

RECORD OF EXECUTIVE DECISION TAKEN BY AN EXECUTIVE MEMBER

This form **MUST** be used to record any decision taken by the Elected Mayor or an individual Executive Member (Portfolio Holder).

The form must be completed and passed to the Chief Officer Democratic and Registration Services no later than NOON on the second working day after the day on which the decision is taken. No action may be taken to implement the decision(s) recorded on this form until 7 days have passed and the Chief Officer Democratic and Registration Services has confirmed the decision has not been called in.

1. Description of decision

To secure the necessary agreements so that the Harrold Neighbourhood Plan can progress to the referendum stage of the neighbourhood plan making process, it is agreed:

- A To make modifications to the Harrold Neighbourhood Plan in line with the recommendations set out in the examiner's report (Appendix A) and that as modified (Appendix B), the Plan meets the basic conditions
- B That the formal Decision Statement (Appendix C) be published by 7 October 2021 in order to comply with the statutory deadline, and to inform those interested about the Council's decision
- C That arrangements to progress the Plan to the referendum stage of plan preparation are made
- D That the referendum area be made up of the designated Harrold Neighbourhood Area, plus those properties in Odell Parish between High Street, Odell and Westwood Farm and Nursery on the eastern side of Odell Road.

2. Date of decision

27th September 2021

3. Reasons for decision

The purpose of this report is to provide information about the examination of the Harrold neighbourhood plan; to explain the examiner's recommended modifications to the plan and to set out the Council's response to those modifications. The Council must decide whether to progress the plan to referendum and in doing so, decide the area over which the referendum should take place.

4. Alternatives considered and rejected

Consideration has been given to the need for modifications not proposed by the examiner. It has been determined that no such modifications are required in order for the Harrold Neighbourhood Plan to meet the basic conditions.

5. How decision is to be funded

Once the date for the referendum is published, a claim for £20,000 from MHCLG can be made in the next available claim window (December 2021). This represents a contribution towards the Council's costs associated with fulfilling its duty to assist the Parish in the preparation of its plan, and the costs associated with the examination process (including the examiner) and the referendum. Any costs in excess of £20,000 will need to be borne by the Council, though it is not anticipated that the examination process and the referendum combined will be more than this amount. Costs associated with assisting the neighbourhood plan group to prepare their Plan are funded from the Plans and Strategies Reserve.

6. Conflicts of interest

Name of all Executive members who were consulted AND declared a conflict of interest.	Nature of interest	Did Standards Committee give a dispensation for that conflict of interest? (If yes, give details and date of dispensation)	Did the Chief Executive give a dispensation for that conflict of interest? (If yes, give details and the date of the dispensation).

The Mayor has been consulted on this decision

Signed:



Date: **27th September 2021**

Name of Decision Taker: **Mayor Dave Hodgson**

This is a public document. A copy of it must be given to the Chief Officer Democratic and Registration Services as soon as it is completed.

Date decision published: **27 September 2021**

Date decision can be implemented if not called in: **7 October 2021**

(Decision to be made exempt from call in: **NO**)

BEDFORD BOROUGH COUNCIL – REPORT TO THE MAYOR

DATE - SEPTEMBER 2021

REPORT BY THE CHIEF OFFICER PLANNING, INFRASTRUCTURE & ECONOMIC GROWTH

SUBJECT: HARROLD NEIGHBOURHOOD PLAN

1. EXECUTIVE SUMMARY

Neighbourhood plans are statutory development plans produced by parish/town councils or neighbourhood forums. Harrold Parish Council has produced a neighbourhood plan for the Harrold parish area.

The Plan was submitted to Bedford Borough Council on 15 January 2021 and, in line with regulatory requirements, was subject to a consultation from 1 March to 6 May 2021. This consultation was longer than the statutory six week consultation period as some documents were amended after the consultation started. The Plan has since been formally examined by an independent examiner.

The examiner has produced a report (Appendix A) which recommends that the Plan is modified in order to meet legal requirements and is then progressed to a referendum of people who live within the designated neighbourhood area.

Bedford Borough Council must decide:

- whether to progress the Plan to a referendum and
- whether to modify it (in the ways recommended by the examiner or otherwise) or
- whether to refuse the Plan.

The Council must consider each of the examiner's recommendations on the content of the Plan and decide what action to take. If the Plan is to progress to referendum, the council must also decide whether the referendum area should be extended beyond the neighbourhood area, which in this case is Harrold Parish.

2. RECOMMENDATIONS

The Mayor is asked to consider this report and if satisfied agree:

- A. To make modifications to the Harrold Neighbourhood Plan in line with the recommendations set out in the examiner's report (Appendix A) and that as modified (Appendix B), the Plan meets the basic conditions
- B. That the formal Decision Statement (Appendix C) be published by 7 October 2021 in order to comply with the statutory deadline, and to inform those interested about the Council's decision
- C. That arrangements to progress the Plan to the referendum stage of plan preparation are made
- D. That the designated Harrold Neighbourhood Area plus those properties in Odell Parish between High Street, Odell and Westwood Farm and Nursery on the eastern side of Odell Road represents the appropriate geographical area to be covered by the referendum

3. REASONS FOR RECOMMENDATIONS

To give information about the outcome of the Harrold Neighbourhood Plan examination and to secure agreement to progress the Harrold Neighbourhood Plan to referendum, which is the next stage of the plan-making process.

4. IMPLICATIONS

(a) Legal

The scope of a neighbourhood plan examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The examiner must consider:

- Whether the plan meets the Basic Conditions;
- Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended). These are:

- it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development';
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
 - whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum; and
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended).

The examiner must also consider if the neighbourhood plan is compatible with the Convention on Human Rights.

On receipt of the examiner's report, the Neighbourhood Planning (General) Regulations 2012 require that a Local Planning Authority must publish a decision statement setting out what actions will be taken in response to each of the examiner's recommendations. If the authority proposes to accept the examiner's recommendations, a decision statement must be published within 5 weeks of receiving the examiner's report. Arrangements for the referendum must then commence.

If the authority proposes to make a decision which differs from that recommended by the examiner, it must notify relevant people and invite representations for a period of 6 weeks. The local planning authority may, if it considers it appropriate to do so (for example if the Council's proposed changes are significant or controversial), refer the issue to further independent examination and receive a further report. Once any period for further representations is over, the local planning authority must issue its final decision within 5 weeks and proceed to referendum.

In this case it is recommended that the examiner's proposed amendments are accepted. If this is agreed, the decision statement relating to the Harrold Neighbourhood Plan must be published by 7 October 2021.

The neighbourhood plan passes the referendum of local voters if it achieves a simple majority (i.e. 50% +1 or over). No minimum turn-out is required. If a plan passes referendum, the council must 'make' (adopt) it as soon as reasonably practicable unless the Council considers that the plan breaches EU obligations or human rights legislation. If there is a majority 'No' vote or a tied vote then the neighbourhood plan will not come into legal force.

The Council must hold a referendum within 56 working days from the date that the decision to take the plan forward to a referendum. The Council must also publish notice that the referendum will take place not fewer than 28 days before the referendum date.

The Neighbourhood Planning (Referendums) Regulations 2012 (as amended) cover all aspects of organising and conducting polls.

The Referendum question is 'Do you want Bedford Borough Council to use the neighbourhood plan for Harrold Parish to help it decide planning applications in the Neighbourhood Area'.

Decisions to proceed to referendum and to 'make' the neighbourhood plan are taken by Bedford Borough Council's Executive rather than Full Council.

Bedford Borough Council can be challenged on the making of the plan by way of judicial review. Challenges must normally be made within six weeks of the making of the plan.

(b) Policy

Neighbourhood plans are examined to ensure that they meet the 'Basic Conditions' which are set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The 'Basic Conditions' ensure, amongst other things, that appropriate regard has been had for local and national policies. In order to meet the Basic Conditions, the neighbourhood plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area (in this case saved policies in the Local Plan 2002, continuing policies in the Allocations and Designations Local Plan 2013 and the Local Plan 2030);
- Be compatible with and not breach European Union (EU) obligations; and
- Meet prescribed conditions and comply with prescribed matters.

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

(c) Resource

The Government provides funding to assist councils to fulfil their neighbourhood planning duties. Once the date for the referendum is

published, a claim for £20,000 can be made in the next available claim window (December 2021). This represents a contribution towards the Council's costs associated with fulfilling its duty to assist the Parish Council in the preparation of its plan, and the costs associated with the examination process (including the examiner) and the referendum. Any costs in excess of £20,000 will need to be borne by the Council, though it is not anticipated that the examination process and the referendum combined will be more than this amount. Costs associated with assisting the neighbourhood plan group to prepare their Plan are funded from the Plans and Strategies Reserve.

When the neighbourhood plan is formally 'made', the percentage of community infrastructure levy (CIL) receipts payable to the Parish Council arising from development within the parish will increase from 15% to 25% resulting in Bedford Borough Council's percentage decreasing to 75%. National Planning Practice Guidance explains that parish councils must use the CIL receipts passed to them to support the development of the parish council's area by funding the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on the area.

(d) Risk

The recommendations in the examination report are not binding, but if the Council chooses not to agree with the examiner's recommendations without a sound reason, there is a risk of legal challenge which could lead to reputational damage and financial costs. Whilst there is also a risk of legal challenge if the Council does follow the examiner's recommendations, it must be considered that the risk is lower.

Any modifications made to the content of the plan should be done so only in order to make the plan meet the basic conditions and other legislative requirements. Making modifications for any other reasons (other than formatting or spelling corrections) could lead to a legal challenge.

(e) Environmental implications and contribution to achieving a net zero carbon Council by 2030

The Harrold Neighbourhood Plan was screened for Strategic Environmental Assessment (SEA) by Harrold Parish Council with assistance from Bedford Borough Council. The SEA screening concluded that it was unnecessary to undertake SEA. The examiner supported this conclusion.

The Plan was further screened to determine if Habitats Regulations Assessment (HRA) was necessary. The HRA was carried out by specialist consultancy Bodsey Ecology Limited. It concluded that the Plan would not have a significant effect on European sites either alone or in combination. Natural England, which was consulted on the Plan, did not dispute this conclusion. The examiner found no reason to disagree.

Both the SEA screening and the HRA have been reviewed in light of the proposed modifications to the Plan. The conclusions of both remain unchanged.

(f) Equalities Impact

In preparing this report, due consideration has been given to the Borough Council's statutory Equality Duty to eliminate unlawful discrimination, advance equality of opportunity and foster good relations, as set out in Section 149(1) of the Equality Act 2010.

A relevance test for equality has been completed. The equality test determined that consideration as to whether the Harrold Neighbourhood Development Plan should progress to referendum has no relevance to Bedford Borough Council's duty to eliminate unlawful discrimination, advance equality of opportunity and foster good relations. An equality analysis for this decision is not needed.

However, the development of the Harrold Neighbourhood Development Plan is relevant to Harrold Parish Council's General Equality Duty. The Parish Council is responsible for discharging their duty. An Equalities Impact Assessment has been carried out and this is included as an appendix to the submitted Basic Conditions Statement.

5. DETAILS

Neighbourhood planning was introduced through the Localism Act 2011. New powers allow qualifying bodies (parish or town councils, or neighbourhood forums in areas without parish or town councils) to produce neighbourhood plans which enable communities to set planning policies for their area. Once adopted, neighbourhood plans become part of the Council's statutory development plan and must be taken into account alongside Bedford Borough Council's local plans and national policy when planning applications are determined.

Producing a neighbourhood plan allows parish and town councils to increase the amount of Community Infrastructure Levy (CIL) funds they receive from developments within their area from 15% to 25%, incentivising the production of plans, especially those that propose growth.

The stages of preparation of a neighbourhood plan are similar to those for the preparation of a local plan. They are summarised in the following table.

Preparing a neighbourhood plan		
Stage	Responsibility	Progress
Neighbourhood Area Designation	Application by parish council, publicity & decision by BBC	Complete
Prepare draft neighbourhood plan	NP group/parish council with assistance from others	Complete
Pre submission consultation (Regulation 14)	NP group/parish council (6 weeks minimum)	Complete
Finalise plan in light of comments made	NP group/parish council	Complete
Submit plan to the local planning authority	NP group/parish council	Complete
Pre-examination consultation(Regulation 16)	BBC (6 weeks minimum)	Complete
Examination	Examiner appointed by BBC (agreed by NP group/ parish council)	Complete
Consider examiner's recommendations	BBC and NP group / Parish Council	We are here
Referendum	Organised by BBC	
Plan 'made' (part of the development plan)	BBC	

The examination

Neighbourhood plans must be examined by a suitably qualified independent person, appointed by the Council and agreed by the qualifying body.

The neighbourhood plan examiner's role is limited to considering whether the neighbourhood plan meets the basic conditions and other relevant legal requirements. The examiner does not consider whether the plan is sound. The examiner also considers whether the referendum area should be extended beyond the neighbourhood area.

Most neighbourhood plan examinations will not require a hearing session to be held though this is an option if the examiner considers it necessary.

Legislation requires that the Council considers each of the recommendations made by the examiner in his/her report and decide what action to take in response. This decision must be published within five weeks of the receipt of the examiner's report.

However, if the authority proposes to make a decision which differs from that recommended by the examiner, it must notify relevant people and invite representations. This is further explained in the 'Legal Issues' section above.

