8.9 In support of the points made in the BedsRCC Housing Needs Survey, the Local Insight Plan for the Village (see para 66) details that of a population of 4,941 residents, 1063 are State pensionable. This is 21.6%, a fifth of the parish population and higher than the England average of 18.5%.

³⁸ [Affordable housing guidance note for Central Bedfordshire \(south area\)](#)

8.8.10 The CBC Local Plan (CBCLP) – 'Section 11.3 - Supporting an Ageing Population – Page 108' recognises that:

Central Bedfordshire is showing an "increase growth of people over 65+ and a further noticeable growth of the 85+. This rise becomes even more significant in the 85+ age range where the population of people is set to rise by over two-and-a-half times from 5,400 in 2015 to 13,600 by 2035. Besides the growth of the older population, residents of Central Bedfordshire have a longer life expectancy than the national average, ranging from 84 years for women and 81 years for men".

8.8.11 Notably, the CBC Local Plan 11.3.6, states:

"There is a particular need to retain bungalows for older people, as this is one of the preferred accommodation types for people who are aging yet want to retain a high level of independence. However, there has been a noticeable loss of these units due to existing bungalows being converted into two storey family homes. This places an additional requirement on future new supply to compensate for the backlog of chronic under-delivery and loss of existing bungalows."

8.8.12 Therefore, having a housing policy that supports an aging, older population, as well those with disability supports the CBCLP, particularly 'CBCLP H3 – Housing for Older People' and will help ensure that the BLCNP achieves its goal of providing housing that meets the needs of all its residents.

8.8.13 Further, the CBCLP Section 11.1.9 to 11, Page 104 – 'Housing Requirements' also recognises that there is a need for smaller, mainstream entry-level homes for young families and a mix of 1 and particularly 2 beds in the form of bungalows (for those aiming to downsize), mobility homes standards, flatted maisonettes, and other mainstream housing. This is supported by the age demographic in the parish where 3029/60.9% residents are of working age (16 - 64 years) and the Residents Survey noted the need for bungalows and small residences of 1-2 bedrooms, primarily for retired or affordable living.

8.9 Disability

8.9.1 It is difficult to assess the need for housing of those who are disabled and require help with personal care or have walking difficulties with disabilities. The OCSI report does show that PIP recipients in the village are lower than both those in Central Beds and England – Chart 8.

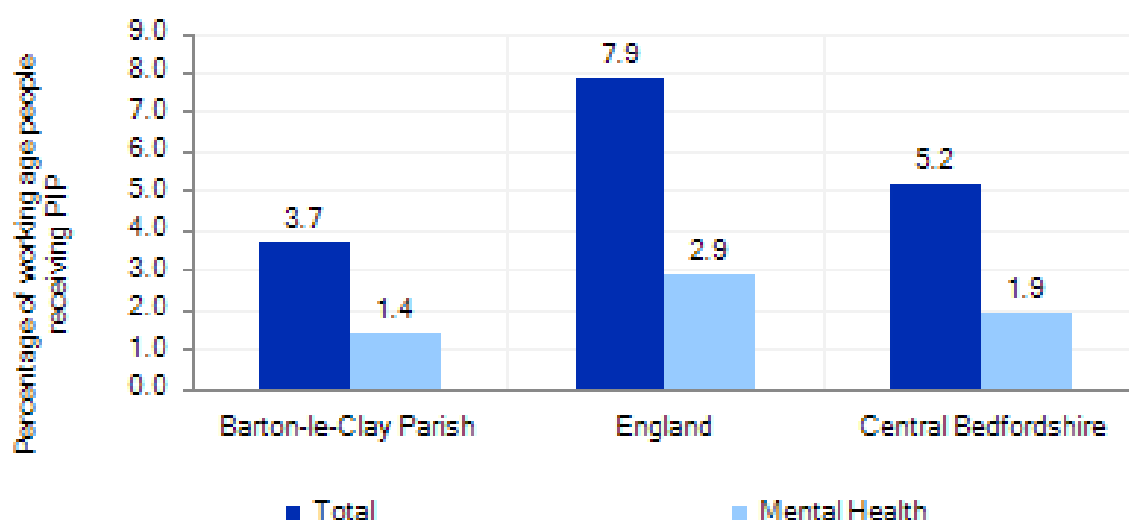


Chart 8 - Personal Independence Payment (PIP) Recipients³⁹.

8.10 Vulnerable Groups – Those in Latter Life

8.10.1 Being vulnerable is defined as in need of special care, support, or protection because of age, disability, risk of abuse or neglect⁴⁰. It is acknowledged that pensioner groups may face greater risks and have different types of needs, for example, pensioners without access to transport, pensioner loneliness and pensioners in poverty.

8.10.1.1 Pensioners without access to transport are those with no access to a car or van. The dataset only includes pensioners living in private households. Pensioner households with no car or van (Census 2011) 151/16.5% England average 40.8%.

8.10.1.2 There are two indicators of pensioner loneliness. The census provides a measure of the proportion of pensioners living alone (defined as households of one pensioner and no other household members). In addition, Age Concern have developed a Loneliness Index (which predicts the prevalence of loneliness amongst people aged 65+) based on census data. Areas with a value closer to 0 predict a greater prevalence of loneliness amongst those aged 65 and over and living in households compared to areas with a value further away from 0 – Chart 9.

³⁹ Source: Department for Work and Pensions (Apr 23)

⁴⁰ <https://www.gov.uk>

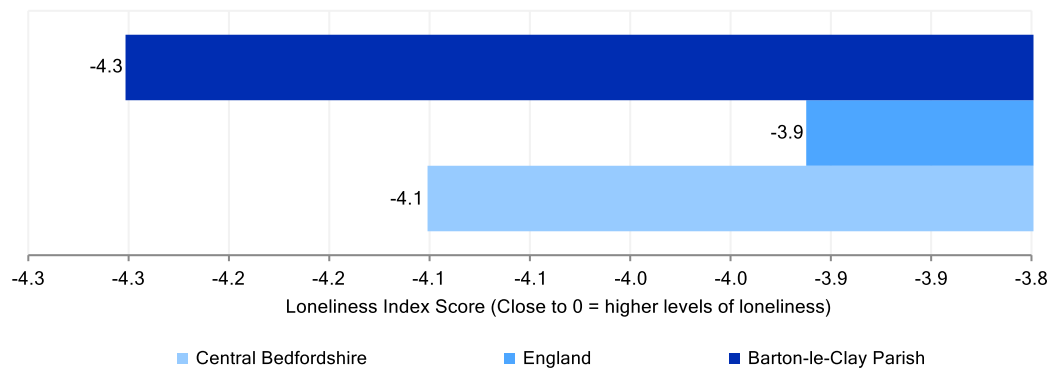


Chart 9 - Loneliness index (probability of loneliness for those aged 65 and over)⁴¹.

8.10.1.3 Pensioners in poverty are those in receipt of Pension Credit. Pension Credit provides financial help for people aged 60 or over whose income is below a certain level set by the law. Pension credit claimant (DWP May-21) 80/6.2% England average 11.6%.

8.11 Other Vulnerable Groups

8.11.1 Other Vulnerable Groups can include, but not exclusive, single parent households and those with disabilities, and the BLCNP Housing Policies seek to address these core issues that have been shown to be important to residents.

⁴¹ Source: Age UK (2011)

Housing (HP) Policies

Housing Policy H-1

1.1 All developments of 10 or more dwellings in Barton-le-Clay that provide 30% affordable housing, particularly to fill the shortage of 1-bed and 2-bed starter homes identified in the HNS, and in line with the requirements set out in CBLP 2015-2035 'Policy H4: Affordable Housing', will be supported. Affordable homes should be well integrated with market housing.

Housing Policy H-2

2.1 There is a real need to maintain and preserve the village bungalow housing stock for the increasing elderly population and to allow down-sizing, as evidenced in the HNS and applications to convert single storey bungalows, particularly those in the Housing North Character Area (see Barton-le-Clay Parish-wide Design Guidelines and Codes – Page 14) to two-storey homes will not to be supported.

Housing Policy H-3

3.1 Applications for extensions to support those in vulnerable groups, including dementia, will be supported.

9 High Quality Design

9.1 Introduction

9.1.1 The NPPF and Central Bedfordshire Design Guide (CBDG)⁴² detail that good design of buildings and places can improve local business, health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

9.1.2 The BLCNP recognises that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design⁴³. The Neighbourhood Plan also aims to reflect community opinion and aspirations and add a local dimension to the assessment of proposals for any new development. The overall aim is to therefore encourage well-designed developments that:

9.1.2.1 Are contextual in terms of built and landscape context.

9.1.2.2 Are attractive, distinct, and legible;

9.1.2.3 Are compact, with well-defined streets and spaces, with a clear safe and accessible route hierarchy;

9.1.2.4 Integrate existing and new natural features, with public spaces that are accessible for all;

9.1.2.5 Accommodate a range of activities;

9.1.2.6 Provide a range of uses that support everyday activities including to live, work and play;

9.1.2.7 Conserve natural resources, including water, land, energy, and materials;

9.1.2.8 Do not negatively impact on the historic environment.

9.1.3 To guide the BLCNPSC, AECOM⁴⁴ was commissioned to conduct a design review of Barton-le-Clay and produce a set of Parish-wide design guidelines and codes.

9.1.4 The final report is at Annex B.

⁴² [Central Bedfordshire Design Guide \(as amended\)](#)

⁴³ [National-Planning-Policy-Framework – \(as amended\)](#)

⁴⁴ AECOM are the Department for Levelling Up, Housing and Communities (DLUHC) appointed contractors to deliver a wide range of planning and environmental services to help communities across England develop their Neighbourhood Plans and shape development and growth in their locality.

9.2 The Central Bedfordshire Design Guide (CBDG)

9.2.1 CBDG is a Supplementary Planning Document (SPD) that supports the CBLP 2015 -2035 and provides guidance on how development policies within the Local Plan should be applied.

9.2.2 The Design Guide is used alongside the policies in the BLCNP Design Guide to help support, inspire, and guide applicants as to the standard expected of new development in the Neighbourhood Plan Area.

9.3 AECOM Design Guidelines

9.3.1 The AECOM Design Guidelines have been developed from the CBDG, a tour of Barton le Clay on 21st March 23 and in consultation with the BLCNPSC. The AECOM guidelines cover the following areas, cross-referenced against the CBDG (see Figure 3):

- 9.3.1.1 DG.1 Materials & Architectural Details.
- 9.3.1.2 DG.2 Housing Mix.
- 9.3.1.3 DG.3 Development Near Heritage Assets.
- 9.3.1.4 DG.4 Patterns of Growth.
- 9.3.1.5 DG.5 Development Edges in the Rural Landscape.
- 9.3.1.6 DG.6 Infill Development.
 - DG6a – 'Backland' Development(s).
- 9.3.1.7 DG.7 Building Scale & Massing.
- 9.3.1.8 DG.8 Views.
- 9.3.1.9 DG.9 Lighting Schemes.
- 9.3.1.10 DG.10 Promoting Biodiversity in Private Properties.

