



Barton-le-Clay

NEIGHBOURHOOD
PLAN
2024





What is the Neighbourhood Plan

- Neighbourhood planning is a way for communities like ours to have a say in the future of the places where we live.
- It gives us real legal weight to direct future developments in our local area
- It helps us:
 - chose where we want new homes, shops and offices to be built
 - have our say on what those new buildings should like
 - Have greater control on planning permission applications for the new buildings/developments we want to see go ahead



Key Messages from initial consultations

Getting around and Transport links

The previous work on the Plan highlighted that public transport links are extremely poor – bus services are infrequent, only going north to Bedford, south to Luton or to Hitchin, and do not go to Harlington Railway Station.

We are currently well served with footpaths, linking to the village centre and it's important that any new development incorporate similar connections.

The need for additional crossing points on Bedford Road and Hexton Road were identified, as well as a safer crossing to the Water Mill

The need for better access to the railway station and Harlington Upper school, via footpaths/cycleways was identified.



Key Messages from initial consultations

Housing

The previous surveys suggested that there was a need for:

- more affordable and social housing
- a need for more retirement bungalows
- Smaller properties for local people wishing to downsize (which in turn, release larger properties back on the market).



Key Messages from initial consultations

Shops / Amenities

The Village has a good selection of shops and restaurants.

Since the previous survey, we have also had the introduction of several cafes – something highlighted as a need – but we have lost the Bank, and the Post Office.

The previous survey highlighted the importance of these facilities and emphasised the need for them to be retained.



Key Messages from initial consultations

Doctors and Dentists

It is important that any future development recognises that we already have a stretched service, and any plans must take this into account.

Schools

Village schools form Part of the Harlington Pyramid Trust. Any increase in housing needs to be supported by an increase in local school places, either through expansion of existing schools, or the development of new ones.

Leisure facilities

The Parish Council's Leisure Strategy (link: <https://bartonleclay-pc.gov.uk/barton-le-clay-leisure-strategy-2021-2026/>) covers this in detail. The 'Plan' would support this.



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
- 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 needs and wishes of the community, will be supported.



Barton Le Clay Our Objectives

- 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.
- To ensure sustainable growth in line with the development principles and maintain the important countryside gaps between them.
- To protect and enhance local distinctiveness/landscape by retaining hedgerows, trees, and key views.
- To preserve the special historic character of the Village, including the Conservation Areas, Listed Buildings and their settings and the historic landscape.
- 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.



Barton Le Clay Our Objectives - continued

- 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.
- To support proposals for reducing the speed, volume of traffic and congestion through improvements such as better parking.
- To retain the existing public houses and community facilities and, where appropriate, designate Assets of Community Value.
- To recognise the importance of accessible green spaces, enhancing the existing spaces and to designate new green spaces for residents to enjoy.
- To ensure that the health needs of the community regarding mental health/dementia and disabilities are considered in medium to small housing developments.



Neighbourhood Plan Policies

Following extensive consultation in developing the Barton-le-Clay Neighbourhood Plan, a list of 'Policies' have been developed.

The following slides list the Plans derived policies into the following categories:

- Strategic Policies
- Historic Environment Policies
- Housing Policies
- Design of New Developments Policy
- Green Infrastructure Policies
- Employment & Economy Policies
- Transport Policies



Strategic (BLCNP/SP) Policies

Strategic Policy BLCNP/SP-1

Small-scale new residential development in Barton-le-Clay that appears in keeping with its surroundings and contributes to local character will be supported.

Strategic Policy BLCNP/SP-2

The provision of retail, service (including healthcare) and/or community facilities will be supported. The loss of local shops, services and facilities will not be supported unless there is evidence, such as 12 months active open marketing, to demonstrate that such use is no longer viable.

New commercial development must respect local character, residential amenity, and highway safety.



Strategic Policy BLCNP/SP-3

In addition to the Design Guide Policies, new developments should ensure that environments 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.

Public places and spaces should accommodate people with dementia and their carers and should be:

- easily accessible and approachable
- navigated easily externally and internally
- Have wide pathways/corridors and even surfaces without confusing patterns or reflections.
- positive sights, sounds and smells without causing sensory stress or confusion;
- available seating, shade and shelter from the weather
- available and accessible activities; and available and accessible receptions, toilets, restaurants, entertainment spaces, and workplaces.



Historic Environment (BLCNP/HE) Policies

Historic Environment Policy BLCNP/HE-1

Harm to our heritage assets and conversation area caused either by development within them or by development in their setting, should be avoided. Where a development may cause harm, applicants must clearly demonstrate how the scheme has sought to avoid or minimize it. Where harm remains, it must be clearly and convincingly justified.