If the plan proceeds to referendum and passes by a simple majority, Legislation does not allow any further amendments to be made to the plan. Therefore, the stage between examination and referendum (this stage) is the only point at which further amendments can be made.

The referendum

Anyone who can usually vote in a local election and who is resident in the referendum area can vote in a neighbourhood plan referendum. The referendum area is usually the neighbourhood area, but the examiner may recommend that it be extended if there are matters that are of interest to nearby communities. For this neighbourhood plan, the examiner has recommended that the area be extended to include a small number of dwellings on Odell Road in Odell Parish, directly opposite one of the site allocations. The plan must pass by a simple majority and there is no minimum turnout. If a simple majority is achieved the Council will be required to 'make' (adopt) the plan unless it breaches EU or human rights legislation.

The decision on when to hold the referendum falls to the Council's returning officer. The Council must hold a referendum within 56 working days from the date that the decision to take the plan forward to a referendum is published. A notice that the referendum will take place must be published not fewer than 28 days before the referendum date.

The qualifying body (the parish council or neighbourhood forum) can withdraw a plan at any time up until the point that the decision on the modifications is publicised.

The Harrold Neighbourhood Plan

Progress of Harrold Neighbourhood Plan	
Neighbourhood area designated	26 July 2016
Draft plan consultation (Regulation 14)	18 September – 30 October 2020
Post submission consultation (Regulation 16)	1 March – 6 May 2021
Submitted for examination by BBC	17 May 2021
Examiner's report received	1 September 2021

The following extract from the examiner's report summarises his findings. The full report can be found at Appendix A.

Main Findings - Executive Summary

From my examination of the Harrold Neighbourhood Plan (the Plan/HNP) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – Harrold Parish Council;

- The Plan has been prepared for an area properly designated – the Parish of Harrold as shown on the map on page 8 of the Plan;
- The Plan specifies the period to which it is to take effect – 2020 to 2030¹; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should.

The examiner proposes recommendations as follows:

Proposed modification number (PM)	Submitted Neighbourhood Plan Para no/ other reference	Examiner’s Recommended Modification	Reason for recommendation
PM1	Front cover	Insert under Heading ‘ 2020-2030 ’.	In the interests of clarity.
PM2	Page 25	In policy NDP2, add the following policy criterion: <i>‘Improvements to biodiversity should be integrated into the site layout and design.’</i>	There is no need to specify what would be required by way of appraisal or survey.
PM3	Page 26	In policy NDP3, add the following policy criterion: <i>‘Improvements to biodiversity should be integrated into the site layout and design.’</i>	There is no need to specify what would be required by way of appraisal or survey.
PM4	Page 27	In policy NDP4, after the words ‘ <i>given to</i> ’ add: <i>‘the National Design Guide and the National Model Design Code and the..’</i>	To refer to the National Design Guide and the National Model Design Code

¹ See paragraph 1.2.3 of the Plan.

PM5	Page 28	In policy NDP5, delete the second sentence starting ' <i>However, special care</i> '.	There is no local justification for that part of the policy, nor does it serve any clear planning purpose.
PM6	Page 29	Delete policy NDP6.	It does not serve a clear planning purpose since it duplicates the provisions set out in BBLP policies, more particularly strategic policy 86S on delivering infrastructure, policy 33 on the infrastructure impacts of development, and policy 94 on broadband.
PM7	Page 30	Delete policy NDP7.	This is a matter that would best be located in Chapter 4 on Non-Land Use Actions.
PM8	Page 33	In policy NDP10, delete in the first line the words ' <i>with low amenity impacts</i> '.	It is unnecessary to include the words ' <i>with low amenity impacts</i> ' in the first line of the policy.
PM9	Paragraph 1.3.6	In the fourth line, replace '30' with ' 25 ' new homes.	Minor typographical error.
PM10	Paragraph 1.3.10	References should be to ' Historic England ' not 'Heritage England'.	Minor typographical error.
PM11	Paragraph 3.2.1	In the tenth line, replace policy '3S' with policy ' 4S '.	Minor typographical error.
PM12	Page 25	In policy NDP1, reference in the fifth line should be to the Policies Map to be found at section 1.1.2 of the Plan.	Minor typographical error.
PM13	Paragraph 3.6.3	In the seventh line, replace policy '78' with policy ' 75 '.	Minor typographical error.
PM14	Page 25	In policy NDP1, in the penultimate sentence after 'vicinity' add: '- with the aim of creating beautiful and safe places.'	To specifically recommend the revisions suggested by HPC in relation to the wording of policy NDP1 and policy NDP4, reflecting the revised emphasis of the 2021 NPPF,

	Page 27	In policy NDP4, in i. after 'character' replace text with: <i>'and appearance, beauty and safety of the village;'</i>	
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These recommendations serve to ensure that the plan meets the basic conditions. Officers therefore recommend that they are agreed and the Harrold Neighbourhood Plan be amended accordingly.

The examiner explains that it is open to the Parish Council to make minor modifications to the Plan such as attending to typographical errors (para 4.51 of the examiner's report). A small number of these have been identified. Officers recommend however that no further changes are required in order for the Plan to meet the basic conditions and therefore if agreed, no further consultation is necessary before proceeding to referendum.

The Harrold Neighbourhood Plan incorporating the examiner's proposed modifications and other minor modifications can be found at Appendix B.

Examination area

The examiner considered whether the referendum area should be extended beyond the designated area to which the Plan relates. There were representations received from residents in Odell Parish that stated that the allocation would have implications for them living opposite the housing allocation site. The housing allocation for 17 houses with a new access onto Odell Road is to its junction with High Street. The nature of the proposals is such that there will be an impact on those living opposite, outside Harrold Parish. The examiner has therefore recommended that the referendum boundary should be extended to include those living in properties in Odell Parish between High Street, Odell and Westwood Farm and Nursery on the eastern side of Odell Road. Officers agree with this conclusion.

Next steps

Bedford Borough Council must publish a statement (Appendix C) setting out with reasons its decision on each of the examiner's recommendations. Preparations must then be made to hold the referendum.

6. SUMMARY OF CONSULTATIONS AND OUTCOME

The Plan has been the subject of two statutory consultations. The neighbourhood plan group carried out pre-submission consultation on a draft plan, known as Regulation 14 stage, and the Council undertook post-submission consultation; the Regulation 16 stage. Details of the Regulation 14 responses are posted on the neighbourhood plan web site. The Regulation 16 responses were provided to the examiner of the Plan who considered them during the examination. They can be found on Bedford Borough Council's web-site on the neighbourhood planning pages.

The following people have been consulted in preparing this report:

Management Team

- Management Team
- Chief Officer for Legal, Personnel & Monitoring
- Chief Officer for Corporate Finance & Financial Control

No adverse comments have been received.

7. WARD COUNCILLOR VIEWS

Not applicable for this report.

Report Contact Officer: Kim Wilson
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File Reference: Neighbourhood Plans

Previous Relevant Minutes: None

Background Papers: None

Appendices: Appendix A - Examiner's Report
Appendix B - Harrold Neighbourhood Plan showing modifications
Appendix C – Decision Statement



Intelligent Plans
and examinations

Report on Harrold Neighbourhood Plan 2020 - 2030

An Examination undertaken for Bedford Borough Council with the support of Harrold Parish Council on the December 2020 submission version of the Plan.

Independent Examiner: Mary O'Rourke BA (Hons) DipTP MRTPI

Date of Report: 01 September 2021

Contents

	Page
Main Findings - Executive Summary	4
1. Introduction and Background	4
• Harrold Neighbourhood Plan 2020-2030	4
• The Independent Examiner	5
• The Scope of the Examination	6
• The Basic Conditions	7
2. Approach to the Examination	7
• Planning Policy Context	7
• Submitted Documents	8
• Site Visit	8
• Written Representations with or without Public Hearing	9
• Modifications	9
3. Procedural Compliance and Human Rights	9
• Qualifying Body and Neighbourhood Plan Area	9
• Plan Period	9
• Neighbourhood Plan Preparation and Consultation	10
• Development and Use of Land	12
• Excluded Development	12
• Human Rights	12
4. Compliance with the Basic Conditions	12
• EU Obligations	12
• Main Issues	14
• General Issues of Compliance of the Plan	14
- Regard to National Policy and Advice	14
- Contributes to the Achievement of Sustainable Development	15
- General Conformity with Strategic Policies in the Development Plan	16
• Specific Issues of Compliance of the HNP's Policies	18
- Housing Policies	18
- Built Environment and Heritage	21
- Infrastructure and Access	22
- Community Facilities	23
- Local Economy	23
• Non-Neighbourhood Planning Issues	24
• Factual and Minor Amendments	24
5. Conclusions	25
• Summary	25

• The Referendum and its Area	25
• Overview	26
Appendix: Modifications	27

Main Findings - Executive Summary

From my examination of the Harrold Neighbourhood Plan (the Plan/HNP) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – Harrold Parish Council;
- The Plan has been prepared for an area properly designated – the Parish of Harrold as shown on the map on page 8 of the Plan;
- The Plan specifies the period to which it is to take effect – 2020 to 2030¹; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should.

1. Introduction and Background

Harrold Neighbourhood Plan 2020-2030

- 1.1 Harrold is a rural Parish in the west of Bedford Borough, and is some 9 miles to the north west of the town of Bedford. Harrold village lies close to the eastern boundary of the Parish and on the north bank of the River Great Ouse. A fine late medieval multi-span bridge crosses the river to the villages of Carlton and Chellington on the south bank. The Parish boundary runs along Odell Road and High Street links to Little Odell and Odell to the east. The Harrold and Odell Country Park, formerly a sand and gravel quarry, lies between the two villages. From the river, the land rises to the west and north west and is generally undulating limestone wolds with open farmland and woodland. Aside from a scatter of farmsteads and individual houses, Harrold village is the main settlement in the Parish. In 2011 the Parish had a population of nearly 1,700 people in 706 households².
- 1.2 Harrold has an ancient history with artefacts found indicating human occupation in the Paleolithic, Neolithic and Bronze Ages. The village was recorded in the Domesday Survey of 1086. It has developed around the

¹ See paragraph 1.2.3 of the Plan.

² 2011 Census: see paragraph 1.6.1 of the Plan.

church and High Street and its linear form features several small lanes running north and south off it. In addition to the Grade II listed bridge, there are a number of listed buildings in and around the village Conservation Area, including the Parish Church (Grade I) with its fine 15th century spire.

- 1.3 The village benefits from a range of local services and amenities. These include the Harrold Medical Practice, a Co-op general store/supermarket, a local butcher's shop, restaurants and a public house. There is a pre-school and Primary School located on The Green, the latter being part of the Sharnbrook Federation. There is an active community life with the Harrold Centre serving as a community hub. Outdoor recreation facilities include the village playing field, used for cricket and football, and tennis courts off Brook Lane, and there is a well-used network of footpaths through and around the village.
- 1.4 Being some distance from the nearest towns of Bedford and Rushden, and away from the primary road network with limited public transport services, Harrold has high levels of car ownership and the majority of residents commute out of the village for employment.
- 1.5 In May 2016, an application was made by the Parish Council for designation of the Parish of Harrold as a Neighbourhood Area. On 26 July 2016, Bedford Borough Council designated the whole of the Parish as a Neighbourhood Area. A Steering Group comprising Parish Councillors and interested local residents was set up to take forward the development of the Neighbourhood Plan and a Community Engagement Strategy was prepared. Public consultation events were held and independent organisations and professional consultants were appointed to support the Steering Group which reported to the main Parish Council. The Consultation Statement, which accompanied the submitted Plan, sets out how the community has been involved, detailing the various consultation events held to engage with the local community and with interested stakeholders over the 5 year period since the Plan's inception.

The Independent Examiner

- 1.6 As the Plan has now reached the examination stage, I have been appointed as the examiner of the HNP by Bedford Borough Council (BBC), with the agreement of the Harrold Parish Council (HPC).
- 1.7 I am a chartered town planner and former government Planning Inspector, with some 40 years of experience in the public and private sectors, latterly determining major planning appeals and examining development plans and national infrastructure projects. I have recent experience of examining neighbourhood plans. I am an independent examiner, and do not have an interest in any of the land that may be affected by the draft Plan.

The Scope of the Examination

- 1.8 As the independent examiner I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.9 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:
- Whether the Plan meets the Basic Conditions.
 - Whether the Plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the Local Planning Authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
 - Whether the referendum boundary should be extended beyond the designated area, should the Plan proceed to referendum.
 - Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 ('the 2012 Regulations').
- 1.10 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

1.11 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area;
- Be compatible with and not breach European Union (EU) obligations (under retained EU law)³; and
- Meet prescribed conditions and comply with prescribed matters.

1.12 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood plan does not breach the requirement of Chapter 8 Part 6 of the Conservation of Habitats and Species Regulations 2017 (the 2017 Regulations)⁴.

2. Approach to the Examination

Planning Policy Context

- 2.1 During the early preparation of the draft HNP, the Development Plan for BBC, not including documents relating to excluded minerals and waste development, comprised saved policies of the Local Plan 2002 (LP2002), the Core Strategy and Rural Issues Plan 2008 (CSRI), which covered the period to 2021, and the Allocations and Designations Local Plan 2013 (ADLP).
- 2.2 During the course of preparation of the submitted HNP, BBC was working on a new Local Plan and in January 2020 BBC adopted the Bedford Borough Local Plan (BBLP) covering the period to 2030. Whilst it largely replaces the policies in the LP 2002 and in the CSRI 2008, it does not replace some policies in the ADLP, which remain part of the formal Development Plan⁵. For completeness, I note that BBC is now preparing a new Local Plan for the period to 2040 and that consultation on the latest

³ The existing body of environmental regulation is retained in UK law.