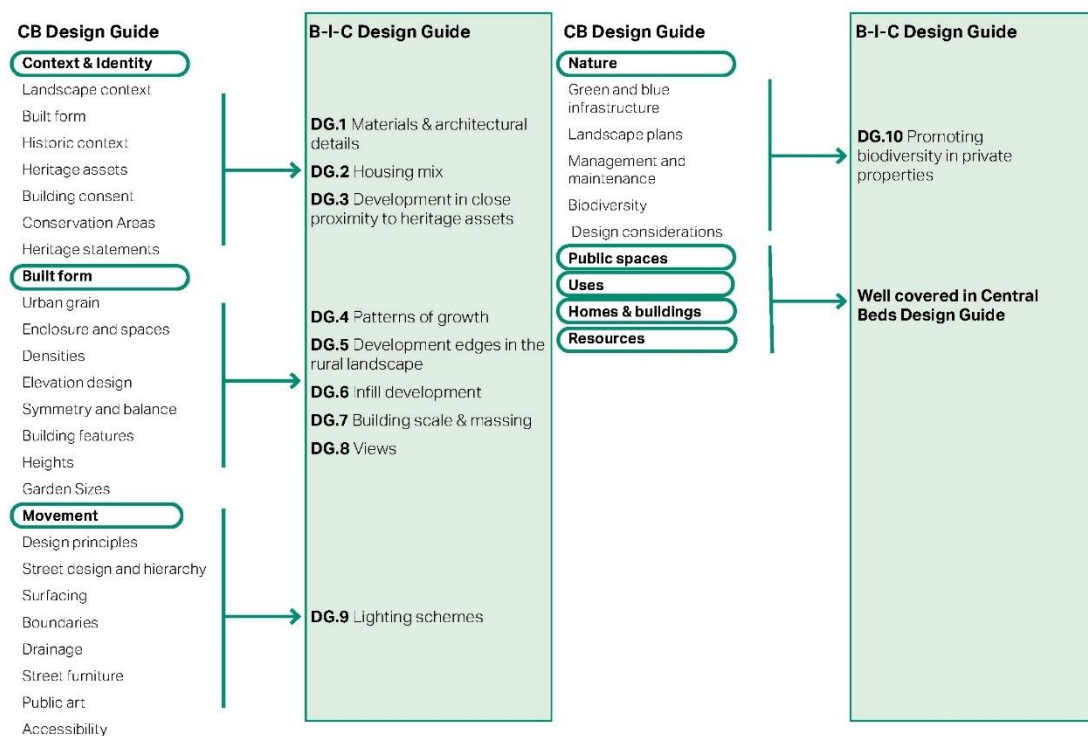


Figure 3: Adoption of CBC Design Guides into AECOM's Design Guides.

9.4 Biodiversity and New Developments

9.4.1 The Neighbourhood Plan Area contains a rich variety of natural habitats of a local, National, and international importance and the biodiversity of the area must be protected and its protection a priority in any design.

9.4.2 It is noted that new development will have impacts on biodiversity and the 'Mitigation Hierarchy' in Table 4 is supported.

AVOID	MINIMISE	REMEDiate	COMPENSATE
Where possible, habitat damage should be avoided.	Where possible, habitat damage and loss should be minimised.	Where possible, any damaged or lost habitat should be restored.	As a last resort, damaged or lost habitat should be compensated for.

Table 4 – Impacts on Biodiversity Mitigation Hierarchy.

9.5 Biodiversity Net Gain (BNG)

9.5.1 Under the Environment Act 2021, all planning permissions in England (with a few exemptions) will have to deliver at least 10% BNG⁴⁵. For small sites⁴⁶, this became effective from 2 April 2024.

9.5.2 In general terms, only small sites are likely to be developed in the Neighbourhood Plan Area. These will still need to meet the requirements of Policy EE2 – Enhancing Biodiversity of the CBLP 2015 - 2035 and [CBC Biodiversity Net Gain Guidance in support of Local Plan Policy EE2 \(latest edition\)](#) that requires all new development to provide a net gain in biodiversity. This means improving biodiversity by creating or enhancing habitats, leaving nature in a better state than it was before. Techniques to enhance biodiversity are covered in DG.10 Promoting Biodiversity in Private Properties in the AECOM Design Guidelines.

⁴⁵ The biodiversity gain objective of at least a 10% gain is measured against the pre-development biodiversity value of the onsite habitat for the development. The objective is met if the post-development biodiversity value is exceeded by at least 10%. The statutory biodiversity metric calculation tools must be submitted as part of the Biodiversity Gain Plan to demonstrate the statutory biodiversity metric formula has been accurately applied.

⁴⁶ The CBLP (page 114) defines Small Scale as 'usually limited to 10 dwellings in order to preserve the character of the settlement'.

Design of New Developments Policies

Design of New Developments Policy DND-1

1.1 New developments/extensions that reflect the guidance provided in the CBC Design Guide (latest reiteration) and the AECOM 'Barton-le-Clay Parish-Wide Design Guidelines and Codes', particularly those that integrate well with its surroundings and respect the character of the village, will be supported.

1.2 New developments/extensions that meet the criteria below will be encouraged and generally supported:

1.2.1 Are compatible with the existing development pattern and be of an appropriate scale and density in relation to its setting,

1.2.2 Are accessible and adaptable for people with physical and sensory needs, as well as being aware of how the sensory environment can affect people with dementia,

1.2.3 Use materials appropriate to the development's context,

1.2.4 Minimises the risk from surface water runoff, particularly from vehicle hard standings, new developments are expected to minimise areas of hardstanding and maximise the use of porous or permeable surface for infiltration, treatment and storage; for example, by using permeable paving. Sustainable drainage (SUDS) should be used on all new development as detailed through CBLP 2015 – 2035 Policy CC5 - Sustainable Drainage,

1.2.5 Take advantage of views into/from the site to enable retention of rural character, easy access and navigation through where applicable,

1.2.6 Provide car parking that meets CBC Parking Standards for New Developments Supplementary Planning Document, Aug 2023, particularly with regards to scale, and provision for cycles, disabled parking and powered mobility scooters,

1.2.7 Make provision for electric vehicle charging infrastructure, e.g. wherever more than five parking spaces are provided there should be at least one charging point for electric vehicles – see also CBC Electric Vehicle Charging-Technical Guidance for New Development-Supplementary Planning Document (SPD)-2022,

1.2.8 Provide/support high quality electronic communications networks, including telecommunications and high-speed broadband.

Design of New Developments Policy DND-2

2.1 Protecting all green spaces and maintaining the rural nature and housing density of the village is a key priority and new infill developments are unlikely to be supported unless the developer can clearly demonstrate that such a development would be wholly in accordance with the surrounding character, pattern and grain of development, having regard to plot size, frontage length and dwelling size; and that the development would have an acceptable impact on the open character of the site and its immediate surroundings.

10 Green Infrastructure Plan

10.1 Introduction

10.1.1 The Greensand Trust was commissioned in early 2023 by the BLCNPSC to produce a 'Green Infrastructure Plan' (GI Plan) as part of the Barton-le-Clay Neighbourhood Plan. A 'Parish Level GI Plan,' using the methodology developed by the Bedfordshire and Luton Green Infrastructure Consortium, was an ideal way of ensuring that the environment is adequately considered as part of the Neighbourhood Plan process and an excellent way to engage people in the parish.

10.1.2 The GI Plan was presented to BLCNPSC in October 2023 and the full final report is at Annex C.

10.2 What is 'Green Infrastructure'?

10.2.1 As set out in the [Bedfordshire and Luton Strategic Green Infrastructure Plan \(2006\)](#), Green Infrastructure (GI) is the network of green spaces, access routes, wildlife habitats, landscapes and historic features which provide:

10.2.1.1 A healthy and diverse environment.

10.2.1.2 Attractive places to live and visit.

10.2.1.3 A good quality of life.

10.2.1.4 A sustainable future.

10.2.2 Green infrastructure assets include:

10.2.2.1 Accessible Greenspaces.

10.2.2.2 Country parks.

10.2.2.3 Green corridors.

10.2.2.4 Urban parks and gardens Habitats for wildlife including nature reserves, Sites of Special Scientific Interest and County Wildlife Sites. Historic parks and gardens and historic landscapes Scheduled Ancient Monuments Waterways and water bodies, including flooded quarries public rights of way and cycleways.

10.2.2.5 Allotments.

10.2.2.6 Children's play space.

10.2.2.7 Formal sports facilities.

10.2.2.8 Cemeteries.

10.2.3 It is important to plan the green infrastructure network in the same way that we plan other networks and facilities, so that we can safeguard and enhance the environment and meet the needs of a wide range of people, both now and in the future. Green infrastructure also provides social and economic benefits, including:

10.2.3.1 Places that can be used as a focus for community activity and events.

10.2.3.2 Opportunities to keep fit and healthy.

10.2.3.3 Helps support the local economy, including village shops and pubs.

10.2.3.4 Links between town and country helping people in rural areas access facilities.

10.2.3.5 Helps reduce the use of cars.

10.3 Aim of this Plan

10.3.1 The aim of the GI Plan is to identify the key existing natural, historic, cultural and landscape assets, accessible greenspace, and rights of way and to plan new features that will provide a connected network of green infrastructure for the benefit of present and future generations.

10.3.2 It will help the local community to protect and where possible enhance the landscape, biodiversity, and the historic environment, improve access and links for people and wildlife.

10.4 Methodology and Statement of Community Involvement

10.4.1 The methodology to produce the Parish GI Plan is based on a two-stage process:

10.4.1.1 Stage 1. Initial mapping and analysis of GI Assets, initial consultations involving key stakeholders and villagers and development of a draft plan.

10.4.1.2 Stage 2. Further community engagement and finessing of draft plan before agreeing final plan by the BLCNPSC and its inclusion in this NP.

10.5 Consultations

10.5.1 As discussed in the Introduction to this NP, the NP process began in 2012 before stalling and restarting in 2022. The feedback/comments from early (2013/14) parish consultations on Neighbourhood Plans and, in particular, GI topics, have been reviewed by the Greenland Trust and the BLCNPSC, and remain extant, and are supported by recent parish consultations.

10.5.2 The events in Table 5 below were attended by the Greensand Trust with the specific aim to gather information on GI issues that concern villagers. In addition, GI issues have been discussed at other Community Involvement Strategy events e.g., BLCNPSC Q&A stands outside of the Coop supermarket (see page 24). At these events there has been a concerted effort to engage a cross section of the community, particularly the younger cohorts. The community event on 8 May 2023 had colouring sheets to attract younger members of the community and the event on Bonfire night had a free raffle to attract the 'Gen Z⁴⁷' cohort.