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

Development proposals must consider assets of historic environment value, including Conservation areas and their settings.

Historic Environment Policy BLCNP/HE-2

Barton-le-Clay's Heritage assets are irreplaceable. Development must conserve heritage assets in a manner appropriate to their significance. All development in Barton-le-Clay will be expected to make a positive contribution to local character.



Historic Environment Policy BLCNP/HE-3

Development must consider the importance of mature trees, historical architectural features and structures made of traditional materials that add to Barton-le-Clay's character, distinctiveness, and biodiversity.

Conversely, ensure any tree/hedge planting does not negatively impact sites or features of archaeological interest.

Historic Environment Policy BLCNP/HE-4

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



Housing (BLCNP/HP) Policies

Housing Policy BLCNP/HP-1

All new residential development within Barton Le Clay must provide a quantity of affordable housing in line with the requirements contained within the Central Bedfordshire Local Plan. Affordable homes should be well integrated with market housing. The provision and mixing of affordable units for new development must comply with the National Planning Practice Guidance on First Homes, which requires 25% of all affordable housing units to comprise of First Homes. The remaining tenure of affordable units should be in accordance with Policy H4: Affordable Housing of the Central Bedfordshire Local Plan, or its successor and should meet the specific needs of the Neighborhood area.

Housing Policy BLCNP/HP-2

An application will be made to CBC Planning Department for an Article 4 Direction (The Town and Country Planning (General Permitted Development) (England) Order 2015) to protect single storey bungalows in the (Housing North Character Area – see Annex B – Page 14) from being converted to two-storey homes, as a Class AA Development.



Design of New Developments Policy BLCNP /D/1

Proposals for good quality new development (including new buildings and extensions to existing buildings) will be supported, where they are compliant with the CBC Design Guide August 23 and the BLCNP.

All new development must respect the character of the village in which it is located and, where appropriate:

- Relate to the existing development pattern in terms of enclosure and definition of streets/spaces,
- Be of an appropriate scale and density in relation to its setting,
- New dwellings should not be more than 2 storeys in height,
- Use materials appropriate to the development's context,
- Be well integrated with the surroundings; reinforcing connections, taking opportunities to provide new ones,
- Provide convenient pedestrian/cyclist access to community services and facilities,
- Be of a design with a locally inspired or distinctive character,
- Take advantage of the local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings and site orientation,
- Take advantage of views into/from the site to enable retention of rural character, easy access and navigation through where applicable,



Design of New Developments Policy BLCNP /D/1 continued

- Integrate car parking within landscaping so that it does not dominate the street,
- 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,
- Provide appropriate infrastructure such as drainage including the incorporation of Sustainable Drainage Systems to manage surface water run-off and foul sewerage and make improvements where necessary.
- Sympathetically designed infrastructure to support high quality electronic communications networks, including telecommunications and high-speed broadband, will be supported. Providers are strongly encouraged to consult on any such proposals as early as possible.



Green Infrastructure (BLCNP/GIP) Policies

Green Infrastructure Policy BLCNP /GIP/1 – General

To support the development of the Green Infrastructure (GI) Network for Barton-le-Clay and ensure it is not compromised by built development.

Any development that is permitted in the parish should result in a 'net environmental gain' i.e. any GI lost should be replaced with a larger amount of better-quality GI, any connections between GI assets severed should result in more and better connections nearby. Any proposals for development in the parish should recognise and seek to protect and enhance the historic and natural landscape and local character of the parish.



Green Infrastructure Policy BLCNP /GIP/2 – Landscape

- Ensure protection of settlement identity and distinctiveness, including the protection and enhancement of amenity green spaces within the village to protect and enhance the village 'feel'.
- Protection of key views and core components set out in GI Plan.
- Seek to mitigate visual and audible intrusion of the A6 and improve relative tranquility within the parish.
- Protect and enhance the setting of the village at the foot of Barton Hills, avoiding any development that impacts this.
- Protect the visual amenity and biodiversity that trees provide. Felling works to existing semi-mature or mature indigenous trees are opposed, unless there is a specific reason for doing so, such as disease or damage to property. 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.
- Protect and enhance hedgerow networks, particularly, restoring old field boundaries.
- Enhance the corridors of watercourses through the parish.
- Avoid any development that might impact upon the setting and identity of Wrest Park (House and Gardens) to the north.
- Ensure any future development enhances the urban edge in terms of visual amenity, access, and nature recovery.



Green Infrastructure Policy BLCNP /GIP/3 - Biodiversity

Development of Local Nature Recovery Networks to support Nature Recovery within Bedfordshire and beyond (particularly into Hertfordshire), including:

The corridor of the chalk escarpment.