⁴ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

⁵ Appendix 1 of the BBLP 2030.

draft strategy options and draft policies takes place between 29 June and 3 September 2021.

- 2.3 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The HNP was prepared having regard to the 2019 NPPF. A revised NPPF was published on 20 July 2021 and it is this document to which I have had regard in determining whether the HNP meets the Basic Conditions. In addition, Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented and was also updated in July 2021.

Submitted Documents

- 2.4 I have considered all policy, guidance and other reference documents I consider relevant to the examination, alongside those submitted. These include:
- the submission version of the Harrold Neighbourhood Plan, December 2020;
 - the map on page 8 of the Plan which identifies the area to which the proposed Neighbourhood Development Plan relates;
 - the Consultation Statement, April 2021;
 - the Basic Conditions Statement, January 2021;
 - the Strategic Environmental Assessment Screening Report, February 2020;
 - the Habitats Regulations Assessment for the HNP, April 2020;
 - the HNP Site Assessments, August 2017;
 - the Housing Needs Survey Report, October/November 2016;
 - all the representations that have been made in accordance with the Regulation 16 consultation;
 - the responses from BBC (18 June 2021) and HPC (23 June 2021) to my first procedural letter of 28 May 2021;
 - the response from HPC (13 July 2021) to my second procedural letter of 29 June 2021; and
 - the response from BBC (29 July 2021) and HPC (3 August 2021) to my third procedural letter of 22 July 2021⁶.

Site Visit

- 2.5 I made an unaccompanied site visit to the Neighbourhood Plan Area on 7 July 2021 to familiarise myself with it, and to visit relevant sites and areas referenced in the Plan and evidential documents.

⁶ View at: <https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/neighbourhood-planning/harrold-neighbourhood-plan/>

Written Representations with or without Public Hearing

- 2.6 This examination has been carried out on the basis of the written submissions (written representations). The Regulation 16 consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum. Requests have been submitted from some parties for evidence to be heard at a hearing. However, as noted, in addition to the Regulation 16 responses I have received further clarification and requested documents from HPC, from BBC and from other interested parties in response to my letters⁷. As a result, in terms of the appropriate level of scrutiny for the HNP, I consider that hearing sessions are not necessary.

Modifications

- 2.7 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Harrold Neighbourhood Plan has been prepared and submitted for examination by Harrold Parish Council which is the qualifying body for an area that was designated by BBC on 26 July 2016.
- 3.2 It is the only Neighbourhood Plan for the Parish of Harrold and does not relate to land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.3 The Plan specifies the period to which it is to take effect in section 1.2.3, which is to the year 2030. The HNP therefore covers the same period as the BBLP and does not raise any issues of compliance. It may be necessary to review the HNP when the BBLP is carried forward beyond 2030 and this is acknowledged in the HNP, which refers to a mid-period review of the Plan in 2024/25 and consideration in 2028 of developing a new Neighbourhood Plan⁸. In the interests of clarity, it would be helpful for the Plan to have the date on the front cover (**PM1**).

⁷ See paragraph 2.4 and footnote 6.

⁸ Section 5.2 of the HNP.

Neighbourhood Plan Preparation and Consultation

- 3.4 In July 2016 BBC approved the designation of Harrold as a Neighbourhood Area, as shown on the map at page 8 of the submitted HNP. A Steering Group comprising Parish Councillors and interested local residents was established to take forward development of the Plan and which reported to the main Parish Council. A community engagement strategy was devised to help guide and structure consultation and engagement with the local community as work on the Plan progressed. This document included a vision statement for Harrold and set out 5 draft objectives and key themes for housing and the built environment, infrastructure and access, environment and the countryside, community facilities, and the local economy.
- 3.5 The Consultation Statement sets out the programme of consultation on the emerging Plan including events held to engage with the local community. The programme of consultation included poster displays around the village, leaflets produced for events, a Neighbourhood Plan page on the Parish Council website, alerts on Facebook, the publication of minutes of the steering group meetings on the website and on the noticeboard, and major exhibitions held in the village. Consultation was also held during the various stages of preparation of the Plan with key stakeholders including public service providers and statutory consultees. A launch event held in November 2016 was attended by over 200 people with poster displays seeking views on key aspects of the proposed Plan. Using the feedback from that event, a survey was carried out during June and July 2017 with questionnaires distributed to every property and building in the Parish. These were available in both hard copy and online and a total of 378 were completed. Questions included those asking about the extent and location of possible new housing development in the village, with 8 potential sites listed, to help clarify the community's views on this key topic.
- 3.6 A further questionnaire setting out issues and options was distributed to every property in the village and consultation took place over a six-week period ending 30 June 2019. Efforts were made to engage with all sections of the community, including the elderly, and questionnaires could be completed and returned in either hard copy or electronically by email. There were 165 responses, equivalent to 22% of the households in the Parish. Again, one of the key topics was the extent and location of new housing development, given the change to the amount of new housing now proposed for Harrold in the emerging Local Plan and that Plan's altered time period. In addition to the questionnaire, a 15-page Issues and Options summary document was circulated to all households which set out the background to the consultation and that the preferred development strategy in the then emerging Local Plan envisaged between 25 and 50 new homes being allocated in Harrold. It outlined the methodology used for the assessment of sites that had been put forward as potential allocations with commentary on their acceptability or not for

inclusion in the Neighbourhood Plan. The questionnaire specifically asked for views on sites identified as potential small scale housing allocations.

- 3.7 The 6-week consultation on the Regulation 14 version of the Plan ran from 18 September to 30 October 2020. In addition to a further survey (available in paper and electronically), it had also been proposed to hold a public exhibition and drop-in sessions in the Harrold Centre. Whilst these had to be cancelled due to Covid restrictions, alerts were posted on Facebook, phone and video calls with members of the Steering Group were offered to those interested, and all the exhibition material was made available on the Parish Council's website. In all, 105 responses were received, of which 40 were in paper form and the rest electronic, and which indicated general agreement with the three housing allocations proposed at Odell Road (11 dwellings), Orchard Lane (6 dwellings) and Priory Farm (13 dwellings).
- 3.8 Subsequent to the Regulation 14 consultation, the land at Priory Farm was withdrawn. Following discussions with BBC on the way forward, the overall quantum of development to be proposed in the Plan was reduced from 30 to 25 units, to be provided on the two remaining sites with the numbers increased to 17 dwellings on the land at Odell Road and 8 dwellings on the land east of Orchard Lane. These are the two housing allocations in the submitted HNP, which is the subject of this examination.
- 3.9 The submission version of the Plan (December 2020) was the subject of a further 6-week round of consultation, as required by Regulation 16 of the 2012 Regulations, which ran from 1 March to 6 May 2021. Twenty-nine representations were made including from Odell Parish Council, Natural England, Rushden Town Council, Anglian Water and Catesby Estates. In addition, representations were made on behalf of 76 residents of Harrold, Little Odell and Odell, objecting particularly to the Odell Road housing allocation (policy NDP2).
- 3.10 I have considered the representations that were made at the Regulation 16 stage in preparing this report. In view of concerns raised, I requested further information from HPC about the site assessment process. It is clear from the detailed response to my questions that HPC has endeavoured over the last 5 years to be inclusive and open in the preparation of the Plan so that the wider community were kept informed of potential sites, were able to make their views known on the amount and location of development, had opportunities to be actively involved in shaping the emerging Plan and would be aware how their views had informed the draft Plan. I am satisfied that an open and inclusive consultation process has been followed during the preparation of the HNP. Due regard has been had to the advice in the PPG on plan preparation⁹ and the HNP is procedurally compliant in accordance with the legal requirements.

⁹ PPG Reference ID: 41-047-20140306.

Development and Use of Land

3.11 The Plan sets out policies in relation to the development and use of land in accordance with section 38A of the 2004 Act.

Excluded Development

3.12 The Plan does not include provisions and policies for 'excluded development'.

Human Rights

3.13 I have to consider whether the HNP has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. HPC has addressed the issue of Human Rights in its Basic Conditions Statement. It is satisfied that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998), and no issue has been raised by BBC in respect of that response¹⁰. From my independent assessment, I see no reason to find otherwise.

4. Compliance with the Basic Conditions

EU Obligations

4.1 The HNP has been screened for Strategic Environmental Assessment (SEA) by HPC¹¹. This is a legal requirement and submission of the screening accords with Regulation 15 (e)(1) of the 2012 Regulations. The conclusion was that no significant effects would occur as a result of the implementation of the HNP and that a full SEA is not required. The Screening Report was sent to Historic England, Natural England and the Environment Agency for comment. All three agencies responded to confirm that SEA was not required. I have read the SEA screening report and have no reason to disagree with its conclusion.

4.2 The BBLP designates Harrold as being a rural service centre. These are considered to provide a localised convenience and service role to meet the day to day needs of residents and businesses in the rural areas. The development strategy of the BBLP is that '*development in the rural parts of the Borough should be at a scale that takes account of existing commitments and infrastructure capacity/potential infrastructure capacity*'¹². Maintaining the viability of rural settlements is an important aim of the Local Plan and it is considered that limited growth in the designated rural service centres will help support local services.

¹⁰ BBC's response of 18.6.21 to the first procedural letter.

¹¹ SEA Screening Report, February 2020.

¹² Paragraph 6.17 of the BBLP.

- 4.3 Strategic policy 4S of the BBLP deals with the amount and distribution of housing development and identifies Harrold as a village where it will be necessary to identify sites for 25-50 homes; those sites to be allocated through the Neighbourhood Plan. The policy goes on to state that where a neighbourhood development plan has not been submitted to the Council within 12 months of the date of adoption of the Local Plan¹³ *'the Council will allocate additional sites'*.
- 4.4 To inform the preparation of the HNP, a Housing Needs Survey was carried out by the Bedfordshire Rural Communities Charity, on behalf of HPC, in October/November 2016. In 2017, potential sites for housing development in Harrold, put forward in response to BBC's call for sites in 2014 and 2015, were assessed as part of the preparation work on the draft HNP¹⁴. The sites were the subject of public consultation as part of the first questionnaire survey and there was further public consultation on preferred options in June 2019 with three sites identified for small to medium developments of up to 10 houses. I address the details of the particular Plan allocations in my considerations below. In terms of the requirements of SEA, I am satisfied that HPC took an appropriate and thorough iterative approach to the consideration of reasonable alternatives for both the scale and location of new housing in the allocation of housing sites in the HNP, to meet the requirements of BBLP strategic policy 4S.
- 4.5 The HNP was further screened for Habitats Regulations Assessment (HRA)¹⁵. As screening identified that the HNP could add to the likely significant effects of the BBLP and those of other district councils in the River Great Ouse catchment on the Natura 2000 sites of Portholme Special Area of Conservation (SAC) and The Ouse Washes SAC/SPA/Ramsar, an Appropriate Assessment was undertaken and each of the policies in the HNP reviewed. Subject to certain amendments to the wording of various draft policies, the report concluded that any likely significant effects could be avoided or mitigated against, and thus there would be no adverse impacts on qualifying features or site integrity of the Natura 2000 sites.
- 4.6 The HRA concludes that the HNP can proceed as it will not have significant effects on any European sites itself or in combination with other plans, on the assumption that other plans also avoid or have mitigated against the same likely significant effects. From my independent assessment of this matter and having regard to the wording of the policies in the submitted Plan, I have no reason to disagree with this conclusion.

¹³ The BBLP was adopted on 15 January 2020.

¹⁴ HNP Site Assessments, August 2017.

¹⁵ HRA of the HNP, April 2020.

Main Issues

- 4.7 Having regard for the Harrold Neighbourhood Plan, the consultation responses and other evidence, and the site visit, I have approached the assessment of compliance with the Basic Conditions of the Harrold Neighbourhood Plan as two main matters:
- General issues of compliance of the Plan, as a whole; and
 - Specific issues of compliance of the Plan policies.

General Issues of Compliance of the Plan

Regard to National Policy and Advice

- 4.8 Neighbourhood planning gives communities direct power to develop a shared vision for their area and shape the development and growth of their local area¹⁶. Section 1 of the HNP sets out the background and context to its preparation and provides a broad description of the history, character and appearance of the Parish, with its historic village centre, attractive surrounding countryside, and range of community facilities and services. The Vision Statement at section 2 sets out the development aims for Harrold, which are *'to maintain Harrold's strong sense of place and local identity, respecting well designed growth that will help sustain local services, facilities and employment for the benefit of the community, whilst maintaining its rural setting'*. In drawing up the Plan, 5 key themes were identified which were used to define the objectives to be addressed in the policies of the HNP.
- 4.9 In respect of housing, a core objective is to influence the location, scale, design and type of housing to ensure that it fits with the distinctive character of Harrold's built heritage and meets identified local housing needs. Key messages emerging from consultation were that new housing should be provided at the lower number required by the Local Plan, of between 25 and 30 units, that there should be a number of small-scale developments, with a preference for low density development and for smaller 2/3 bed properties, bungalows and accommodation suitable for the elderly. Adequate infrastructure should be provided to serve new development.
- 4.10 The protection of the existing character and heritage of the village was a key concern for local residents and that new housing development should have regard to the Harrold Village Design Statement (VDS). The VDS identifies both designated and non-designated heritage assets that are considered deserving of protection from inappropriate change or development.
- 4.11 The village is not on the primary road network and relatively remote with limited public transport services and car ownership levels are relatively high with residents travelling out of the village to work, for school and to

¹⁶ NPPF, Paragraph 29 and PPG Reference ID: 41-001-20190509.

access key services and facilities. Key issues include routes through the village being congested at peak times, and the need to improve existing public footpaths and cycle routes to encourage their use.