Venue	Date	Details	Attendance/ Response
GI Plan Survey	2013	Specific questionnaire to residents based on GI	66 completions
St Nicholas Church Fete	Jun 2013	Stall with maps and opportunities to comment.	Attendance = 200+ (overall fete – good level of engagement on stall)
Stakeholder Workshop	Sept 2013	Attended by representatives of key groups and organisations. Reviewed community input and made own input.	16 attendees
Landowners/ Farmers' Workshop	Jul 2014	Attended by main local landowners and farmers. Introduction to GI Plan Opportunity to understand their operations and aspirations.	3 landowners, BLCPC, GST
Christmas Lights Switch-on 2022	26th Nov 2022	Stand alongside NP information. Engagement on what people value, issues and problems, projects, and aspirations.	Attendance of event = several hundred. 35 visited stall. 26 directly engaged
Community Event	8th May 2023	Stand as part of large community event. Engagement on proposed policies and projects.	Attendance of event = several hundred. 36 directly engaged.

Table 5. Community Involvement – GI Plan.

10.5.3 Based on the feedback from consultations with villagers, GI planning and review has been divided into four themes:

10.5.3.1 Landscape/Environment.

10.5.3.2 Biodiversity.

10.5.3.3 Historic Environment.

10.5.3.4 Access, open space, and recreation.

10.5.4 This approach allows the different elements of green infrastructure to be considered individually, in detail, as well as part of the integrated GI 'network.'

⁴⁷ Born 1997-2012 (11-26 years old).

10.6 Landscape and Biodiversity⁴⁸

10.6.1 The parish is rich in wildlife and biodiversity, and the Barton Hills, that sit in the southern part of the neighbourhood area of interest, is an Area of Outstanding Natural Beauty (AONB)⁴⁹ which includes a National Nature Reserve (NNRs), Sites of Special Scientific Interest (SSSI) (see Map 8) and a Roadside Nature Reserves (RNR) (see Map 9).

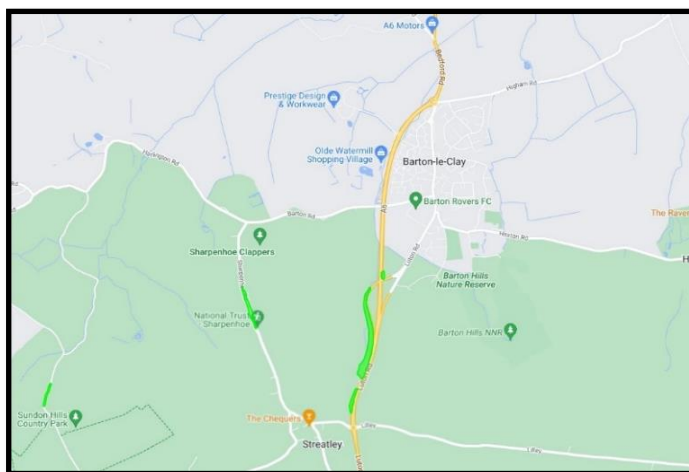


Map 8 – AONB (Red dotted area), NNR/SSSI.

⁴⁸ Biodiversity the different kinds of life in an area—the variety of animals, plants, fungi, and even microorganisms like bacteria that make up our natural world. Each of these species and organisms work together in ecosystems to maintain balance and support life. WWF definition.

⁴⁹ [Bedfordshire and Luton Biodiversity Recording and Monitoring Centre](#)

Map 9 – Barton Bypass RNR.



10.7 Barton Hills NNR/SSSI

10.7.1 The Barton Hills NNR/SSSI is steeply sloping chalk pasture, which has a wide variety of grasses and flowers – see Map 8. A chalk stream, the Barton Springs, along the valley floor adds wetland flora. Six orchid species have been recorded, including the fragrant orchid and bee orchid. Other notable plants are the pasqueflower⁵⁰, field fleawort and a dwarf form of hairy violet. Butterflies, including the rare Duke of Burgundy and Chalk Hill Blue, can also be spotted. A large population of red kites also resides within the parish boundaries.

10.7.2 Barton-le-Clay supports CBCs aims to ensure appropriate management of sites and to explore opportunities for enhancing the wildlife resource of our area through its [Nature Conservation Strategy 2015](#) and CBLP 2015 – 2035 (Policy EE3).

10.8 Central Bedfordshire Landscape Character Assessment (CBLCA)

10.8.1 Barton-le-Clay has a varied and distinctive landscape which has been described and classified in the [CBLCA](#):

10.8.1.1 ([Landscape Character Area 5B – Barton-le-Clay Clay Vale](#)). The northern part, covering almost two thirds of the area, is low-lying clay vale defined by Gault Clay geology.

10.8.1.2 [Land Character Area 9C: The Clappers Chalk Escarpment](#). A chalk escarpment that marks the distinction between the low-lying, flat terrain of 5B (to the north) and the undulating dip slope chalk landscape 10C (to the south)

10.8.1.3 [Landscape Character Area 10C Rolling Chalk Farmland](#)). The prominent chalk escarpment immediately to the south of the village.

⁵⁰ The pasqueflower (*Pulsatilla vulgaris*). It classified as a Priority Species in the UK Biodiversity Action Plan and as Vulnerable in Britain on the Red Data List.

10.8.2 The CBLCA contains a 'Strategy' for each Landscape Character Areas, plus a series of 'Landscape Management Guidelines.' These are summarized below:

10.8.2.1 LCA 5B. The overall strategy for the Barton-le-Clay Clay Vale is for enhancement/renewal of the landscape. Enhancing the condition of the landscape by restoring and repairing elements that have been lost or degraded (such as the hedgerow network) could significantly strengthen the character of the vale. In addition, there is scope for introducing new landscape elements such as woodland creation particularly aligning the main transport corridors. Also, to conserve and enhance the setting of significant historic landscape assets.

10.8.2.2 LCA 9C. The overall strategy for The Clappers Chalk Escarpment is to conserve and enhance the landscape. The aim should be to conserve the dramatic landform and prominent views, the wealth of important historic and biodiversity features and its value as a recreational resource. This could be attained through appropriate and ongoing management to improve the condition of the landscape.

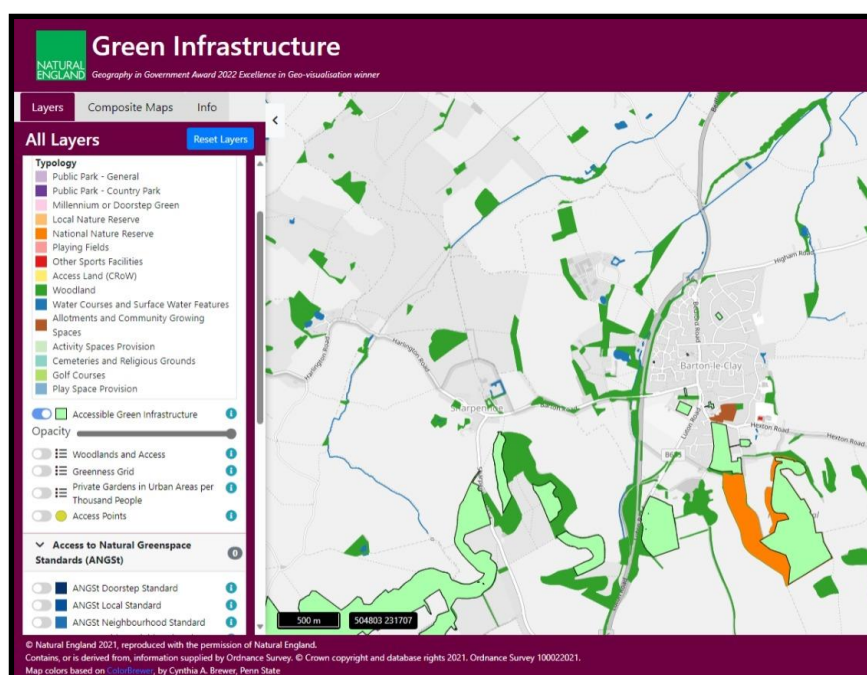
10.8.2.3 LCA 10C. The overall strategy for the Barton Hill is to enhance the landscape of the chalk dip slope and to conserve its strong rural character and role as a landscape setting.

10.8.3 In support of each Strategy, there are a series of guidelines for New Developments.

10.9 The Chilterns Conservation Board

10.9.1 The Chilterns Conservation Board (Chilterns National Landscape) has a duty under the Countryside and Rights of Way Act 2000 to prepare an AONB Management Plan. The plan, entitled '[Caring for the Chilterns Forever and for Everyone](#)' and its policies are a material consideration in the determination of planning applications in the Neighbourhood Plan Area that are within the AONB – see Maps 2 & 3.

10.9.2 The [Natural England GI Framework \(2022\)](#) also provides excellent Landscape data about the parish (see Map 10) and GI Planning and Design Guidance.



Map 10 – Screen shot showing 'Accessible Green Infrastructure' spaces within the parish boundaries.

10.10 Tree Preservation

10.10.1 Trees make a significant contribution to enhancing biodiversity and help to mitigate climate change through absorption of carbon dioxide (CO₂) and oxygen production during photosynthesis. Trees also contribute positively to the social wellbeing and general health⁵¹, and therefore need to be protected.

10.10.2 The village has a wide range of different species of tree, some unusual, such as those detailed in Map 11 and Table 6, and those subject to a Tree Preservation Order (TPO), e.g. an Indian Bean Tree (SB/TPO/93/00005). The parish council aims to review the tree stock within the Neighbourhood Plan Area to determine whether trees of special note and not already protected, need to be protected with a TPO.

10.10.3 Protection of trees in the parish is provided in several ways:

10.10.3.1 Conservation Area. Trees in the parish Conservation Area are protected under Section 211 of the Town and Country Planning Act 1990⁵²,

10.10.3.2 Tree Preservation Orders (TPOs)⁵³. Under the Town and Country Planning (Tree Preservation)(England) Regulations 2012, and it is illegal to carry out works e.g., cutting down, pruning or activities that could damage the tree (including its roots), without permission and can result in a fine of up to £20,000.

⁵¹ [The Case for Trees in Development and the Urban Environment.](#)

⁵² [Section 211 of the Town and Country Planning Act 1990](#)

⁵³ [Reg 13 - The Town and Country Planning \(Tree Preservation\) \(England\) Regulations 2012](#)

10.10.3.3 Local Green Space Designation. This provides special protection against development for green areas of particular importance to local communities.

10.10.4 The parish council will endeavour to pursue enforcement action for any unauthorised work on a protected tree and will request the Tree Officer CBC to carry out an audit of TPOs in the Neighbourhood Plan Area to ensure that details in the TPO Register are current and comply with the Town and Country Planning (Tree Preservation)(England) Regulations 2012.



Map 11 – Trees of Significance – Arnold Recreation Area.

Tree ID.	Species (Common Name)	Age Class	Height (m)	Physiological Condition	Structural Condition
T1	Lime	Mature	18	Normal	Good
T2	Field Maple	Mature	11	Normal	Good
T3	Field Maple	Mature	9	Normal	Good
T4	Silver Birch	Middle aged	10	Normal	Good
T5	Field Maple	Mature	5	Normal	Poor
T6	Hawthorn	Mature	5	Normal	Poor
T6	Field Maple	Mature	6	Normal	Fair
T8	Field Maple	Mature	13	Normal	Fair
T9	Field Maple	Mature	14	Normal	Fair
T10	Whitebeam	Middle aged	6	Normal	Good
T11	Manna Ash	Young	9	Normal	Good
T12	Silver Birch	Mature	12	Normal	Good
T13	Lime	Mature	23	Normal	Good
G1	Lime Sycamore Beech	Mature	18	Normal	Good
G2	Plum Field Maple English Oak, Hazel	Middle aged	6	Normal	Good
G3	Plum Field Maple Wild Cherry Copper Beech Lime	Mature	11	Normal	Good
G4	Field Maple Hawthorn Hazel Plum	Middle aged	6	Normal	Good
G1	Lime Sycamore Beech	Mature	18	Normal	Good

Table 6 – Tree Species – Arnold Recreation Ground.