'Chalk Streams' and their corridors.

New tree planting and hedgerow networks, ensuring not restricting views or where not optimal – right tree right place – linking and buffering existing woodlands.

Creation of spaces specifically for 'Nature Recovery' within the urban area and urban fringe, and especially within any new development.

Improvements to green spaces within the village to enhance their biodiversity value, including managing areas for wildflowers, including amenity spaces and roadside verges (achieved through seeding/planting and changes in management regime – including 'cut and collect' management of wildflower areas).

Raise awareness of chalk streams and their unique value.



Green Infrastructure Policy BLCNP /GIP/4 - Nature Conservation

New development will be required to protect and enhance existing natural features of sites, enhance biodiversity and support the biodiversity network and aspirations identified in the Green Infrastructure Plan. All development should provide, as a minimum, a net biodiversity gain of 10% as set out in the current Environment Bill (or as superseded).

Provision of appropriate species-related measures will be required, including, for example, swift bricks, bat and owl boxes and the incorporation of native species into landscaping schemes.

Opportunities should also be taken by developers and landowners to create new and link areas of existing biodiversity value to create more robust networks, especially woodlands, grasslands and hedgerows.

link sustainable drainage solutions in new development to complement nature conservation objectives.



Green Infrastructure Policy BLCNP /GIP/5 - Access, Recreation and Open Space

All development must help improve multi-user access networks and provide accessible multi-functional green spaces where they are needed, including within/adjacent to the village – development should not be permitted where it does not do this.

A proportion of green space should be 'natural', with nature recovery being considered within its design and management, to help meet standards set out by Natural England.

Any new development to be connected to existing walking and cycling networks with high quality, dedicated walking and cycling routes.

Avoid any further severance of the Rights of Way (RoW) network and enhance bridleway connectivity for use by horse riders, cyclists, and pedestrians, where this does not cause negative impacts on areas managed for nature conservation/recovery or quiet recreation. This could be through formally dedicated or permissive routes.



Green Infrastructure Policy BLCNP /GIP/5 - Access, Recreation and Open Space - continued

Improve cycling routes where these connect to adjacent settlements or promoted leisure routes.

Improve safety of RoW network users, especially in terms of crossing the A6 and Hexton Road

Improve quality of existing green spaces, especially to improve their value for wildlife and use by a wider range of people.

Conserve the integrity of the Green Lane (Icknield Way) as a landscape feature, access, and ecological corridor.



Employment Economy (BLCNP/EE) Policies

Employment & Economy Policy BLCNP/EE-1

New commercial development must respect local character and residential amenity.

It must not result in severe residual cumulative impacts in respect of traffic movements and parking.

It should not result in harm to highway safety and should seek to minimise conflicts between traffic and cyclists or pedestrians.

Employment & Economy Policy BLCNP/EE-2

The development of tourism and leisure development (with appropriate amenities and infrastructure) in Barton-le-Clay which respects local character will be supported. The loss of Barton-le-Clay's public houses will not be supported, whereas development that supports their sustainability whilst demonstrating regard for local character and residential amenity, will be supported.



Transport (BLCNP/TP) Policies

Transport Policy BLCNP/TP-1

Liaise with CBC to ensure that recommendations in the Heath and Reach, Toddington, and Barton-le-Clay Local Area Transport Plan are actioned.

Transport Policy BLCNP/TP-2

Seating and shelter should be provided at bus stops.

Look to improve bus routes and frequency, e.g. a weekend service to Hitchin.

Supporting technology 'Real Time Displays' should be provided with appropriate audio-visual announcements of stops and bus times.

Signage should be clearly visible and understandable.



Transport Policy BLCNP/TP-3

Identify and establish additional managed crossing points in the village, particularly regarding joining up cycle routes/pathways in the village.

Maintain village pathways and ensure that paths do not become overgrown. This will include contact with homeowners whose garden plants spread onto/into pathways.

Reconsider application for Rural Match Fund grant for Vehicle-Activated Signs (VAS)/Speed Indicator Devices (SID) along Bedford Road in response to increased traffic through new developments.

Set 20mph maximum speed limit on roads in key areas around the Village, particularly near schools and on routes with narrow roads that are frequently used by pedestrians.



We Need Your Feedback!

Barton-le-Clay Neighbourhood Plan

Complete the survey online

<https://forms.office.com/e/Bbh6nzbFAv>

For details of the Neighbourhood Plan visit:

<https://bartonleclay-pc.gov.uk/barton-le-clay-parish-council-neighbourhood-plan/neighbourhood-plan/regulation-14/>