- 4.12 In addition, the maintenance and improvement of local facilities, and services which provide a community focus is identified as important to sustain the vitality, health and quality of life of all residents. A key issue is for the policies of the HNP to protect these features of village life and encourage the provision of new community and retail facilities as well as new business uses to enhance opportunities for local employment.
- 4.13 The key issues generally relate to the matters identified in the NPPF at paragraph 28 as being appropriate matters to be addressed through non-strategic policies in neighbourhood plans. I am satisfied that the HNP accords with guidance in the PPG in that it has been prepared positively, in a way that is aspirational but deliverable¹⁷, and that it has been shaped through early, proportionate and effective engagement with the local community.
- 4.14 I find the 10 HNP policies to be generally clear and unambiguous but where I have found they are not I recommend modification to have regard to the advice of the PPG¹⁸. In some cases, parts of policies duplicate policy that is in the BBLP, and I recommend modification/deletion where that is appropriate¹⁹.
- 4.15 The allocation of new housing sites is based on a survey of housing need within the local community, along with an objective assessment of suitable and available sites. I am satisfied that the HNP shows a positive approach to an appropriate level of growth in the Parish, to help support local services and to meet local housing need, with a range of policies framed to meet its development aims. Subject to the modifications which I recommend, I conclude that the HNP has had appropriate regard to national policy and advice.

Contributes to the Achievement of Sustainable Development

- 4.16 The NPPF at paragraph 8 sets out the three overarching objectives for the achievement of sustainable development: economic, social and environmental. These objectives are to be delivered through the preparation and implementation of plans and the application of the policies in the Framework. However, paragraph 9 is clear that *'they are not criteria against which every decision can or should be judged'*. I find that the three overarching objectives of sustainable development are integral to the core objectives of the HNP. Together with the policies of the BBLP, the HNP contributes to the achievement of sustainable development in accordance with national policy and advice.

¹⁷ PPG Reference ID: 41-005-20190509.

¹⁸ PPG Reference ID: 41-041-20140306.

¹⁹ NPPF, Paragraph 16 f).

- 4.17 In particular, the HNP through its housing and other development policies takes a positive approach to the delivery of new residential development to meet local needs and the planned growth identified in strategic policy 4S of the Local Plan. In providing for new housing in the village, the HNP has regard to the economic, social and environmental needs of the local community. It complements the strategic policies for the Borough and local area, and thus accords with paragraph 29 of the NPPF.
- 4.18 Subject to the detailed comments and modifications which I set out below for the individual policies, I conclude that the Plan makes a positive contribution to the achievement of the economic, social and environmental objectives of sustainable development.

General Conformity with Strategic Policies in the Development Plan

- 4.19 The BBLP was adopted in January 2020 during the course of the preparation of the HNP, and paragraph 1.3.4 of the HNP states that it has been prepared to be in general conformity with the strategic policies of the BBLP for the area. The Basic Conditions Statement sets out at Appendix A an assessment of the policies of the HNP in terms of their compliance with the Local Development Plan.
- 4.20 The BBLP spatial strategy is set out in policy 3S. To deliver sustainable development and growth that enhances the vitality of the Borough's urban and rural communities, policy 3S requires all new development to contribute towards achieving the stated objectives and policies of the plan, including through *'limited development in rural service centres in line with existing and potential capacity of infrastructure and services'*. Harrold is listed in paragraph 6.15 as a rural service centre; these are described as having *'fewer facilities than key service centres and providing a more localised convenience and service role to meet day to day needs of residents and businesses in the rural areas'*.
- 4.21 The development strategy of the recently adopted BBLP is that development in the rural parts of the Borough should be at a scale that takes account of existing commitments and infrastructure capacity/potential infrastructure capacity. To that end, growth in rural service centres will be more limited to help support local services. BBLP policy 4S sets out the amount and distribution of housing development with the 7 rural service centres accounting for 260 of the minimum 3,169 dwellings to be allocated and distributed in the BBLP plan period to 2030. Of these, Harrold has to deliver between 25 and 50 homes through its Neighbourhood Development Plan which was required to be submitted by January 2021²⁰, otherwise BBC would allocate additional sites.

²⁰ Policy 4S refers to submission by October 2020, or 12 months from the date of adoption of the Local Plan, which was later in January 2020. The HNP was submitted within the 12 months.

- 4.22 In considering the location of development in rural areas, the BBLP Policies Map identifies Settlement Policy Areas (SPAs) for villages with a built-up character, to distinguish between settlements and areas of countryside. Paragraph 6.18 sets out the aim of the Local Plan for the rural service centres like Harrold which have a defined SPA, to direct development to within the defined SPA boundaries and specific site allocations. BBLP policy 5S confirms that within SPA boundaries, development or redevelopment will be acceptable in principle.
- 4.23 There are no proposals in the Plan to alter the SPA as defined in the BBLP Policies Map Inset 15. However, the HNP as submitted proposes the allocation of two housing sites which are located abutting but outside the SPA. The HNP Policies Map shows the BBLP SPA and what is described as a new village envelope. This is contiguous with the SPA, except where it has been extended to include the two housing sites in Odell Road and Orchard Lane. Thus, on first sight there might appear to be a conflict with BBLP policy 5S. However, BBLP policy 7S addresses development in the countryside and states that development outside of a defined SPA will be permitted *'if it is appropriate in the countryside in accordance with: v. neighbourhood development plans which have been 'made' by BBC'*. Thus, as the developments are proposed through the mechanism of allocations in a neighbourhood development plan, I find that the submitted HNP can be considered to be in general conformity with the strategic policy of the BBLP.
- 4.24 Strategic policy 28S of the BBLP expects development to contribute to good place-making. There is a detailed VDS for Harrold and the HNP through policy NDP4 requires that proposals for all new housing development should demonstrate that they have had regard to the VDS. I consider the detail of this policy below, but in principle the inclusion of such a design policy in the Plan is in general conformity with the strategic policy of the BBLP on place-making.
- 4.25 The village centre is a Conservation Area and the VDS identifies 45 designated heritage assets as well as other non-designated assets which together create a coherent historic core to the village. Strategic policy 41S of the BBLP addresses the historic environment and heritage assets and sets out the approach to be taken to proposals that would affect a heritage asset or non-designated heritage asset, including those on a Local List. In that the HNP through policy NDP5 seeks to protect heritage assets and to encourage the retention and re-use of disused or underused heritage assets, it is in general conformity with the strategic policy of the Local Plan.
- 4.26 I consider that the HNP has been developed having proper regard to the strategic direction and policies of the BBC Development Plan Documents, which are identified in Section 2 above. Whilst I am recommending some modifications to the policies, I am satisfied that the HNP is in general conformity with the strategic policies of the BBLP. BBC has been involved through the preparation of the HNP and is generally supportive of its

policies. Subject to the more detailed comments I make below on the Plan's policies and my recommended modifications, I conclude that the HNP is in general conformity with the strategic policies of the development plan.

Specific Issues of Compliance of the HNP's Policies

Housing Policies

- 4.27 Three of the ten policies in the HNP deal with housing. Policy NDP1 addresses the general housing needs of the village and provides for a total of 25 new dwellings in the Plan period to 2030 on two allocated sites. As such it is in general conformity with strategic policy 4S of the BBLP and accords with the NPPF which states that *'planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services'*²¹.
- 4.28 The housing needs survey carried out on behalf of HPC indicated a need for suitable smaller properties to address under-occupation and free up larger houses for growing families as well as those seeking to downsize. Policy NDP1 sets out the housing mix required in new development. Having regard to the particular circumstances of Harrold, I consider this part of the policy to be justified. It has regard to Government policy that seeks to ensure that the housing needs of different groups in the community are met²² and accords with strategic policy 59S of the BBLP which expects new housing developments to provide a mix of dwelling size and type to meet the identified needs of the community. I do not consider it raises any issues of compliance.
- 4.29 In requiring that development proposals are in keeping with the existing character of the village and enhance existing visual and landscape features, policy NDP1 will help contribute towards the making of good places, in line with BBLP policy 28S and paragraph 126 of the NPPF on achieving well-designed places, and will contribute towards the achievement of sustainable development. As the Core Objectives set out the aims of the Plan's policies, there is no need to repeat those aims in the wording of policy NDP1 itself²³. The final part of the policy requires that all new developments protect the River Great Ouse and the Natura 2000 sites downstream of Harrold, as recommended in the HRA Appropriate Assessment. Whilst that recommendation was for an addition to what is now policy NDP4 on the Village Design Statement, I consider it is appropriate to include the additional text at the end of policy NDP1.
- 4.30 Policy NDP1 identifies two sites as preferred locations for development and the specific requirements to be delivered as part of each proposal are

²¹ NPPF, Paragraph 79.

²² NPPF, Paragraphs 60 and 62.

²³ HPC's response of 3 August 2021

set out in policies NDP2 (Land at Odell Road) and NDP3 (Land east of Orchard Lane).

- 4.31 In respect of the land at Odell Road, objections have been made to the allocation on the grounds, amongst others, of impact on ecology, countryside and landscape, sustainability and highways. I have been referred to the Mato'design assessment (HNP Site Assessments) in 2017 and to the 2019 appeal decision. However, both relate to developments on much larger areas than that now proposed in policy NDP2. In view of concerns raised in the Regulation 16 consultation, I requested further information relating to the potential effect on highways issues of development at Odell Road. It is clear from the response that there is no objection in principle from the local highways authority to the development of the allocated site, subject to the criteria in policy NDP2.
- 4.32 Harrold is identified in the BBLP as a rural service centre where policy 4S states *'it is necessary to identify sites'* through the neighbourhood development plan, for 25 to 50 dwellings. A thorough site search has been undertaken in preparing the HNP but other than the NDP3 allocation, there are no other sites closer to the village centre that have been found to be available and deliverable at this time. The NPPF is clear that *'planning policies and decisions should play an active role in guiding development towards more sustainable solutions, but in so doing should take local circumstances into account, to reflect the character, needs and opportunities of each area'*.²⁴ There is no evidence to demonstrate that there are insurmountable constraints to the development of 17 dwellings at the allocated site.
- 4.33 Policy NDP2 sets out those detailed matters which will need to be addressed in any planning application for development. With regard to highway issues, it is clear that the highways authority is satisfied that it is possible for appropriate measures to be put in place to deal with traffic issues arising from the development. How the key development principles are addressed in a fully worked-up scheme will be the subject of consultation with the relevant bodies, including BBC, HPC and local residents. In that they reflect local concerns and issues specific to Harrold, they comply with national policy relating to the content of non-strategic policies appropriate in a neighbourhood plan.
- 4.34 Representations were made at the Regulation 16 consultation that the NDP2 allocation shown on the Policies Map would be too small to accommodate 17 dwellings in a sustainable way. However, my role as an independent examiner is limited to testing whether or not the draft Neighbourhood Plan meets the Basic Conditions. It is not to test the soundness of the Plan or examine other material considerations²⁵. In indicating a preparedness on its part to increase the size of the allocation to enable some development in depth, the Parish Council has suggested a

²⁴ NPPF, Paragraph 9.

²⁵ PPG Reference ID: 41-055-20180222.

modification to the Plan and has supplied an amended Policies Map which makes no change to the SPA boundary, which remains as shown on BBLP Policies Map Inset 15, but alters the proposed new village envelope. This has not been the subject of any public consultation. In that modifying the size of the allocation does not go to meeting any of the Basic Conditions (or other matters set out in paragraph 8 of Schedule 4B of the TCPA1990), it is not a matter on which I propose to recommend a modification to the Plan.

- 4.35 In respect of the allocation in policy NDP3 of land east of Orchard Lane for 8 dwellings, in view of concerns raised at the Regulation 16 consultation, I requested further information relating to the impact of development on flooding and highways issues. Orchard Lane is a no through road and narrow in places. However, it is clear from the response received that the BBC, as local highways authority, is satisfied that the proposed development is able to be safely accommodated on the local highway network, subject to the requirements set out in the policy. There has been some recent flooding of part of the site. However, I have seen no objection to the principle of development from the Environment Agency. The area benefits from flood defences and policy NDP3 requires the proposal to demonstrate that there would be no adverse impact on the flood zone. There is no evidence to demonstrate that there are insurmountable constraints to the development of 8 dwellings on the site.
- 4.36 Policy NDP3 sets out detailed matters relating to heritage issues, highways, flooding, and visitor parking issues that will need to be addressed in any planning application for development and which will be the subject of consultation with the relevant bodies, including BBC, HPC and local residents. With regard to highway issues, it is clear that the highways authority is satisfied that it is possible for appropriate measures to be put in place to deal with traffic issues arising from the development. In that the matters set out in policy NDP3 reflect local concerns and issues specific to Harrod, they comply with national policy relating to the content of non-strategic policies appropriate in a neighbourhood plan.
- 4.37 The HPC has proposed²⁶ that policies NDP2 and NPD3 should include an additional requirement that improvements to biodiversity should be integrated into the site layout and design. This accords with advice in the National Model Design Code: Part 2 - Guidance Notes that all new development needs to use, retain and improve existing habitats or create new habitats to achieve measurable gains for biodiversity. There is, however, no need to specify what would be required by way of appraisal or survey which will depend on the site and its current use. I am modifying the policies accordingly (**PM2** and **PM3**).
- 4.38 Subject to these modifications, I am satisfied that the three housing policies of the HNP do not raise any specific issues of compliance and thus meet the Basic Conditions.