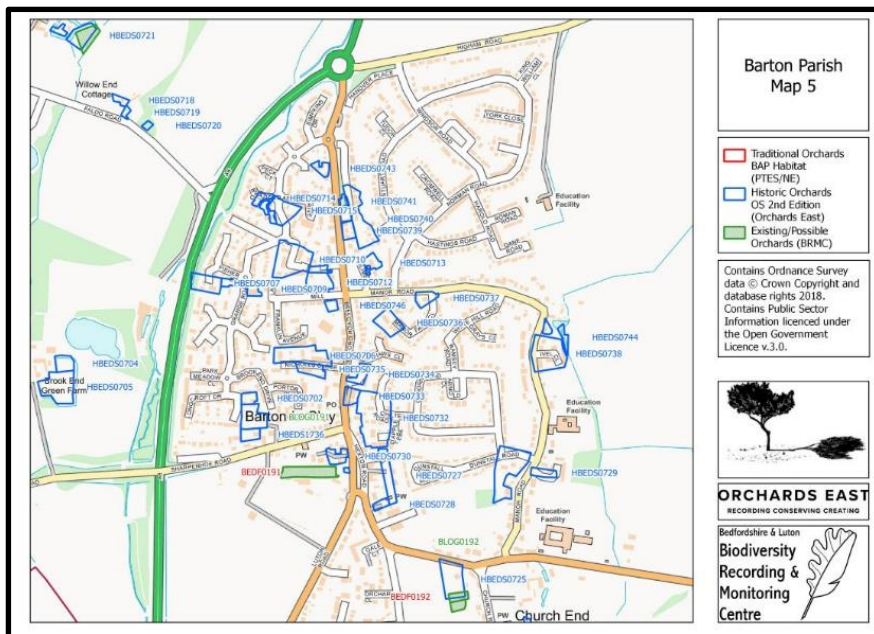
10.11 Orchards

10.11.1 Although Bedfordshire was never a major fruit growing area, historically there have been a substantial number of traditional orchards in the parish. Unfortunately, these have reduced in numbers as the demands for residential land, the cost and time to maintain an orchard, and the dwindling number of people with knowledge of arboriculture husbandry, especially with fruit trees has meant that there is only one remaining 'orchard' in the village – BEDF0191 see Map 12.

10.11.2 In Bedfordshire, agricultural census data shows a decline in the orchard area of 95% since the peak decade of the 1950's - [Bedfordshire and Luton Habitat Action Plan - Traditional Orchards](#). Notwithstanding the challenges of maintaining 'orchards,' it is incumbent on this, and future, generations to retain legacy fruit trees and fruit varieties that might disappear, e.g., the Christmas Pippin⁵⁴.

10.11.3 Trees in Orchard BEDF0191 sits with the village Conservation Area which provides some protection. The feasibility of providing further protection to remaining fruit trees through TPOs will be explored.

⁵⁴ Discussion with Barton le Clay Historical Society.



Map 12 – Orchard Map – Barton le Clay.

10.12 Important Hedgerows

10.12.1 Barton-le-Clay and neighbouring villages have traditionally had hedgerows marking boundaries and over recent years many of these have been removed to allow new accesses and new development. Hedgerows are important features in the street scene, many have historic value, and they provide wildlife corridors which encourage biodiversity.

10.12.2 A [Chalk Hills of Bedfordshire Local Hedgerow](#) survey has been carried out and the remaining important hedgerows need to be protected, as far as possible, and where new accesses are required, a minimal amount of hedgerow should be removed and potentially replanted along vision splays where space allows.

10.12.3 New hedges and repairs to existing hedgerows will be encouraged, particularly to sustain and encourage wildlife such as small mammals e.g., the dormouse, butterflies, and moths.

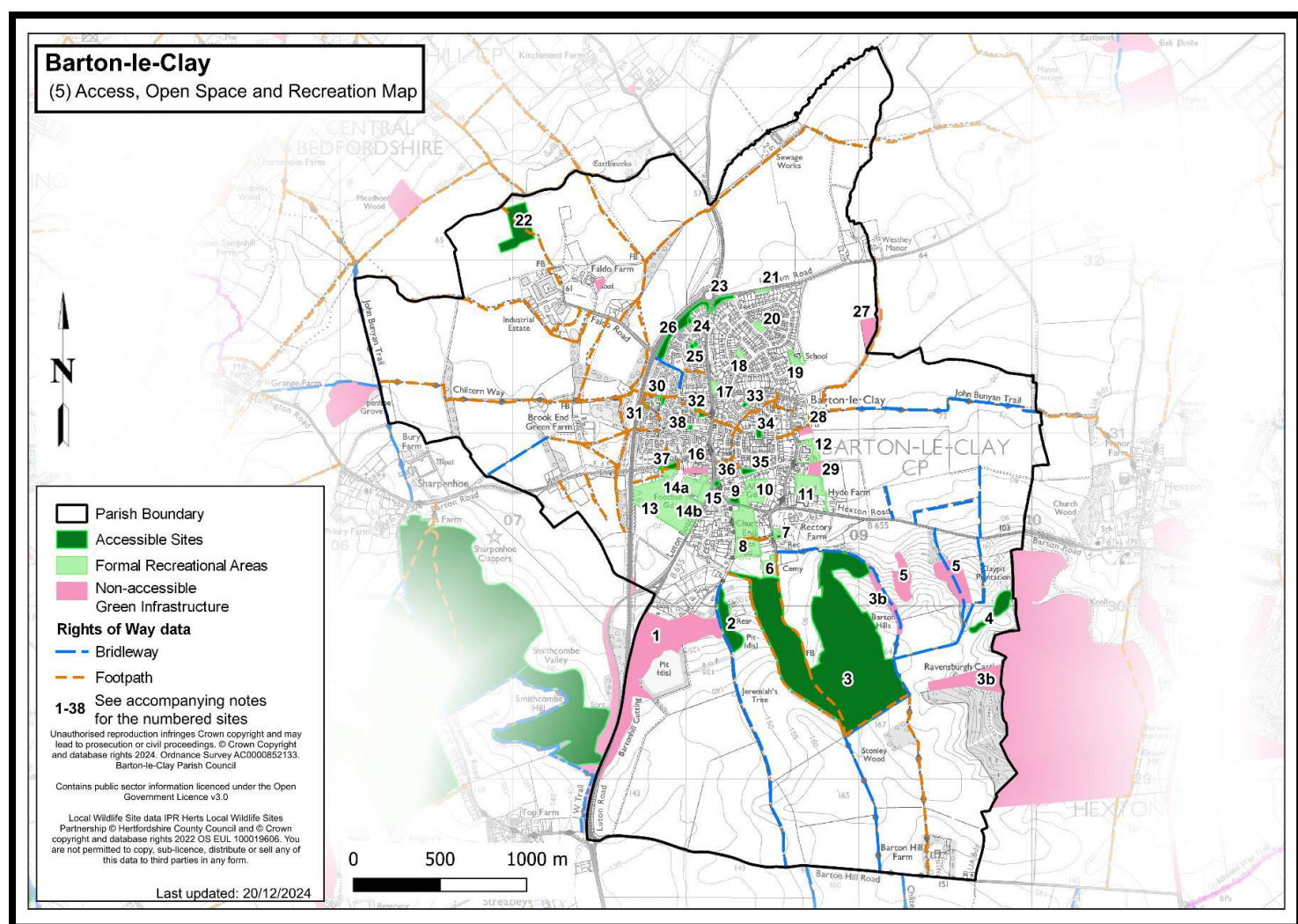
10.12.4 Where any deliberate damage or destruction of an ancient hedgerow occurs, Central Bedfordshire Council would be encouraged and supported to take the appropriate legal remedy.

10.13 Access, Open Space and Recreation

10.13.1 A map (Map 13) has been produced by the Greensand Trust and shows the positions of open spaces within the Neighbourhood Plan Area. Publicly accessible places are those shaded in dark green. The rights of way are marked on the map as they are key to providing access to open spaces as well as providing recreation opportunities. The A6 dual carriageway is a significant barrier to accessing the countryside to the west. There are pedestrian/footpath access point across the A6 to e.g., access the 'The Olde Mill' and Faldo Industrial Estate, but these are not controlled crossings and are extremely dangerous – see Photos 5 & 6.

10.13.2 There are a reasonable number of Greenspaces throughout the village, although many are small, within developments and irregular in shape, e.g., the stream corridor adjacent to A6. The accessibility and quality of Greenspaces are covered in detail in the main GI Plan at Annex C.

10.13.3 In summary, whilst the parish has some large, attractive, and accessible Greenspaces on its doorstep, overall provision is poor when size, accessibility, quality, and function are considered and it is vital that new, attractive greenspaces are maintained/created to support the existing population. There is a very clear case for creating more 'natural' green spaces within the parish as this will not only improve quality of life for more local people, but will contribute to wider objectives around nature recovery, climate change, tranquillity, and pollution mitigation.



Map 13 – Access, Open Space & Recreation. Numbered sites named in table below.

10.14 Local Green Space Assessment

10.14.1 An assessment of all the green spaces identified within the parish has been carried out by the BLCNPSC and Green Sand Trust⁵⁵ using the [National Planning Policy Framework \(Page 29\)](#) as a guide.

10.14.2 Based on the results of the assessment, see Annex C, and notwithstanding consultations with local landowners, the BLCNPSC recommends that the sites listed in Green, in Table 7, are designated as Local Green Spaces, examples of candidate Green Spaces are at Appendix 6. Names of Green Spaces not in Green were identified as potential Local Green Spaces, but failed to meet the Stage 1 Assessment Criteria and were rejected.

Nº.	Name	Publicly Accessible?	Area (Hectares)
1	Barton Quarry CWS	No	12.45
2	Barton Pit CWS	Yes	1.99
3	Barton Hills SSSI	Yes	44.18
3b	Barton Hills CWS (areas 3 plus 3b)	No	48.26
4	Barton Gravel Pits CWS	Yes	1.36
5	Barton Scrubby Grasslands CWS	No	4.69
6	Barton-le-Clay Burial Ground (consecrated ground)	Yes	0.88
7	St Nicholas Church Cemetery (consecrated ground)	Yes	0.26
8	Arnold Recreation Ground and Tennis Courts	Yes	3.60
9	Community Garden	Yes	0.14
10	Barton-le-Clay Allotments	No	1.80
11	Arnold Middle School Playing Field	No	1.88
12	Ramsey Manor Lower School Playing Field	No	0.55
13	Luton Road Sports Field	No	6.41
14a	Barton Rovers Football Club	No	0.86
14b	Barton Rovers Football Club Training pitch	No	0.46
15	Barton-le-Clay Bowling Club	No	0.15
16	Former Orchard	No	0.36
17	Lime Close Amenity Space	Yes	0.29
18	Norman Road/Cromwell Avenue Play Area	Yes	0.19
19	Orchard School Playing Field	No	0.36
20	Saxon Crescent Amenity Space	Yes	0.23
21	Higham Gobion Road Greenspace	Yes	0.09
22	Higgins Wood- Wood N of Faldo Farm	Yes	3.04
23	Hanover Place Greenspace	Yes	0.30
24	Simpkins Drive Greenspace	Yes	0.06
25	Greenspace between Burr Close and Ashby Drive	Yes	0.09
26	Stream corridor adjacent to A6	Yes	1.39

⁵⁵ Barton-le-Clay GI Plan Green Infrastructure Plan (Revised Consultation Version) December 2024 and Appendix 3 - Local Green Space Assessment.

