

Barton-le-Clay  
Neighbourhood Plan  
Basic Conditions  
to 2035



# Contents

Chapter	Subject	Page No
1.	Introduction	1
2.	Legal Requirements	1
3.	Key Requirements - Vision and Objectives	3
4.	Contributing to Achieving Sustainable Development	4
5.	Inclusion	6
6.	Summary	6
Table of Figures		
Figure 1 - Barton le Clay Neighbourhood Plan Area		2

# 1 Introduction

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

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

1.2.1 Have regard to national planning policy and advice.

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

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

1.2.4 Contribute to the achievement of sustainable development.

1.2.5 Be in general conformity with the strategic policies in the development plan for the local area [The Central Bedfordshire Local Plan<sup>2</sup>].

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

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

# 2 Legal Requirements

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

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

---

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

<sup>2</sup> [Central Bedfordshire Local Plan 2015 - 2035](#)

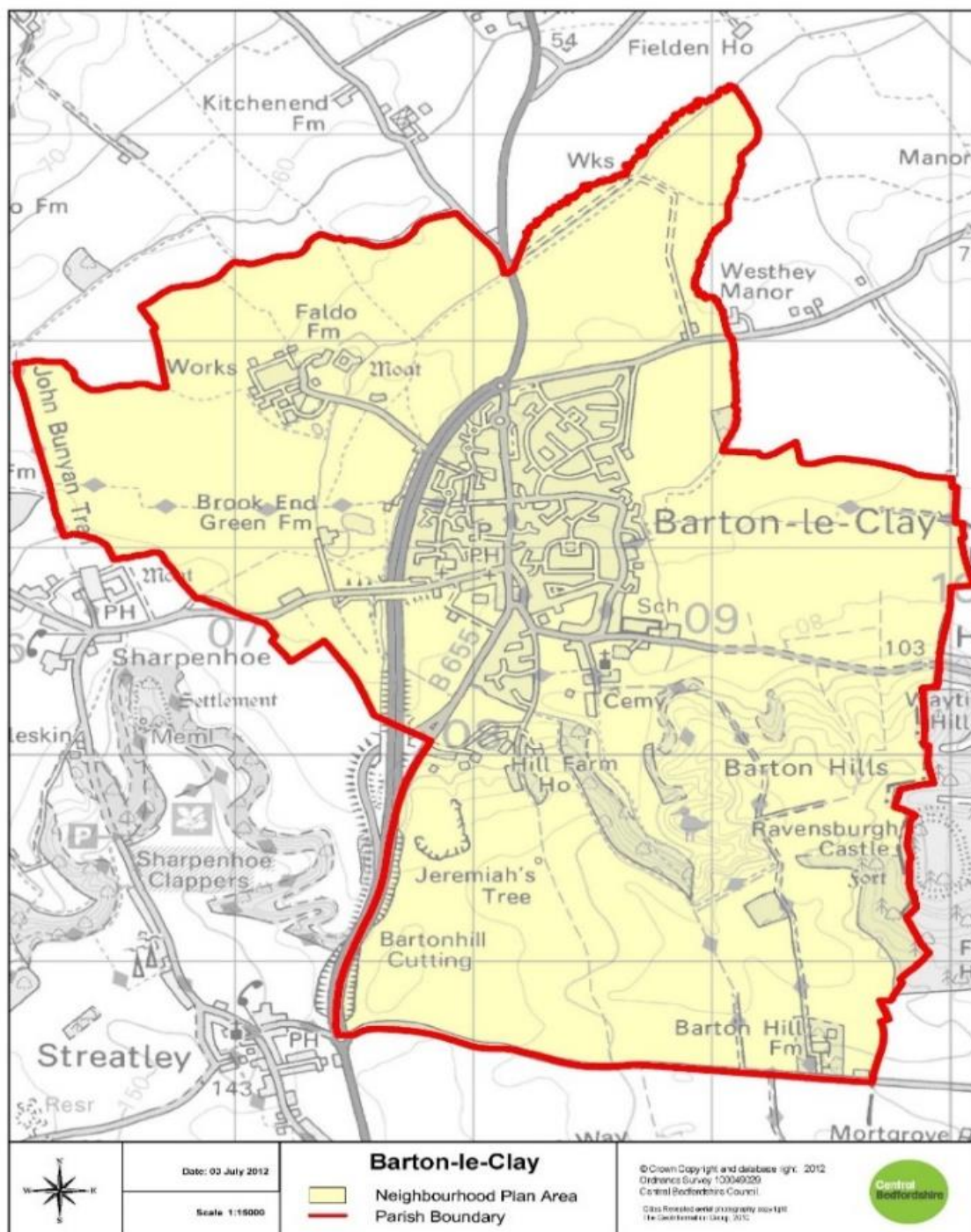


Figure 1 Barton le Clay Neighbourhood Plan Area

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

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

<sup>4</sup> [Neighbourhood Planning Act 2017 as amended.](#)



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

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

### 3 Key Requirements – Vision and Objectives

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

3.2 The vision and objectives of the BLCNP have been carefully developed to meet the sustainable development aim and have evolved to also 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 scale<sup>5</sup>, 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.”*

3.3 From our vision, we have developed objectives which complement the NPPF and Central Bedfordshire Local Plan, whilst ensuring that our Neighbourhood Plan meet the needs of the Village, namely:

3.3.1 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.

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

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

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

---

<sup>5</sup> The CBLP (page 114) defines Small Scale as ‘usually limited to 10 dwellings in order to preserve the character of the settlement’.

3.3.5 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.

3.3.6 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.

3.3.7 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.

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

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

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

3.3.11 To ensure that the health needs of the community regarding mental health/dementia and disabilities are considered in medium to small housing developments<sup>6</sup>.

3.4 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.