²⁶ HPC's response of 3.8.21

Built Environment and Heritage

- 4.39 The creation of high-quality, beautiful and sustainable buildings and places is described in the NPPF as being fundamental to what the planning and development process should achieve²⁷ and the expectation for all development to contribute to good place-making is set out in policy 28S of the BBLP. The National Design Guide was published in October 2020 and is to be read alongside updated planning guidance on design. In the absence of local design guidance, the Guide states that local planning authorities will be expected to defer to the National Model Design Code.
- 4.40 The NPPF at paragraph 127 states that plans, at the most appropriate level, should set out a clear design vision and expectations for an area and that '*neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers*'. The HNP, through policies NDP4 and NDP5 and their supporting text, reflects the importance of the character and appearance of the village and the surrounding countryside to the community of Harrold. Appended to the Plan, the Harrold Village Design Statement (VDS), which has been prepared by heritage consultants, describes the distinctive characteristics of the village and provides design guidance. Policy NDP4 requires proposals for all new housing development to demonstrate that regard has been paid to the VDS in respect of character, design, siting, appearance, layout and other design considerations. In that the VDS, through its settlement, design and landscape guidelines, seeks to enhance the local distinctiveness and character of Harrold, it has regard to national policy²⁸, contributes towards good place making and supports BBLP policy 28S. Subject to modification to refer to the National Design Guide and the National Model Design Code (**PM4**), I am satisfied that policy NDP4 meets the Basic Conditions.
- 4.41 Listed buildings and conservation areas are subject to statutory control under the Planning (Listed Buildings and Conservation Areas) Act 1990. Scheduled monuments are protected by the Ancient Monuments and Archaeological Areas Act 1979 (as amended). The NPPF sets out the strategy to be taken towards the conservation and enhancement of the historic environment and the approach to be taken in determining applications that could affect the significance of heritage assets²⁹. The BBLP, through policy 41S, sets out the considerations when determining an application that might affect a heritage asset. Whilst I appreciate the sentiment in the second sentence of policy NDP5, the test of '*special care*' is not one that appears in the NPPF, which sets out a clear and staged approach to the consideration of potential impacts on the significance of designated and non-designated heritage assets. I am not persuaded that

²⁷ NPPF, paragraph 126.

²⁸ NPPF paragraphs 128 and 129

²⁹ NPPF Section 16, both designated and non-designated heritage assets.

there is any local justification for that part of the policy, nor that it serves any clear planning purpose and I am recommending a modification to policy NDP5 to delete the second sentence (**PM5**).

- 4.42 The first part of policy NDP5 supports the re-use of disused and partially used heritage assets in order to retain and reflect the distinctiveness of the local environment. These assets are identified in the VDS, but the policy recognises that it is not limited to those alone, there may be others not yet identified. In supporting the viable use of heritage assets, consistent with their conservation, the policy conforms with national policy in the NPPF at paragraph 197 and with BBLP policy 41S.
- 4.43 Subject to the proposed modifications to policies NDP4 and NDP5, the HNP raises no specific issues of compliance in respect of the built environment and heritage policies.

Infrastructure and Access

- 4.44 The HNP at paragraph 3.3.5 refers to feedback from its community consultation that developers should have to demonstrate sufficient infrastructure capacity to serve their proposals. Policy NDP6 is entitled utility services and refers to development proposals making provision for adequate sewerage, water supply, and electricity development as well as fibre-optic broadband. I appreciate that these can be matters of some importance to a rural community. But whilst the desire to include such a policy in the HNP is understood, I am not persuaded that it serves a clear planning purpose since it duplicates the provisions set out in BBLP policies, more particularly strategic policy 86S on delivering infrastructure, policy 33 on the infrastructure impacts of development, and policy 94 on broadband. For that reason, I am recommending a modification to the Plan to delete policy NDP6 (**PM6**).
- 4.45 Harrold is in a relatively remote location, away from the primary road network, with limited public transport. The Plan notes that the need for local residents to use their cars to access key services often results in congestion in the historic village centre at peak times. The promotion of sustainable transport both within and beyond the village is identified as an important priority for local residents and policy NDP7 requires development proposals to demonstrate how opportunities for the use of sustainable modes of transport will be maximised.
- 4.46 However, there are a raft of policies in the BBLP, more particularly policies 31, 86S, 87, 88 and 89 which deal with issues relating to transport and road safety that need to be addressed when considering any new development. In particular, policy 31 sets out the detailed criteria against which new developments will be assessed, policy 87 addresses public transport, and policy 89 deals with electric vehicle infrastructure. The criteria against which proposals will be considered in BBLP policy 31 cover the matters of concern identified in policy NDP7 and I see no merit in duplication in the HNP. It may be that part iv. of the policy refers to

matters of local concern but in the absence of any explanation in the supporting text as to what or where these 'linkages' might be, I consider this is a matter that would best be located in Chapter 4 on Non-Land Use Actions. I am therefore recommending that the Plan be modified by the deletion of policy NDP7 (**PM7**).

Community facilities

4.47 It is Government policy to support a prosperous rural economy and paragraph 84 of the NPPF refers at d) to the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Policy 82 of the BBLP has the aim to protect the diversity of uses and ensure that the vitality and viability of local centres (including rural key service centres) is not affected by changes of use. Residents of Harrold are served by a range of community facilities which are described in the HNP at paragraph 1.7. The HNP seeks to ensure that Harrold maintains a range of local facilities and policies NDP8 and NDP9 complement each other in seeking to resist the loss of existing community facilities to alternative non-community uses and supporting the provision of new facilities. I am satisfied that these policies raise no specific issues of compliance and meet the Basic Conditions.

Local Economy

4.48 In supporting a prosperous rural economy, the NPPF recognises that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In such circumstances *'it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable'*.³⁰ Criteria for new employment development in the countryside are set out in the BBLP at policy 75.

4.49 The HNP refers to Harrold as being a diverse place to live and work and policy NDP10 is supportive of proposals for new business uses which enhance local employment opportunities in the village. Development should contribute to the economic diversity and vitality of the Parish and as the policy criteria address matters of local amenity including road safety, residential amenity, noise, pollution and dust, it is unnecessary to include the words *'with low amenity impacts'* in the first line of the policy. Subject to this modification (**PM8**), policy NDP10 raises no issues of compliance and meets the Basic Conditions.

³⁰ NPPF, paragraph 85.

Non-Neighbourhood Planning Issues

4.50 In addition to the policies in the HNP which I am required to consider against the statutory tests, Section 4 of the Plan sets out what are described as non-land use actions which were identified during the neighbourhood planning process and which are important to the residents of Harrold. They relate to matters of interest to the Parish Council to pursue as part of its ongoing programme to facilitate and secure local improvements. Examples include working with the highways authority on assessing the cost/benefits of traffic calming measures, working to create more formal and informal green spaces in the village, encouraging improvements to the rights of way network, and supporting the provision of new or enhanced recreational facilities in the Parish. Whilst some may be possible projects that can be funded in part by Community Infrastructure Levy receipts, in that they relate to measures which may be sought to improve the general quality of life and well-being of those who live and work in the Parish, they are not matters that can be addressed through a policy in the HNP³¹.

Factual and Minor Amendments

- 4.51 I have noted a number of minor typographical errors in the text of the Plan³². I have listed them in the Appendix (**PM9–PM13**). Other minor amendments to the text can be made consequential to the recommended modifications, alongside any other minor changes or updates, in agreement between HPC and BBC³³.
- 4.52 Finally, within the Plan there are some references to the 2019 NPPF, which may need supplementing (or replacing) with references to the 2021 NPPF, such as in paragraph 1.3.2. Similarly, revised paragraph numbering appears in the 2021 NPPF from paragraph 54 onwards, when compared to the 2019 NPPF and, as a result, there may be paragraph references to the NPPF in the draft Plan text that require updating as a consequence. For example, paragraph 3.3.2 of the Plan refers to NPPF paragraphs 112-116 (now 114-118) and paragraph 3.5.2 refers to NPPF paragraph 92 (now 93). In such instances, where the national policy text has not changed substantively in regard to the reference, these can be updated as factual amendments. I am also content to specifically recommend the revisions suggested by HPC in relation to the wording of policy NDP1 and policy NDP4, reflecting the revised emphasis of the 2021 NPPF³⁴ (**PM14**).

³¹ PPG Reference ID: 41-004-20190509.

³² Modifications for the purpose of correcting errors is provided for in Paragraph 10(3)(e) of Schedule 4B to the 1990 Act.

³³ PPG Reference ID: 41-106-20190509.

³⁴ HPC's response of 3 August 2021.

5. Conclusions

Summary

- 5.1 The Harrold Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan, and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 As required by the PPG³⁵, I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. Representations have been made that the HNP has significant implications beyond its boundary in relation to the policy NDP2 housing allocation on land at Odell Road which is on the eastern boundary of the Parish and it is argued would have implications for those living opposite within the adjoining parish of Odell. In response to my question about this, BBC acknowledged the representations from residents located directly opposite the proposed housing allocation and stated that *'it does make sense to extend the referendum area, however only to those residents residing between High Street, Little Odell and Westwood Farm and Nursery on the eastern side of Odell Road, Harrold'*³⁶. In its response³⁷, HPC was more circumspect and did not support a general widening of the referendum boundaries.
- 5.4 Advice in the PPG³⁸ is that it may be appropriate to extend the referendum area beyond the neighbourhood area, for example where the scale or nature of the proposals in the draft neighbourhood plan are such that *'they will have a substantial, direct and demonstrable impact beyond the neighbourhood area'*. The housing allocation is for 17 houses with a new access onto Odell Road close to its junction with High Street. The nature of the proposals is such that there will be an impact on those living opposite, outside Harrold Parish. I therefore agree with the Borough Council that the referendum boundary should be extended to include those living in properties in Odell Parish between High Street, Odell and Westwood Farm and Nursery on the eastern side of Odell Road.

³⁵ PPG Reference ID: 41-059-20140306.

³⁶ Response from BBC to first procedural letter received 18 June 2021.

³⁷ Response from HPC to first procedural letter received 23 June 2021.

³⁸ PPG Reference ID: 41-059-20140306.

Overview

- 5.5 I recognise that the HNP is the culmination of a lot of commitment and hard work over the last 5 years by the members of the Steering Group and Harrold Parish Council, more recently in abnormal conditions as a result of the pandemic. The Plan has achieved the difficult task of setting out positive proposals to accommodate new housing in Harrold to meet the requirements of the BBLP for the period to 2030. I commend the Parish Council for producing this Plan which, subject to some modifications, may form the basis for development management decisions over the coming years.

Mary O'Rourke

Examiner

Appendix: Modifications

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Front cover	Insert under Heading ' 2020-2030 '.
PM2	Page 25	In policy NDP2, add the following policy criterion: 'Improvements to biodiversity should be integrated into the site layout and design.'
PM3	Page 26	In policy NDP3, add the following policy criterion: 'Improvements to biodiversity should be integrated into the site layout and design.'
PM4	Page 27	In policy NDP4, after the words 'given to' add: 'the National Design Guide and the National Model Design Code and the..'
PM5	Page 28	In policy NDP5, delete the second sentence starting ' <i>However, special care</i> '.
PM6	Page 29	Delete policy NDP6.
PM7	Page 30	Delete policy NDP7.
PM8	Page 33	In policy NDP10, delete in the first line the words ' <i>with low amenity impacts</i> '.
PM9	Paragraph 1.3.6	In the fourth line, replace '30' with ' 25 ' new homes.
PM10	Paragraph 1.3.10	References should be to ' Historic England ' not 'Heritage England'.
PM11	Paragraph 3.2.1	In the tenth line, replace policy '3S' with policy ' 4S '.

PM12	Page 25	In policy NDP1, reference in the fifth line should be to the Policies Map to be found at section 1.1.2 of the Plan.
PM13	Paragraph 3.6.3	In the seventh line, replace policy '78' with policy ' 75 '.
PM14	Page 25 Page 27	In policy NDP1, in the penultimate sentence after 'vicinity' add: 'with the aim of creating beautiful and safe places.' In policy NDP4, in i. after 'character' replace text with: 'and appearance, beauty and safety of the village;' .