Nº.	Name	Publicly Accessible?	Area (Hectares)
27	Beechener's Spinney	No (Public FP adjacent)	1.44
28	Pasture to North of Ramsey Manor School	No (Public FP alongside)	0.23
29	Lively Land	No	0.56
30	Grange Close Green Corridor	Yes	0.14
31	Meadhook Drive Greenspace	Yes	0.04
32	Franklin Avenue Greenspace	Yes	0.20
33	Manor Farm Close Greenspace	Yes	0.05
34	Arnold Close Greenspace	Yes	0.14
35	Dunstall Road Greenspace	Yes	0.16
36	War Memorial	Yes	0.06
37	Land adjacent to Sharpenhoe Road	No	0.23
38	Nicholls Close Greenspace	Yes	0.03

Table 7 - Candidate Local Green Spaces.

10.14.3 The policy on the adoption of Local Green Spaces was introduced in the NPPF Dec 2023 and is an important tool to protect the environment. Local Green Space designation affords the same level of protection as Green Belt status.

10.15 Access Routes

10.15.1 The parish has a reasonable coverage of Public Footpaths, but poorer coverage of Public Bridleways, for which the network is very fragmented [My Central Bedfordshire CBC](#) – see also Map 14. There are several areas where the status of a route changes, meaning that horse riders and cyclists cannot (legally) use a route in its entirety, while there are other bridleways (e.g., those north of Hexton Road) that end abruptly in the middle of the field.

10.15.2 Two Rights of Way (RoW) are 'severed' by the A6 dual carriageway (Map 14 and Photos 3 & 4) and one by the Hexton Road. Bridleways to the north end in dead ends.

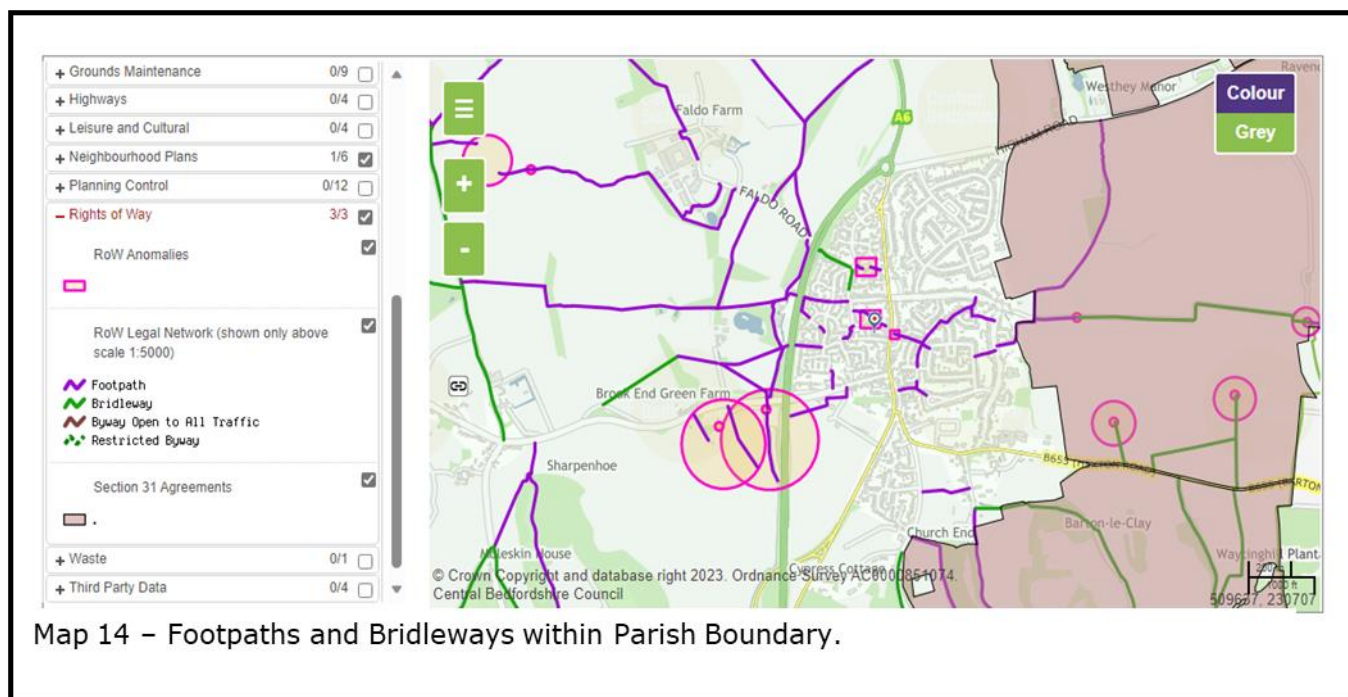


Photo 3 – Bridleway at end of Grange Farm Close and continuing across A6 dual carriageway.



Photo 4 – Footpath off Grange Road and continuing across A6 dual carriageway to the Olde Mill.

10.15.3 In addition to the Public RoW network there are permissive routes; routes where a landowner permits access. While these form extremely valuable links in the network by helping to provide access where otherwise it is not possible (and helping join up gaps in the existing network), these are informal and are not mapped. However, the good will of landowners in providing this access is to be noted and encouraged through dialogue with landowners.



10.15.4 The following Long-Distance Trails pass through the parish:

10.15.4.1 [Icknield Way](#). The Icknield Way follows part of the Parish boundary below the Streatley Roundabout.

10.15.4.2 [The John Bunyan Trail](#).

10.15.5 The Chiltern Cycleway follows the road along the northern edge of the parish, and links to public bridleways adjoining Barton Hills and Barton Pit.

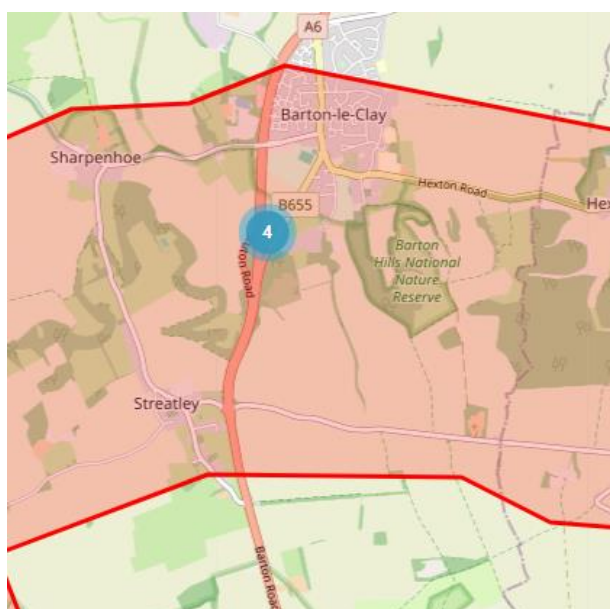
10.16 Developing the GI Network

10.16.1 The [Central Bedfordshire Green and Blue⁵⁶ Infrastructure Strategy 2022](#) sets out a vision for the Green and Blue Infrastructure (G&BI) Network for Central Bedfordshire. For the purposes of the BLCNP, G&BI issues are covered by the generic term 'Green Infrastructure' (GI Plans).

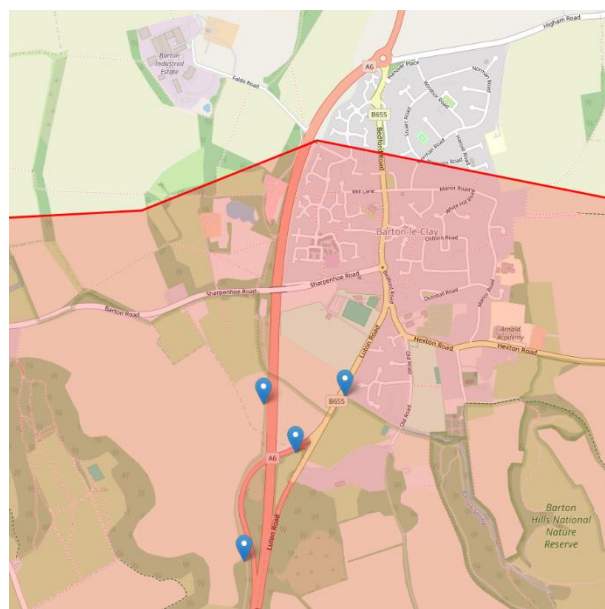
⁵⁶ Green and Blue infrastructure (G&BI) is a term used to describe the network of natural and semi-natural features (including the water environment) within and between urban and rural areas. G&BI is not limited to traditional green spaces, e.g., parks, and can involve various interventions to thread nature into streetscapes or to increase connectivity between G&BI assets.

10.16.2 The strategy contains 10 Strategic Opportunity Areas (SOAs) which set a series of prioritised areas for intervention to strengthen Central Bedfordshire's existing network of natural green and blue assets, several of which sit in the Neighbourhood Plan Area, for example:

10.16.2.1 SOA7 deals with 'Pollinator Corridors' often referred to as "['B-Lines' mapped by Buglife](#)" – see Map 15, and are essentially highways for bees and other pollinators. These corridors are created by connecting patches of wildflower-rich habitats, allowing pollinators to move more easily across the landscape. Given that pollinators across the UK are in decline, opportunities to retain Green Spaces and turn over spare margins of land, including road verges, to wildflower, are to be strongly encouraged. Hence the importance of retaining biodiverse areas such as the RNR – see Map 16 where wildflowers have been planted by Barton Countryside Conservation Volunteers.



Map 15 – 'B-Line/Corridor.



Map 16 – 'B-Line' Sites.

10.16.3 Opportunities to support and develop the G&BI Strategy are covered in the main GI Plan at Annex C and in our GI Policies.

Green Infrastructure (GI) Policies

Green Infrastructure Policy GI-1 - Biodiversity

1.1 The detail in the Part 9 of this Plan and the Green Infrastructure Plan (GIP) demonstrates the high regard Barton-le-Clay is held for its biodiversity, Greenspaces and proximity to areas of outstanding natural beauty. Proposed new developments that do not protect and enhance biodiversity and the aspirations identified in the GIP are unlikely to be supported.