<b>Policy Title</b>	<b>Objectives Met</b>
Sustainable Development and Growth (SGD)	4.1.2.1, 4.1.2.2,
Historic Environment (HE)	4.1.2.3, 4.1.2.9,
Housing (HP)	4.1.2.5, 4.1.2.11,
Design of New Developments (DND)	4.1.2.6, 4.1.2.7, 4.1.2.11,
Green Infrastructure (GI)	4.1.2.2, 4.1.2.7, 4.1.2.10,
Employment & Economy (EE)	4.1.2.9,
Transport Policy (TP)	4.1.2.8,

## 4 Contributing to Achieving Sustainable Development

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

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

4.1.2 Retaining the sense of community and strong community spirit.

<sup>6</sup> Ranging in size from 12 up to 650 dwellings.

<sup>7</sup> [NPPF Achieving Sustainable Development](#)

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

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

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

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

4.1.7 Designating Local Green Spaces and provide new green infrastructure which supports wildlife and biodiversity.

4.1.8 Highlighting safety issues and design projects to improve safety, particularly for young people.

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

4.1.10 Improving the choice of leisure and recreation facilities for the enjoyment of the community

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

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

4.3 The policies in the BLCNP complement relevant strategic policies in the Central Bedfordshire Local Plan listed below:

**SP1a:** Partial Review of the Local Plan

**SP1:** Growth Strategy

**SP2:** National Planning Policy Framework – Presumption in Favour of Sustainable Development

**SP3:** Generic Requirements for Strategic Housing Allocations

**SP4:** Development in the Green Belt

**SP5:** Important Countryside Gaps and Preventing Coalescence

**SP7:** Windfall Development

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

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

4.6 There is a duty and commitment by Central Bedfordshire to review its planning policies whenever the need is demonstrated. Accordingly, Barton le Clay Parish Council will monitor the Neighbourhood Plan's effectiveness and undertake a review where necessary, to ensure that the policies laid out in the Plan remain in general conformity with the adopted Local Plan.

## 5 Inclusion

5.1 The BLCNP has regard to disability legislation<sup>8</sup> and care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

5.2 The BLCNP has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement. Residents were encouraged to participate throughout the Plan preparation process. The draft BLCNP has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded, and changes have been made as per the schedule set out in the Consultation Statement.

## 6 Summary

6.1 It is a legal requirement that Barton le Clay Parish Council submit this statement. It confirms that the submitted BLCNP meets the basic conditions required of a neighbourhood plan as defined in current neighbourhood planning legislation.

---

<sup>8</sup> [Equality Act 2010](#)