Harrold NEIGHBOURHOOD PLAN

PLANNING HARROLD'S FUTURE

NEIGHBOURHOOD
DEVELOPMENT PLAN
2020 – 2030

~~DECEMBER 2020: SUBMISSION VERSION V6~~

CONTENTS

Foreword	2
Summary of Harrold Neighbourhood Development Plan Policies	3
Plan Structure	7
Section 1: Introduction	8
1.1 Introduction & Neighbourhood Area	8
1.2 What is a Neighbourhood Development Plan	11
1.3 National & Local Planning Policy Context	12
1.4 Community Engagement & Consultation	15
1.5 About Harrold	16
1.6 Demographics	17
1.7 Community Facilities & Services	17
Section 2: Vision, Key Themes and Objectives	19
2.1 Vision for Harrold	19
2.2 Key Issues	19
2.3 Objectives of the Neighbourhood Development Plan	20
Section 3: The Policies of the Neighbourhood Development Plan	22
3.1 Introduction	22
3.2 Housing & The Built Environment	22
3.3 Infrastructure & Access	26
3.4 Environment & The Countryside	28
3.5 Community Facilities	30
3.6 Local Economy	31
Section 4: Non-Land Use Actions	32
Section 5: Monitoring and Reviewing the Plan	36
Section 6: Supporting Information	37
6.1 Glossary of Terms	43
6.2 Acknowledgements	46
6.3 Reference Documents	46
6.4 Evidence Base	46
Section 7: Appendices	42
Appendix 1 Policies Map	*
Appendix 2 Village Design Statement	*
Appendix 3 Policy Summary	*

FOREWORD

Neighbourhood Planning in England was introduced by the Localism Act 2011 and it enables local communities to be are closely involved in the decisions which affect them.

A Neighbourhood Plan Steering Group, established by the Parish Council, has worked hard to develop a Neighbourhood Development Plan for the area that takes into account the views of the residents of the Parish. The Parish Council would like to sincerely thank the Steering Group for their immense contribution and considerable commitment to this important project since its inauguration in 2015.



The Steering Group has consulted and listened to the community, land owners, local businesses and organisations on a wide range of issues that will help influence the place where people live and work. The Parish Council is very grateful for the consultation feedback that has been key in shaping the Plan for the future.

The Harrold Neighbourhood Development Plan (Harrold NDP) establishes a vision for the Parish and as a statutory document, will help to deliver the local community's aspirations and needs for the plan period to 2030, including a reasonable level of planned growth to contribute towards the identified housing need in Bedford Borough. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of residents in the Parish.



The policies and site allocations identified in the Harrold NDP have been developed in general conformity with the local authority's Local Plan and having regard to the provisions of the National Planning Policy Framework. Neighbourhood planning allows an area to get the right type of development for their community, in the context of the assessed needs of the wider local authority area, and the planning policies in the Harrold NDP will help in the determination of planning applications for new development in the village. As a statutory planning document, it will form part of the Bedford Borough Council "Development Plan".

**Chair of Harrold Parish Council
February 2020**

SUMMARY OF HARROLD NEIGHBOURHOOD DEVELOPMENT PLAN (HARROLD NDP) POLICIES



Policy HARROLD NDP1	General Housing Needs of the Village
<p><i>The Parish Council will support the provision of housing sites to provide a total of 25 new dwellings within the plan period. Policies HARROLD NDP2 and HARROLD NDP3 set out the preferred location of development and the specific requirements to be delivered as part of each proposal. The locations of these sites are illustrated on the attached proposals map Policies Map to be found at section 4.2.1 1.1.2 of the plan.</i></p> <p><i>New housing should be mixed in size, scale, form and tenure and broaden the choice and the opportunity to live in the village to a wide range of people.</i></p> <p><i>Housing sites should provide a mixture of 2 and 3 bedroomed housing, bungalows and the provision of accommodation suitable for elderly persons.</i></p> <p><i>Development proposals should be in keeping with the existing character of the village.</i></p> <p><i>New development should seek to preserve and where possible enhance existing visual and landscape features of the village and the adjoining countryside.</i></p> <p><i>Developments should have regard for the prevailing built character in the immediate vicinity with the aim of creating beautiful and safe places.</i></p> <p><i>All new developments shall protect the River Great Ouse and the Natura 2000 sites downstream of Harrold (Portholme SAC and The Ouse Washes SAC/SPA/Ramsar) in accordance with the Habitat Regulations 2017.</i></p>	
Policy HARROLD NDP2	Land at Odell Road, Harrold
<p><i>The land at Odell Road shall make provision for 17 dwellings. This shall consist of 11 market and 6 affordable units.</i></p> <p><i>The successful development of this site will need to take account of the existing linear</i></p>	

built character of the street whilst retaining the protected trees fronting the site. Safe vehicular access to the site will need to include –

- i. visibility splays at access points in the development;*
- ii. junctions should be a full bell mouth construction with maximum 6m radii;*
- iii. the carriageway should be a minimum of 4.8m wide with a minimum of one 2m footway on one side for the same reasons, unless they are to remain private drives for which 4.8 for a minimum of 10m would be required after which a narrower width may be acceptable. Note that only 5 dwellings would be permitted by BBC off a private drive;*
- iv. a new footway to connect with the existing one on Odell Road.*
- v. improvements to biodiversity should be integrated into the site layout and design.*

The site layout should be designed to take account of the existing foul sewer within the boundary of the site and under the ownership of Anglian Water. It should be noted that existing easements may restrict site layout.

Policy HARROLD NDP3	Land East of Orchard Lane, Harrold
	<p><i>The land at east of Orchard Lane shall make provision for 8 dwellings.</i></p> <p><i>The site shall be developed in a linear form. It shall demonstrate that nearby public footpaths are not compromised. The proposal should also demonstrate that there would be no adverse impact on the flood zone.</i></p> <p><i>The development of the site shall have regard to the setting of nearby designated and non-designated heritage assets. Pre-determination archaeology evaluation works (including the access) will be necessary. All heritage impacts (above and below ground) should be formally considered and addressed in the submission of a Heritage Statement.</i></p> <p><i>The site access road will need to be built to adoptable standards with a turning head for a 12m Refuse Collection Vehicle. A ramped crossover access and shared space access road would be acceptable. Note that no more than 5 dwellings are allowed off a private drive.</i></p> <p><i>The brook at the point of the access will need to culverted, or have a similar structure suitable for highway adoption to bridge it. It will need to be constructed to the satisfaction of the Highway Authority, including gradients.</i></p> <p><i>The access to the site will need to consider the visitor parking for existing properties at 21 and 23 Wood Road to ensure on-street parking does not affect service and emergency vehicle access.</i></p> <p><i>A minimum 2 metre wide footway and dropped kerb crossing point to join the footway on the western side of the site will be required.</i></p> <p><i>Improvements to biodiversity should be integrated into the site layout and design.</i></p>

Policy HARROLD NDP4	Harrold Village Design Statement
<p>Development proposals for all new housing development should demonstrate that regard has been given to the National Design Guide and the National Model Design Code and the Harrold Village Design Statement in respect of character, design, siting, appearance, layout and other design considerations. Proposals for new development should -</p> <ul style="list-style-type: none"> i. be sensitively designed taking opportunities to protect and improve the character and appearance, beauty and safety of the village; ii. minimise the impact of such development on the natural and built areas of the village and the adjoining countryside; iii. make adequate provision for vehicle and cycle parking to ensure that any development does not result in an unacceptable increase in the level of "on street" parking. 	

Policy HARROLD NDP5	Heritage Assets
<p>Proposals that involve the reuse of disused and partially used heritage assets including those identified in but not limited to the Harrold Village Design Statement will be supported in principle. However, special care should be given when proposing development impacting directly on, or forming part of the setting of, designated and non-designated heritage assets including archaeological assets</p>	

Policy HARROLD NDP6	Utility Services
<p>Development proposals should make provision for adequate sewerage, water supply, electricity to meet the needs of the occupiers of the development. In relation to fibre-optic broadband, new development should have regard for the thresholds set out in the Bedford Borough Local Plan policy 94.</p>	

Policy HARROLD NDP7	Sustainable Transport
<p>Development proposals should demonstrate how opportunities for the use of sustainable modes of transport are maximized. This should include the provision of—</p> <ul style="list-style-type: none"> i. safe cycling and walking opportunities to, from and through the site; ii. cycle parking facilities; iii. the provision of safe crossing points; iv. linkages to adjacent or nearby development and adjoining villages and; v. on-site charging points for electric vehicles. 	

Policy HARROLD NDP86	Existing Community Facilities
<p><i>Development proposals involving the use of existing community facilities (churches, schools, medical practices, shops, public houses, restaurants, takeaways and Harrold Centre) for alternative non-community uses will be resisted unless a comparative facility exists or is provided in the village or where it can be demonstrated that there is no longer a need for such a facility.</i></p>	

Policy HARROLD NDP97	New Community and Retail Facilities
<p><i>Proposals for new shopping facilities, a dental surgery and other suitable community facilities, which aim to serve the needs of the local community within the village, will be supported providing the scale is appropriate for the village and where there are no adverse highway or amenity impacts.</i></p>	

Policy HARROLD NDP408	New Business Uses
<p><i>Proposals for new business and uses with low amenity impacts which enhance the opportunities for local employment within the village will be supported providing they-</i></p> <ul style="list-style-type: none"> <i>i. contribute to the economic diversity and vitality of the Parish;</i> <i>ii. do not harm the existing amenities of local residents by reason of noise, pollution and/or dust;</i> <i>iii. protect residential amenities, and;</i> <i>iv. do not adversely affect the highway in terms of road safety.</i> 	

HOW THE PLAN IS ORGANISED

The plan is organised into four sections:

Section 1: Introduction

This section sets out:

- What is the Harrold Neighbourhood Development Plan (Harrold NDP) and what is its relationship to the Local Plan.
- A summary of the initial stages of public consultation and how it has influenced the development of the Harrold NDP.
- About Harrold – a brief overview of its history and present situation.

Section 2: Vision, Objectives and Key Themes

This section sets out:

- The overall vision for Harrold.
- Key issues facing the Parish.
- Objectives of the Harrold NDP.

Section 3: The Policies of the Neighbourhood Development Plan

This section sets out:

- Policies to deliver the objectives of the NDP.

Section 4: Non-Land Use Actions

Section 5: Monitoring and Reviewing of the Plan

Section 6: Supporting Information

This section sets out:

- Glossary of Terms.
- Acknowledgements.
- Reference Documents.
- Evidence Base.