1.2 All new developments must ensure they contribute positively to the environment and increase the biodiversity value of the site, the Biodiversity Net Gain, by 10% at a minimum. This is to be achieved by either by enhancing the existing site or through off-site measures in line with [CBC BNG Local Plan Policy EE2](#).

Green Infrastructure Policy GI-2 - Land Character Assessment (LCA)

2.1 Unsympathetic development and new development work that is not of a high quality, that does not respect the landscape character, including tranquillity and the historic environment will not be supported. A LCA is critical in this process and particular note should be taken of the key sensitivities and the related development guidelines. Development proposals will be expected to include plans for landscape improvements in accordance with the findings of the LCA and identify and respond to landscape character at the site level.

Green Infrastructure Policy GI-3 - Greenspaces

3.1 Local Green Spaces are of particular importance to local communities and are afforded special protection consistent with those for the Green Belt and development is unlikely to be approved except in very special circumstances. Inappropriate development will be resisted to protect their special character and contribution to the Parish.

3.2 The provision of new community Green Spaces owned by the Parish Council will be encouraged.

Green Infrastructure Policy GI-4 – Tree Conservation

4.1 Barton-le-Clay aims to protect the visual amenity and biodiversity that trees provide and felling works to existing semi-mature or mature indigenous trees will be opposed, unless there is a specific reason for doing so, such as disease, damage to property and road safety ([Highway Tree Policy](#)) . Where trees that are subject to TPO's are felled, without appropriate permissions, we require them to be reinstated with trees of equivalent maturity and where reasonably practical, in their original location.

Green Infrastructure Policy GI-5 – Leisure and Recreation

5.1 Any development/extension that results in the loss of existing indoor sports and leisure facilities will be resisted. Redevelopment of these sites for other purposes will only be permitted where:

5.1.1 An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

5.1.2 The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable, accessible location, as close as possible to the original facility; or a contribution provided for the re-provision of the facility, where land has been secured which is suitable and available for that provision; or

5.1.3 The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

5.2 Developments will be supported where they can demonstrate:

5.2.1 that it improves multi-user access networks and provide accessible multi-functional green spaces, where they are needed,

5.2.2 Connection to existing walking and cycling networks with high quality, dedicated walking and cycling routes.

5.2.3 Avoidance of severance of the Rights of Way (RoW) network and bridleway connectivity for use by horse riders, cyclists, and pedestrians.

11 Employment & Economy

11.1 Introduction

11.1.1 Barton-le-Clay Parish has a thriving commercial community, centred on the south end of Bedford Road and Windsor Road with a wide range of shops and services, the Faldo Road Industrial Estate which comprises 35 businesses covering a wide range of different industries and retailers, some of which have a national presence and the Olde Watermill Shopping Village; home to an eclectic mix of 20 small businesses and retail outlets.

11.1.2 It is well located for businesses as it is easily accessible from the A6 and B655, with good links to the M1 and A1(M) via these routes. Harlington train station is the closest rail link (3.6miles) with Flitwick train station 5 miles away. London Luton Airport is the closest airport.

11.1.3 In terms of economic activity, Barton-le-Clay compares favourably with rates in both Central Bedfordshire and England⁵⁷ - Table 8 and Chart 10. The higher 'Economically Inactive' rate is consistent with the high percentage of retirees in the village.

Economically active	Full-time employees	Part-time employees	Self-employed people	Economically inactive
2,556	1,459	498	466	1,566

Table 8 – Economic Activity – Barton-le-Clay.

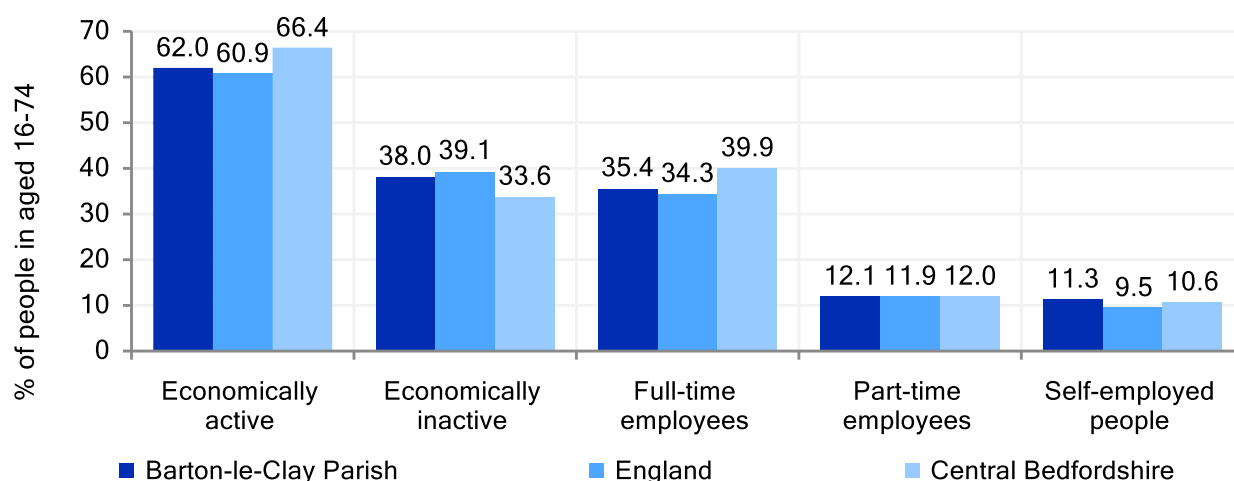


Chart 10 – Economic Activity Comparison – Barton-le-Clay/CB/England.

⁵⁷ Census 2021.

11.1.4 The Village has several eateries and convenience stores, two estate agents, three Public Houses, hairdressing and beauty salons, and numerous self-employed residents working from home. Unfortunately, there have been several closures, including the village Post Office. The closure of the Post Office is a serious concern, particularly amongst villagers who relied on the Post Office for their banking and postal needs. The nearest Post Office is now at Clophill and the nearest ATM is outside of the local Coop.

11.2 Business Owner Survey

11.2.1 However, there were some key points made by business owners that came from our survey and conversations:

11.2.1.1 Barton-le-Clay is growing but the infrastructure e.g., doctors and NHS dentists is falling behind,

11.2.1.2 Sort traffic out and potholes,

11.2.1.3 Parking in and around the Recreation Ground for those wishing to visit the Springs or shops along the Bedford Road,

11.2.1.4 Better access to fibre internet,

11.2.1.5 Speed Watches are good,

11.2.1.6 Lack of hotel/B&B accommodation,

11.2.1.7 Better bus service to/from Luton/Bedford/Milton Keynes as public transport for visitors and/or potential employees is poor,

11.2.1.8 Business rate too high for a business that currently makes little profit.

11.2.2 This shows that some of the issues recognised by residents, are echoed by business in Barton-le-Clay – namely,

11.2.2.1 Better connectivity – fibre broadband.

11.2.2.2 Traffic and transport issues.

11.2.2.3 Better access to GP Services and NHS Dental Practice.

11.2.3 By resolving these issues for residents and businesses located in Barton-le-Clay alike, we draw closer to achieving our Vision taking us towards 2035.

Employment Economy (BLCNP/EE) Policies

Employment & Economy Policy EE-1

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

1.1.1 it can be demonstrated that there will be no adverse impact from increased traffic and parking, nuisance or activities arising from the proposed development;

1.1.2 it would have an acceptable impact on the character and scale of the village, its rural character and landscape.

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

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

Employment & Economy Policy EE-2

2.1 Barton le Clay seeks to retain existing public houses and shops to encourage diverse employment opportunities, provide tourist accommodation and, in recognition of the contribution such uses make, particularly to the rural economy and development, proposals for retail uses will be supported where:

2.1.1 The proposal is of a suitable scale to the service centre or village; and,

2.1.2 The site does not have a negative impact on the minor service centre or village setting when considered against all relevant policies;

2.2 Proposals for the change of use or re-development of shops or public houses in existing minor service centres or villages, which would result in the loss of such facilities, will not be supported unless:

2.2.1 There are other facilities performing the same function within easy walking distance of the community; and/or

2.2.2 The facility no longer meets the needs of the community; and

2.2.3 The applicant provides sufficient and demonstrable evidence, such as 6 months active open marketing, that the facility is no longer viable in its current form.

12 Transport

12.1 Introduction

12.1.1 Barton-le-Clay is well situated, between Bedford and Luton with road good connections to/from the M1 and A1(M) and a direct line rail into London via the nearby Harlington and Flitwick stations.

12.1.2 Connecting businesses and residents to services in and around Central Bedfordshire is important and offering alternatives to commuting by car will be key to a sustainable future.

12.1.3 From consultations with villagers that, despite the A6 bypass which diverts traffic travelling between Luton and Bedford, around the village, traffic in and out of the village, causes residents significant issues. For example:

12.1.3.1 84.6% of responses to the resident's survey stated that traffic was their key concern and 26% said that they have serious concerns over the traffic in the village, e.g., vehicle volume, particularly lorries, transiting through the village between the M1 and A1(M) and congestion at the roundabout near the Royal Oak (a root cause of this is illegal parking outside of the post office which is located between the Royal Oak roundabout and pedestrian crossing).

12.1.3.2 In addition, Better Transportation "to grow business" was also repeatedly raised in the business survey.

12.1.4 The CBLP 2015 - 2035 highlights three main transport concerns:

12.1.4.1 Capacity. There is a concern that the current road network in the Village does not have the capacity to cope with the commercial, leisure and business traffic going to and from the M1 to the A1(M). This has been exacerbated with the opening of Junction 11A on the M1 - 'Dunstable (N)' which has caused an increase in commuting traffic between the M1 and A1(M).

12.1.4.2 Connectivity. In common with many Central Bedfordshire communities and despite the recent trend of Working from Home (WFH), many village residents travel significant distances to work and for shopping. Sustainable transport e.g., bus services and cycle paths, are limited and paths, bridleways, and footpath provision are often in a poor condition. Links to other villages and service centres could be better.

12.1.4.3 Communities. Transiting traffic, particularly HGVs, through the historic centre of the Village (the Royal Oak roundabout) is causing wide-scale concern around safety, speeding and congestion. Particularly at peak times as traffic transits past Arnold Academy on the B655 Hexton Road, as well as concerns over poor air quality. There is reliance on car use by residents due to lack of appropriate alternatives, as mentioned above.

12.1.5 The CBLP 2015 - 2035 is supported by the 'Heath and Reach, Toddington, and Barton-le-Clay Local Area Transport Plan (LATP)' which sets out the key transport issues in the area and a programme of measures through which they will be addressed. It forms part of the Local Transport Plan 3 (LTP3)⁵⁸ for Central Bedfordshire and covers the period between April 2011 and March 2026.

12.1.6 The LATP recognises that the area is characterised by high levels of out-commuting, with many residents commuting to Luton and into major towns in Hertfordshire such as Hitchin. Over 80% of these commuting trips are undertaken by private car. This is reflected in the car ownership of the area, with around 50% of households owning 2 cars or more.