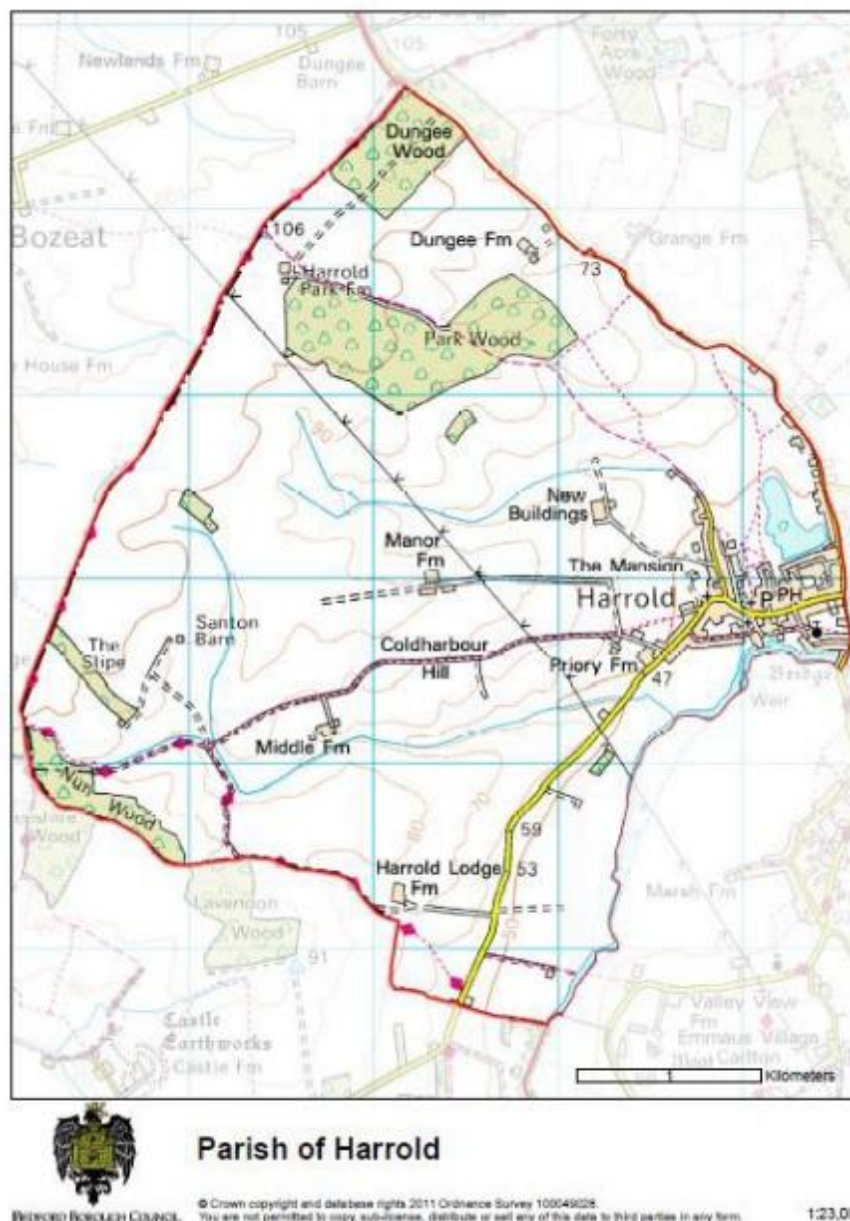
1

INTRODUCTION

1.1 Introduction & Neighbourhood Area

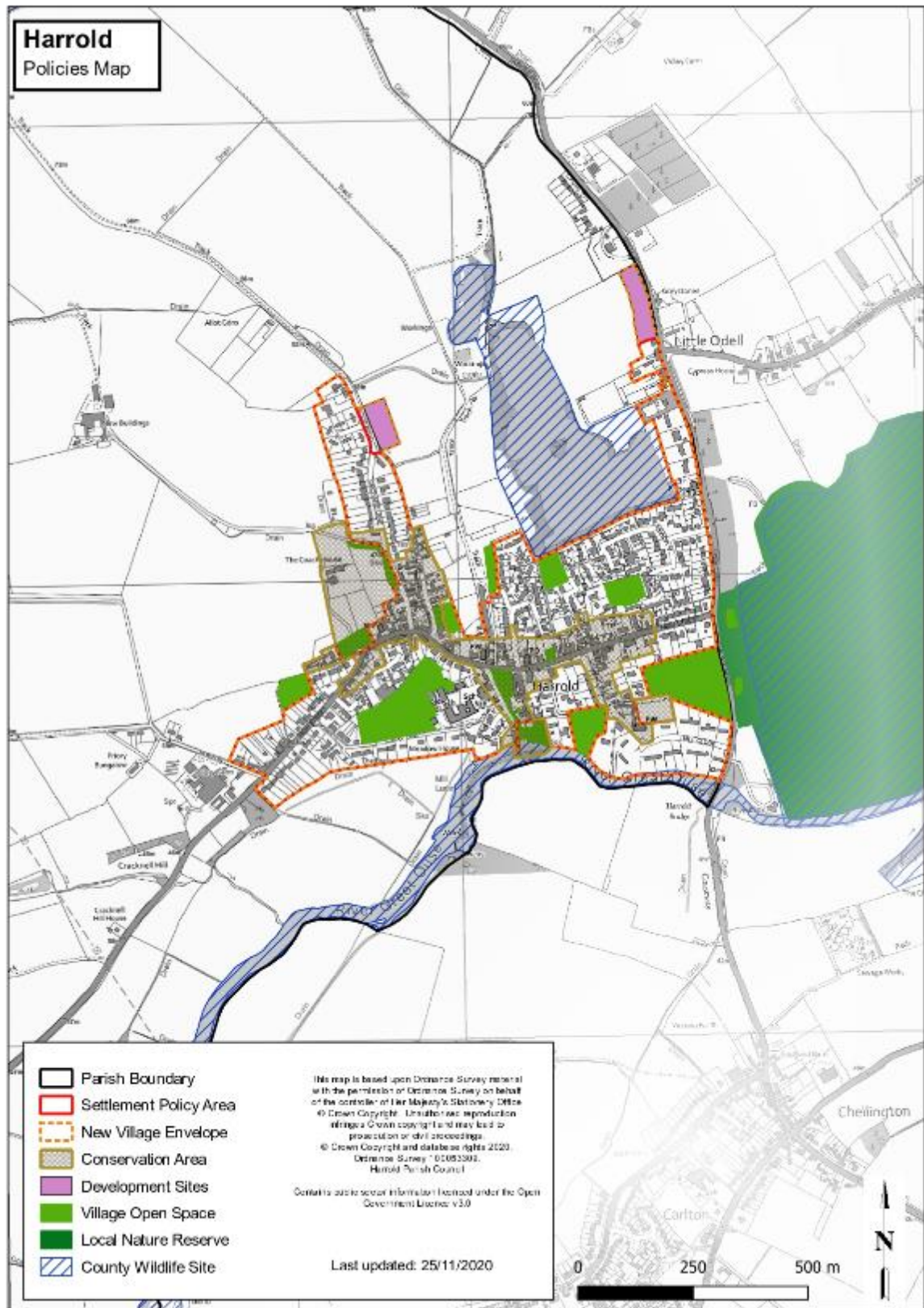
- 1.1.1 In May 2016, Harrold Parish Council applied for the designation of the whole of the Harrold Parish as a Neighbourhood Area and, following a period of consultation, Bedford Borough Council endorsed the proposal in a decision statement dated 26 July 2016. The Neighbourhood Plan Area is shown on the map attached at Fig. 1.

Fig. 1 - Harrold Neighbourhood Area



1.1.2 The map attached at Fig. 2 below shows the current Settlement Policy Area Boundary and Conservation Area of the Parish.

Fig. 2 - Harrold Settlement Policy Area
Based on the Bedford Borough Council Local Plan 2030 policies map



- 1.1.3 A Neighbourhood Plan Steering Group was set up comprising Parish Councillors and interested local residents to take forward the development of the Plan and the Steering Group has been committed to effective community engagement at all stages of the process. This document has been prepared by the Harrold NDP Steering Group, led by Harrold Parish Council.
- 1.1.4 The Pre-Submission Version of the Harrold NDP was discussed at the Full Parish Council meeting on 13 January 2020 and the Parish Council resolved that the Harrold NDP be subject to the statutory 6 week “pre-submission consultation” in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation period will extend to 6 weeks and the consultation will take place with bodies whose interests may be affected by the draft plan.
- 1.1.5 The NDP provides a vision for the future of Harrold village and sets out clear policies to help realise this ambition. These policies have regard to national planning policy as set out in the National Planning Policy Framework (NPPF), and are in general conformity with the strategic policies of the adopted Development Plan which presently comprises continuing policies of the Allocations and Designations Local Plan 2013, the ‘saved’ policies of the Bedford Local Plan 2002 and the Local Plan 2030
- 1.1.6 This Plan has been developed through extensive consultation with the residents and other stakeholders with an interest in the local community. It provides local people with the opportunity to have control over where development should take place within the parish, and to influence it for the benefit of the community.
- 1.1.7 It is intended that the NDP will assist not only in guiding future development, but also ensure that the Conservation Area, heritage assets, and existing designated Village Open Spaces, all of which give the Parish its special character, are protected and, where possible, enhanced for the benefit of current and future generations.
- 1.1.8 The NDP describes the area it serves and details the developments, improvements and changes that local residents, community and voluntary groups, and service providers, would like to see. This has been achieved by:
- Forming a Steering Group to drive forward the preparation of the Plan and to lead the public engagement and consultation process.
 - The use of consultations to identify the most important local issues and reach all sections of the community.
 - Evidence gathering to inform the Plan and its policies.
 - Creating opportunities for residents to work out practical steps to improve issues identified.
- 1.1.9 The Steering Group, informed by community feedback, identified the key themes, which were particularly pertinent to Harrold. These themes have guided and structured the process of the consultation and the reporting of the findings described in this document.
- 1.1.10 As a statutory planning document, a Neighbourhood Development Plan needs to be supported by robust evidence to underpin its policies and proposals. Evidence has been gathered from a range of sources, including national and local planning guidance, the evidence base for the Local Plan, site assessments, existing data relating to the Parish and specific data gathered to inform the neighbourhood development plan. A key source of evidence is the housing needs survey, undertaken on behalf of the Parish Council by Bedfordshire Rural Communities Charity (BRCC). The local community, through consultation processes, has conveyed overwhelming support for new development that will meet local housing need and also help support and sustain the range of local services and amenities (described more fully at section 1.7 below).

1.2 What is a Neighbourhood Development Plan

- 1.2.1 Communities have powers to shape development through neighbourhood planning, an opportunity introduced through the Localism Act 2011. A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land. It forms part of the statutory planning framework for the area (The Development Plan), and the policies and proposals contained within it will be used in the determination of planning applications.
- 1.2.2 The production of a Neighbourhood Development Plan gives the local community the power to decide where new housing, infrastructure and any community facilities should go and how the village should develop. It is a Plan for the community of Harrold as a whole and it looks at a wide range of issues including:
- The development of housing (location, type, tenure etc.)
 - Transport, access and connectivity (roads, cycling, walking etc.)
 - The protection and creation of open spaces (allotments, open spaces, play areas etc.)
 - The protection of important buildings and heritage assets
- 1.2.3 The NDP covers the period up to 2030 corresponding with the plan period for the Bedford Borough Local Plan 2030. It thereby allows consistency in the evidence base and proposed housing requirement.

1.3 National & local Planning Policy Context

The Basic Conditions

- 1.3.1 The Localism Act 2011 stipulates that a Neighbourhood Development Plan must meet certain basic conditions before it can come into force. The basic conditions are:
- *having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;*
 - *the making of the neighbourhood plan contributes towards the achievement of sustainable development;*
 - *the making of the neighbourhood plan is in general conformity with the strategic policies contained within the development plan for the area (or any part of the area);*
 - *the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and*
 - *prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).*

National Planning Policies

- 1.3.2 The Harrold NDP has been developed with regard to national policy, especially the

NPPF. The Framework sets out the Government's planning policies for England and this came into effect in March 2012 (and updated in February 2019), consolidating over two dozen previously issued documents called Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG). It contains core planning principles, which must underpin all plan-making. It provides the basis for local planning authorities to prepare their Local Plans and for communities producing Neighbourhood Plans.

- 1.3.3 The Framework states that neighbourhood plans should support the strategic development needs of the wider area set out in the Local Plan. They should not promote less development or undermine its strategic policies. It adds that neighbourhood plans should plan positively to shape and direct development that is outside the strategic elements of the Local Plan. The Harrold NDP must also be mindful of Planning Practice Guidance, which was published by the Government in 2014. The Guidance explains how national policy should be applied.

The Development Plan

- 1.3.4 The Harrold NDP has been prepared in general conformity with the strategic policies of the Development Plan for the area. The Development Plan documents at the time of writing the Plan comprise:

- i. Local Plan 2030*
- ii. Bedford Borough Local Plan 2002 saved policies (BBLP)*
- iii. Continuing policies of the Allocations and Designations Local Plan 2013 (ADLP)*
- iv. Saved policies in the Minerals and Waste Local Plan 2005*
- v. Minerals and Waste Local Plan: Strategic Sites and Policies 2014*
- vi. Policies Map*

- 1.3.5 There are, in addition, a range of other documents that support the Development Plan and these comprise:

- i. Statement of Community Involvement 2019*
- ii. Planning for Traveller Sites*
- iii. Community Infrastructure Levy*
- iv. Open Space Supplementary Planning Document (SPD)*
- v. Planning Obligations SPD*
- vi. Community Safety SPD*
- vii. Mobility Housing SPD*
- viii. Parking Standards for Sustainable Communities SPD*
- ix. Wind Turbines Guidance Note*
- x. Policy Statement Housing Standards Update*
- xi. Shop-fronts and Advertisements in Conservation Areas*

- 1.3.6 The Local Plan 2030 identifies the need for Harrold, as a designated Rural Service Centre, to allocate between 25 and 50 new homes in the area to meet Borough wide housing needs. The parish of Harrold has indicated, through the neighbourhood planning process, that it is prepared to allocate land for up to 30 **25** new homes in the local plan period to 2030 to help sustain local services.

- 1.3.7 The Policies Map shows the policies of the adopted development plan for Bedford. The Policies Map defines the Settlement Policy Area for the Parish within which the principle of new housing development is accepted (Figure 2 above). Part of the historic core of the village is designated a conservation area; the other key designations and constraints include three important areas of Village Open Space, County Wildlife Site, Upper Great

Ouse River Valley Green Infrastructure Opportunity Zone and areas which fall within a designated flood zone. Outside of the Settlement Policy Area, new development will be strictly controlled.

Development Plan Policies

- 1.3.8 The Basic Conditions Statement will map the various policies in the submitted neighbourhood plan against the policies in the current Development Plan. In summary, the following policies have been particularly important in underpinning the neighbourhood plan policies

Continuing policies in the Allocations and Designations Local Plan

AD24	<i>Green Infrastructure Opportunity Zones</i>
AD39	<i>Cycling</i>
AD40	<i>Village Open Spaces and views</i>

Local Plan 2030

2S	<i>Healthy communities</i>
3S	<i>Spatial Strategy</i>
5S	<i>Development in villages with a Settlement Policy Area</i>
7S	<i>Development in the Countryside</i>
28S	<i>Place Making</i>
29	<i>Design quality and principles</i>
30-33	<i>The Impact of Development</i>
37	<i>Landscape Character</i>
38	<i>Landscaping in New Development</i>
39	<i>Retention of Trees</i>
40	<i>Hedgerows</i>
41S	<i>Historic environment and Heritage Assets</i>
42S	<i>Protecting biodiversity and geodiversity</i>
43	<i>Enhancing biodiversity</i>
44	<i>River Great Ouse</i>
45	<i>Local Green Spaces</i>
46S	<i>Use of previously developed land and use of undeveloped land</i>
51S	<i>Climate Change Strategic Approach</i>
53	<i>Development layout and accessibility</i>
57	<i>Renewable energy – general impact</i>
58S	<i>Affordable Housing</i>
59S	<i>Housing Mix</i>
65	<i>Reuse of rural buildings in the countryside</i>
67	<i>Affordable housing to meet local needs in the rural area</i>
75	<i>New employment development in the countryside</i>
84	<i>All shop units</i>
91	<i>Access to the countryside</i>
92	<i>Flood risk</i>
93	<i>Sustainable drainage systems</i>
94	<i>Broadband</i>
98	<i>New community facilities</i>
99	<i>Loss of existing sports and community facilities</i>

Sustainable Development

- 1.3.9 The NPPF (paragraph 8) states that achieving sustainable development means that the planning system has three overarching objectives – economic, social and

environmental, which are independent and need to be pursued in mutually supportive ways.