12.2 LATP Priorities in Barton-le-Clay⁵⁹

12.2.1 The LATP identifies several priorities to improve the villages' sustainable transport links to other areas (see Map 17):

12.2.1.1 Improving the walking and cycling routes to nearby villages, particularly the A6 and Sharpenhoe Road, are felt to be particularly poor, with routes often overgrown, and of poor quality where they are provided.

12.2.1.2 The Village benefits from an hourly commercial bus service, but the limited types of stops, poor connectivity to e.g., Harlington railway station, and poor service reliability means the service does not reach its potential.

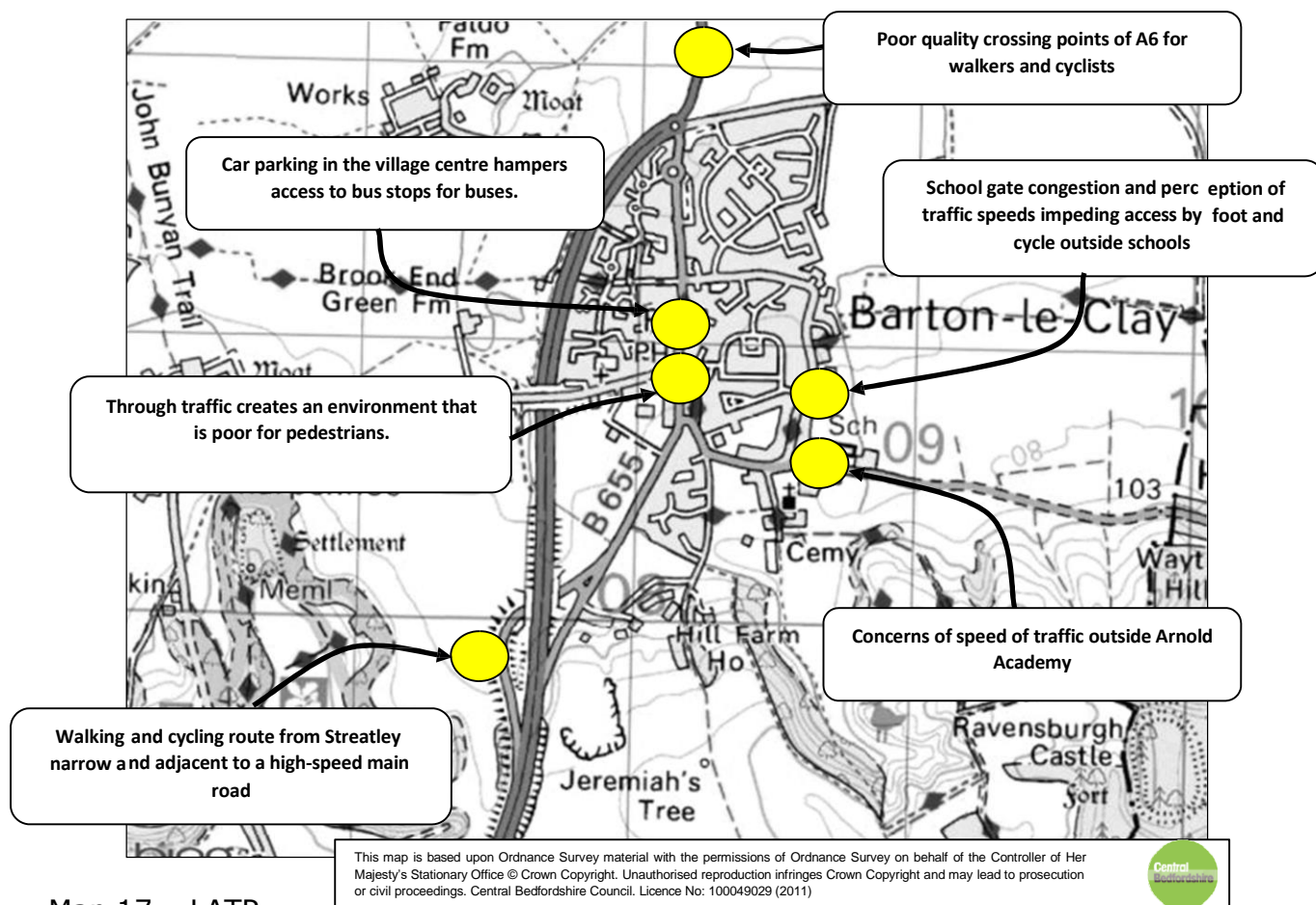
12.2.1.3 Within the Village, the general good variety of walking routes e.g., pavements and the footpath network mean that walking is an attractive option for local trips.

12.2.1.4 Conflicts with through-traffic in the centre of the village make for an intimidating cycling environment, but the development of off-road routes and the compact nature of the village also mean that cycling has real potential as a mode of local transport.

12.2.1.5 Address concerns about the safety and speed of traffic outside both schools in Barton-le-Clay. Whilst speed reduction measures have recently been made outside Arnold Academy, and the traffic speeds outside Ramsey Manor Lower School are low, conflicts between vehicles and children walking to school creates a perceptual safety issue.

⁵⁸ CBC has begun work on LTP4 which will update the LATPs and include new Government guidance e.g., Local Transport Note (LTN) 1/20 Cycle Infrastructure Design.

⁵⁹ [Heath and Reach, Toddington, and Barton-le-Clay Local Area Transport Plan](#)



Map 17 – LATP
Areas of Concern.

12.3 Pedestrian Priority

12.3.1 There is only one managed pedestrian crossing point across the Village main road, the Bedford Road, and this is located at the bottom of the Village close to the Royal Oak roundabout – Photo 5. There are several other crossing points, particularly to link the many footpaths in the village, many of these are unmanaged.

Photo 5 – Pedestrian Crossing.



12.3.2 Pavement widths in the Village centre are generally adequate, enabling two pedestrians to pass in most places. However, there are locations where pavements are narrow, notably near the junction between Bedford Road and Hexton Road.

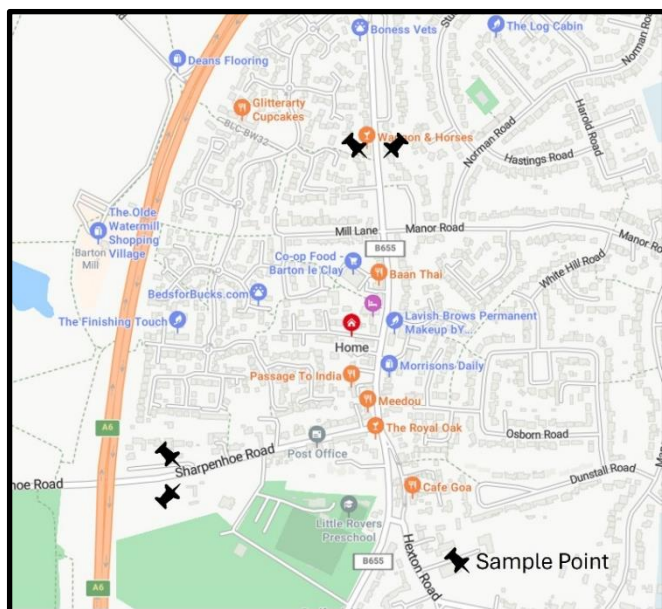
12.3.3 Traffic speeds on other roads are generally low, with some safety issues for parents and children wishing to cross close to schools around school start and leaving times.

12.4 Rural Match Fund

12.4.1 The CBC Rural Match Fund helps local town and parish councils to fund small highway improvement schemes in their area, with matched funding from CBC. The Rural Match Fund aims to deliver a broad range of schemes to improve health, safety, and wellbeing, enhance sustainability and the overall environment.

12.4.2 In 2022, the Parish Council applied to the CBC Rural Match Fund to fund Vehicle-Activated Signs⁶⁰ (VAS) and/or Speed Indicator Devices⁶¹ (SID) and as part of the application process, a traffic speed survey was carried out in two locations, both sides of the road – see Map 18. The results of the traffic surveys, detailed in Appendix 6 show that only westbound traffic, leaving the village, along Sharpenhoe Road, is driving above speed tolerances. North and south bound traffic along the Bedford Road were below the minimum criteria for a SID (above 35mph).

12.4.3 CBC agreed to install a SID device on Sharpenhoe Road in March 2023, funded by a grant from the Police & Crime Commissioner's Road Safety Fund. This is situated facing the eastbound traffic entering the Village but can be changed to occasionally capture traffic westbound, to discourage speeding.



Map 18 – Traffic Speed Survey Points.

⁶⁰ Vehicle-Activated Signs (VASs) are an electronic sign which only become visible when approaching motor vehicles are exceeding a certain speed.

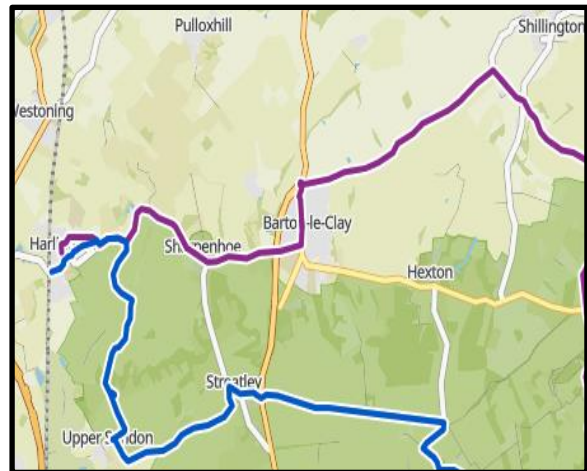
⁶¹ A Speed Indicator Device (SID) has a LED display that will show the exact speed of oncoming vehicles, along with e.g., a 'SLOW DOWN' message or a happy / sad face.

12.5 Cycling

12.5.1 The Chilterns Cycleway is a 183-mile (296 km) circular loop running the length of the Chilterns Area of Outstanding Natural Beauty. The route passes through Barton-le-Clay (see Map 19) and neighbouring villages e.g., Harlington, Sharpenhoe, Streatley and Higham Gabion (see Map 20). Whilst this route is well-signed throughout, its purpose is primarily leisure, and therefore provides no links from these villages to key employment and service centres. This route is also provided on fast, rural roads, many of which are heavily trafficked.



Map 19 – Chiltern Cycleway through Village



Map 20 – Chiltern Cycleway Surrounding Villages

12.5.2 Access to the traffic free multi-user cycle route heading from Streatley towards Luton is via the busy Luton Road and access to Silsoe from Barton-le-Clay requires cycling along the narrow, shared use, pathway, alongside the A6/Bedford Road.

12.6 Local Cycling and Walking Infrastructure Plans (LCWIPs)

12.6.1 CBC is developing a series of LCWIPs for delivering a high-quality, accessible, and safe infrastructure aimed at making towns and villages more cycling, scooting, wheeling and pedestrian friendly.

12.6.2 By prioritising cycling and walking infrastructure, LCWIPs should create a network that encourages residents to choose active modes of transportation for their daily commutes, errands, and recreational activities. Increased wheeling, walking, cycling improves the health and wellbeing of the individual and reduces the dominance of cars, improving air quality and road safety in the local area, and making the life easier for users of mobility scooters, wheelchairs, pushchairs, and prams.

12.6.3 The Parish Council, through its BLCNP, aims to fully engage with the LCWIP consultations to improve local cycling and walking routes.

12.7 Bus Services

12.7.1 Local bus services provide the main strategic sustainable transport links in the Village but are fragmented with only one regular service between Bedford, Luton and Milton Keynes, and an ad-hoc service provided by Wanderbus 51F and Flittabus52F to e.g., Hitchin.

12.7.2 Bus routes:

12.7.2.1 Stagecoach East MK1 - Bedford - Clophill - Barton (the Bull hourly) - Luton Bus station - Luton Airport - Milton Keynes. It will take 2hr 54mins for someone to travel, by bus, from the village to Milton Keynes. A round trip of almost 6 hours.

12.7.2.2 Grant Palmer 69 – Shefford – Meppershall – Shillington – Barton (Windsor Parade & The Bull daily) – Streatley – Luton.

12.7.2.3 Wanderbus W5 Every Friday - Barton (Waggon & Horses PH 0935hrs) - Shillington - Meppershall - Biggleswade. Return departs Biggleswade 1210hrs, stops on request.

12.7.2.4 Wanderbus W8A 1st Wednesday of each month - Meppershall - Upper Stondon - Lower Stondon - Shillington - Barton ((Waggon & Horses PH 0910hrs) - St Albans. Return departs St Albans 1400hrs, stops on request.

12.7.2.5 Wanderbus W12/12B Every Tuesday - Meppershall - Campton - Upper Gravenhurst - Barton (Waggon & Horses PH 0936hrs) - Hexton - Pegsdon - Hitchin. Return departs Hitchin 1210hrs, stops on request. Although the W12/W12B does provide bus transport for villagers to visit the weekly Tuesday Market in Hitchin, there are no buses to visit the Hitchin Craft & Farmers Market (last Saturday of every month), the Saturday General Market, the Sunday Market & Car Boot or the Friday Antiques, Collectables & General Market.

12.7.2.6 Flittabus FL4 Fourth Tues of the Month - Maulden - Barton (Opp the Pharmacy 0855hrs) - Silsoe - Flitwick - Milton Keynes. Return departs Milton Keynes 1300hrs, stops on request.

12.7.3 There are no bus routes to the two nearest train stations, Harlington, and Flitwick.

12.8 Rail Services

12.8.1 Harlington station benefits from a high frequency rail service, operated by Thameslink. Services operate at a 15-minute frequency, linking Harlington to Bedford, Flitwick, Luton (including the Airport), London, Gatwick, and Brighton. Reflecting the flow of commuters to and from London, additional services operate from Harlington to London during weekday morning peak hours, and from London during weekday evening peak hours.

12.8.2 Residents of Barton-le-Clay, Streatley, and Sundon also use Luton station, with services operated by Thameslink and East Midlands Trains. Up to 9 trains per hour operate in both directions to Bedford, Flitwick, London, Brighton, and Leicester among other places. Some residents also access Leagrave station, where trains from Thameslink operate every 15 minutes serve Bedford, Flitwick, Luton, London, and Brighton.

12.9 M1 to A6 Link Road

12.9.1 A new strategic road is planned to create a northern Luton bypass running from the A6 road to junction 11a of the M1, connecting with the A5 to M1 Link Road.

12.9.2 The new M1 to A6 link road will be 2.65 mile (4.4km) long with a dual carriageway to a new planned rail freight interchange at Sundon Park, and then single carriageway connecting to the A6 – see Map 21.

12.9.3 In terms of benefits to village, the bypass is likely to have limited effect on the volume of traffic transiting to the A1M either through the village to the B655 Hexton Road/Hitchen/A1M or onto the Barton Hill/Lilley Road to Hexton/ Hitchen/A1M at the Streatley Roundabout.



Map 21 – Route of Proposed Link Road.

Transport (TP) Policies

Transport Policy TP-1

1.1 Proposed developments that are located and designed to create safe and secure layouts which minimise conflict between general traffic, cyclists and pedestrians, and meet CBC Policy T2: Highways Safety and Design, will be supported.

1.2 Suitable and safe highway measures must be provided to mitigate the impact of development and enhance the use of the local road network for all users. Suitable and safe highway measures may include:

1.2.1 Identifying and establishing additional managed crossing points in the village, particularly regarding joining up cycle routes/pathways in the village.

1.2.2 Providing Vehicle-Activated Signs (VAS)/Speed Indicator Devices (SID) at areas of risk.

1.2.3 Setting 20mph maximum speed limit at areas of risk in accordance with [Central Bedfordshire Speed Management Guidance Document](#).

1.3 Where they are proposed, new roads, junctions, footpaths and traffic management measures should be designed to complement the rural character of the village and reflect and incorporate local heritage.

Transport Policy TP-2

2.1 Sustainable and efficient transport connectivity is key to village economic growth and developments, both residential and commercial, that can demonstrate a positive effect e.g., with regard to end-to-end journeys, making whole journeys by walking, cycling, and public transport convenient and easier and/or managing traffic by improving the street environment for walking and cycling, and better management of parking will be encouraged.

13 Glossary & Abbreviations

Term	Meaning & Definition
Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the housing market (generally provided by housing associations, working in partnership with CBC).
Area of Outstanding Natural Beauty (AONB)	An AONB is land protected by the Countryside and Rights of Way Act 2000. It protects the land to conserve and enhance its natural beauty. Natural England, an executive non-departmental public body, sponsored by Defra, is responsible for AONBs and to give advice to local planning authorities on development proposals in an AONB.
Area of Interest (AOI)	The AOI is the area that is covered by the Neighbourhood Plan. The Barton-le-Clay Neighbourhood Area, which is the same as the area defined by the Barton-le-Clay Parish boundary, was designated by Central Bedfordshire Council in December 2016.
Asset of Community Value	An asset of community value is land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011.
Biodiversity Net Gain (BNG)	BNG is defined as an approach to development and/or land management that delivers measurable improvements for biodiversity by creating or enhancing habitats, leaving nature in a better state than beforehand.
BLCNP	Barton-le-Clay Neighbourhood Plan.
BLCNPSC	Barton-le-Clay Neighbourhood Plan Steering Committee.
BLCPC	Barton-le-Clay Parish Council.
Brownfield Site	Abandoned, closed or under-used industrial or commercial facilities.
CBC	Central Bedfordshire Council, the relevant Local Authority responsible for all planning matters.
CBCLP	Central Bedfordshire Council Local Plan.
Conservation Area	Defined as designated heritage assets by the National Planning Policy Framework, Conservation Areas are areas of special architectural or historic interest, the character, appearance or setting of which is desirable to preserve and enhance
County Wildlife Site (CWS)	A CWS is a conservation designation in the United Kingdom that highlights areas of significant wildlife value within a county. Although these sites do not have statutory protection, they are recognized for their importance in preserving local biodiversity.
Development	In planning terminology, development means any new building, any alteration to a building, or change of use of land or building.
Design Code	Design Codes are a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Term	Meaning & Definition
Design Guide	A Design Guide is a document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.
Dwelling	A house, flat, or other place of residence
Footpath	A path on which the public has a legally protected right to travel on foot.
Green Infrastructure (GI)	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Greenfield Land/Site	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (opposite of brownfield land). Applies to most land outside the built-up area boundaries.
Heritage Asset	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets (protected by legislation) such as Conservation Areas, Scheduled Monuments, or Listed Buildings, and assets identified by the local planning authority. Heritage assets are often recorded on the Historic Environment Record and on local lists.
Historic England (HE)	Formally English Heritage.
Historic Environment	NPPF Dec 2023 definition - <i>all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
Housing Needs Study (HNS)	A study that assesses the future housing needs of the area, in terms of the size, type and affordability of dwellings.
Listed Building	A building included in a list compiled or approved by the Secretary of State. It includes any object or structure fixed to the building and any object structure within the curtilage of the building which, although not fixed to the building, formed part of the land, and has done so since July 1948. Listed Buildings are designated heritage assets (as defined by the National Planning Policy Framework – NPPF).
Local Community Space	Space valued by the local community, both for the environmental and social benefits it brings.
Local Housing Need	The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
Local Green Space	Designating areas as Local Green Space is a way to provide special protection for green areas of particular importance to local communities.
Area of Interest (AOI)	The AOI is the area that is covered by the Neighbourhood Plan. The Barton-le-Clay Neighbourhood Area, which is the same as

Term	Meaning & Definition
	the area defined by the Barton-le-Clay Parish boundary, was designated by Central Bedfordshire Council in December 2016.
National Nature Reserve (NNR)	National Nature Reserve
Nature Recovery Network (NRN)	An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
Neighbourhood Plan (NP)	Neighbourhood Plans sit alongside the local plan and are produced by local communities and the relevant Town or Parish Council. They put in place planning policy for a specific area to guide future development. A Neighbourhood Plan may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. Neighbourhood Plans have to pass an examination and a local referendum before being adopted to form part of the Development Plan for Central Bedfordshire.
National Planning Policy Framework (NPPF)	National Planning Policy Framework – Dec 23. The Central Government over-arching planning policy document which includes topic-based policies, with which the Neighbourhood Plan must comply.
Neighbourhood Plan Steering Committee (NPSC)	NPSC is a group of Parish Councillors, volunteers and specialists who came together under the Parish Council, to produce the NP.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and County Planning Act 1990) or a Condition included in a Local Development Order or Neighbourhood Development Order.
Previously Developed Land (sometimes called Brownfield Land).	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Scheduled Monument	A scheduled monument is a nationally important site or building that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media, and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1969 (1). Scheduled Monuments are designated

Term	Meaning & Definition
	heritage assets (as defined by the National Planning Policy Framework – NPPF).
Settlement Boundary	Settlement boundaries are an essential tool for the management of development, principally to prevent the encroachment of development into the countryside.
Significance (for heritage policy)	NPPF Dec 2023 definition - <i>The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</i>
Sites of Special Scientific Interest (SSSIs)	SSSI is a conservation designation denoting a protected area extremely valuable for its flora, fauna, physiological and geological features and protected under the Wildlife and Countryside Act 1981.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Strategic Gap	The space between settlements which protects individual settlements' unique identity.
Sustainability Statement	A document that provides information on sustainability measures incorporated into the development to achieve or exceed policy compliance.
Sustainable Drainage System (SuDS)	A drainage system that mimics natural drainage processes to reduce the effect on the quality and quantity of run-off from a development and provide amenity and biodiversity benefits. They use a sequence of techniques that together form a management train. As surface water flows through the system, the speed of the water flow is controlled, and pollutants are removed.
Tree Preservation Order - TPO	A TPO is made by a Local Planning Authority to protect specific trees or an area, group or woodland from deliberate damage and destruction. TPOs can prevent the felling, lopping, topping, uprooting or otherwise wilful damaging of trees without the permission of the Local Planning Authority.
Vernacular	Is a category of architecture based on local needs, construction materials and reflecting local traditions?
Village Centre	The Village Centre in Barton-le-Clay is classed as the Conservation areas clustered around the High Street – as illustrated in Map 7.
Villager	A person who lives in a village (Barton-Le-Clay).
Wildlife Corridor	Areas of habitat connecting wildlife populations.
Windfall	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.