EU Obligations

- 1.3.10 The Harrold NDP was prepared following the exit of the UK from the European Union, but during the transition period. Therefore at the time of preparation a number of EU obligations were relevant to the Harrold NDP. In particular, the Parish Council have 'screened' the plan to ascertain whether the policies and proposals give rise to *significant environmental effects* and trigger the need to undertake a Strategic Environmental Assessment. A Screening Report was sent to the three statutory organisations – *Heritage Historic England, Natural England and the Environment Agency*. Responses were received from *Heritage Historic England and Natural England*. Both confirmed that the proposals will not have *significant environmental effects* on sensitive sites or heritage assets. On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the *Environmental Assessment Regulations* [Annex II of 'SEA' Directive], the Parish Council are content that the preparation of a Strategic Environmental Assessment is *not* required. A Habitats Regulations Assessment (HRA) screening identified that *'There are likely significant effects to the Natura 2000 sites of Portholme SAC and The Ouse Washes SAC/SPA/Ramsar from the Harrold Neighbourhood Plan Version 4, reviewed for this HRA but only in combination with other plans.'* It also confirmed that with adjustment to the wording of draft policies, any likely significant effects can be avoided or mitigated against. The policies in the Harrold NDP have been amended as per these recommendations.
- 1.3.11 The Harrold NDP has, therefore, been drafted to embrace the principles of sustainable development and the twelve core planning principles, in so far as they can be applied to the Parish.

1.4 Community Engagement & Consultation

- 1.4.1 The Harrold Neighbourhood Plan (Harrold NDP) has been produced on behalf of the people of the residents of the Parish of Harrold. It has been developed from the views of local people and organisations using a variety of consultation methods including:
- Exhibitions;
 - Feedback from Launch and Open Days;
 - Residents Surveys;
 - Regular Meetings of the Steering Group;
 - Website Presence.
- 1.4.2 Extensive consultation has been undertaken in order to inform the development of the Harrold NDP and the policies that it provides. A Community Engagement Strategy was adopted by the Parish Council in August 2016 to help guide the process of community and stakeholder engagement needed to produce an informed and relevant community-led Neighbourhood Plan for Harrold.



- 1.4.3 A significant amount of background information has informed the production of this Harrold NDP. This supporting information can be found within the Evidence Base.
- 1.4.4 A detailed summary of the public consultation carried out is provided within the Consultation Statement which accompanies the Submission Version of the Harrold NDP and this can be found in the Evidence Base.

Consultation Statement Summary

- Recognises the results of previous consultations that have been carried out.
- Focuses on the positives of living in Harrold and how to make the most of the assets of the area.
- Attempts to identify practical, achievable steps, which can be taken to address concerns that have been raised.
- Acknowledged that some issues are very complex and that no immediate actions are possible, but the Plan highlights them so that in time they can be addressed. It is important that unresolved issues are not forgotten and the NDP provides a mechanism for keeping them on the agenda.
- Ensures that the widest range of individuals, groups and agencies have been consulted and have taken responsibility for ensuring the implementation of practical measures to address the issues that have been raised.

- 1.4.5 The final Harrold NDP will be adopted formally by Bedford Borough Council. Local people will be given the chance to endorse the Harrold NDP publicly by means of referendum, which ensures that the Harrold NDP has the backing of local people.

1.5 About Harrold

- 1.5.1 Harrold is a village is on the north bank of the River Great Ouse, and a bridge and pedestrian causeway links it to the adjacent villages of Carlton and Chellington on the south bank. A short walk through the Harrold and Odell Country Park (formerly a sand and gravel quarry) is the village of Odell.
- 1.5.2 Harrold has a very ancient history most notably a flint flake found just to the north of the village indicates human occupation dating back to the Paleolithic Age, and axe heads and burial mounds from the Neolithic Age have been found both north and south of the village. Bronze Age burial sites were discovered during archaeological surveys prior to the creation of the Country Park and new housing developments. The village was recorded in the Domesday Book of 1086 as a parish within the Hundred of Willey.
- 1.5.3 The name Harrold is thought to mean “boundary on rising ground” the first element the Old English “har” can mean grey or a boundary, the latter seeming more likely as Harrold is on the boundary of three counties, Bedfordshire, Buckinghamshire and

Northamptonshire. The second element is “weald” or “wold” meaning rising ground.

- 1.5.4** Harrold bridge was built in the 12th century and is grade II* listed. The bridge lies on the ancient routeway, which ran from Pavenham through the now deserted village of Chellington, then towards the Roman town at Irchester. The village has a high proportion of listed buildings and its historic core is designated as a Conservation Area. Of particular interest are the church of St Peters, which dates from the early 13th century and is grade I listed, The Old Manor which is grade II* listed and the Scheduled Round House which are designated heritage assets of the highest significance.

Source: Bedfordshire County Archives - <http://bedsarchives.bedford.gov.uk/CommunityArchives/Harrold/TheParishOfHarroldInGeneral.aspx>

1.6 Demographics

- 1.6.1 The 2011 census confirmed that in the parish of Harrold there were 706 households containing 1,691 residents. Compared to 2001, this represents an increase of around 23% in terms of households (from 542) and an increase of 27% in terms of residents (from 1,235).
- 1.6.2 The age profile in 2011 (compared to 2001, and then to Bedford Borough as a whole in 2011) is shown below.

Age	% Harrold 2011	% Harrold 2001	% Bedford Borough 2011
0 - 14	21.6	17.0	18.6
15 - 24	9.2	9.2	12.7
25 - 44	24.5	27.0	27.3
45 - 64	28.3	27.1	25.5
65 - 74	8.0	10.6	8.1
75 - 84	5.9	6.8	5.5
85+	2.6	2.2	2.2

- 1.6.3 Unusually for a Bedfordshire village, there has not been much change to Harrold’s age profile over the last 10 years, other than a slight fall in those aged 45-64 and 65 - 74. The age profile is also in line with the average figures across Bedford Borough.

Source: Bedford Borough Council – Harrold Parish Profile 2011 Census
<https://bbcdevwebfiles.blob.core.windows.net/webfiles/Files/Harrold.pdf>

1.7 Community Facilities & Services

- 1.7.1 Harrold has a wealth of built facilities. The vitality and strength of local community is illustrated by the range of local services and amenities, which exist within the village.
- 1.7.2 The spiritual needs of the local community is catered for by the three churches – The Church of St Peter, Harrold United Reformed Church and Grace Baptist Church. The Harrold Centre serves as a community hub where local people can access a wide range of social, health and educational related activities.
- 1.7.3 Harrold Odell Country Park, which lies at the eastern end of Harrold village, offers picturesque walks and a place for recreation for the local community together with a

café.

- 1.7.4 Harrold Fire Station on the Odell Road is run and supported by local volunteers.
- 1.7.5 Harrold Medical Practice provides general practitioner services to the local population.
- 1.7.6 Harrold Playing Field on the Carlton Road provides sports field facilities for people to enjoy a variety of sports.
- 1.7.7 Harrold pre-school and Primary School (the latter of which is part of the Sharnbrook Federation) are located on The Green.
- 1.7.8 Convenience shopping services are provided by the Co-op general store/supermarket, Harrold Butchers, the Muntjac restaurant and the Spices of Paradise restaurant (all of which are located on the village High Street). Barbers shop '68" offers men's and ladies hairdressing together with complimentary health services including osteopathy, yoga and sports massage services, The Retreat Beauty and Well Being services.
- 1.7.9 Jon Walsh Motors provides motor vehicle services to Harrold residents and the adjoining Harrold Green takeaway is a fast food restaurant.



(Photos courtesy of Dr. J. Duck (Building the Past) taken from the village design statement)

2

VISION, KEY THEMES & OBJECTIVES

2.1 Vision for Harrold

- 2.1.1 It is essential that the special characteristics of the Parish are protected and enhanced and, in recognition of this and overwhelming community support, the following Vision Statement has been adopted for Neighbourhood Plan:

"To maintain Harrold's strong sense of place and local identity, respecting well designed growth that will help sustain local services, facilities and employment for the benefit of the community, whilst maintaining and protecting its rural setting"

- 2.1.2 In terms of level of support, 146 of 152 respondents (96.0%) to the draft vision that was identified in the issues and options consultation strongly agreed or agreed with the statement. It is concluded that there is overwhelming support for the vision.

2.2 Key Themes

- 2.2.1 Whilst being mindful of the need to ensure that the NDP meets the basic conditions the issues raised through consultation exercises have helped structure feedback and define objectives around the following key themes:



- 2.2.2 The parish council undertook the original launch consultation on issues and options in November 2016. This exercise identified a number of matters which needed to be considered further.
- 2.2.3 To help understand local housing issues, the Parish Council commissioned a local housing needs survey which was undertaken by Bedfordshire Rural Community Charity. The survey was undertaken in October and November 2016 and the findings were published in a report that forms part of the evidence base for the neighbourhood plan.
- 2.2.4 Further public consultation, via a Neighbourhood Questionnaire, was undertaken during June and July 2017.
- 2.2.5 In July 2019, the Parish Council consulted the local residents on a number of options

in response to a number of issues that had been highlighted during the original consultation in June/July 2015.

2.2.6 Full details of the consultation exercises and findings are set out in the Consultation Statement which forms part of the Harrold NDP.

2.3 Objectives of the Neighbourhood Development Plan

2.3.1 Through various stages and consultations on the neighbourhood plan process, the core and sub objectives were clarified and set out to guide and focus the policies of the plan. These are set out below together with the relevant neighbourhood plan policy and where relevant the non-land use action.

Core and Sub Objectives	HARROLD NDP policy
CORE OBJECTIVE 1 - TO INFLUENCE THE LOCATION, SCALE, DESIGN AND TYPE OF NEW HOUSING TO ENSURE THAT IT FITS WITH THE DISTINCTIVE CHARACTER OF HARROLD'S BUILT HERITAGE AND MEETS IDENTIFIED LOCAL HOUSING NEEDS	1,2,3,4
<i>Sub-Objective 1: To deliver a housing growth strategy tailored to the needs and context of Harrold, ensuring that a mix of housing types is delivered across all tenures and seeking to provide existing and future residents with the opportunity to live in a decent home</i>	1,2,3
<i>Sub-Objective 2: To meet new housing demand in a way that ensures that the right type of housing is built in the right locations, and that protects the village from uncontrolled, large scale, or poorly placed development.</i>	1,2,3
<i>Sub-Objective 3: To provide new housing which is high quality in design, layout and materials, appropriate in size and suitable for the whole life needs of resident</i>	4
<i>Sub-Objective 4: To support sensitive development which is sympathetic to the area, protects and enriches the look and feel of the village and that minimises the impact of such development on the natural and historic environment (including protected assets).</i>	4, 5
CORE OBJECTIVE 2 - TO ENSURE THAT APPROPRIATE INFRASTRUCTURE IS PROVIDED ALONGSIDE NEW DEVELOPMENT (SUCH AS IMPROVED TRAFFIC MANAGEMENT, CAR PARKING, PEDESTRIAN WALKING AND CYCLE ROUTES) NEEDED TO SUPPORT NEW DEVELOPMENT AND TO ENCOURAGE SAFE AND ACCESSIBLE MOVEMENT FOR PEDESTRIANS, CYCLISTS, MOTORISTS AND PUBLIC TRANSPORT.	7
<i>Sub-Objective 1: To ensure that any proposal for development in Harrold ensures adequate and enhanced physical and communications infrastructure.</i>	6
<i>Sub-Objective 2: To seek ways of addressing and reducing the problems of traffic congestion on our roads and the lack of parking and to ensure that new developments contribute to this in every respect.</i>	1,2,3,4

CORE OBJECTIVE 3 - TO PROTECT THE PLACE DEFINING CHARACTERISTICS OF HARROLD'S SPECIAL LOCAL ENVIRONMENT AND ENRICHED COUNTRYSIDE AND TO ENSURE THAT NEW DEVELOPMENT CONTRIBUTES TO THE OPEN SPACE NEEDS OF THE LOCAL COMMUNITY AND PRESERVES THE NATURAL FEATURES IN THE DISTINCTIVE LANDSCAPE	1,2,3,4
<i>Sub-Objective 1: To protect, improve and enhance community open spaces</i>	
<i>Sub-Objective 2: To minimise the impact of new development on the local area and, in doing so, to protect the distinctive views and visual connectivity with the surrounding countryside, landscape and heritage assets.</i>	1,2,3,4
<i>Sub-Objective 3: To protect and enhance the biodiversity of our area, our local wildlife and its habitat and trees and preserve ecological corridors and sites of special and international interest in the wider landscape that are connected to the parish.</i>	
<i>Sub-Objective 4: To maintain the distinct character of the village by preserving, protecting and enhancing the high quality and distinctive rural landscape for present and future generations.</i>	4
CORE OBJECTIVE 4 - TO MAINTAIN AND IMPROVE LOCAL FACILITIES, AMENITIES AND SERVICES WHICH PROVIDE A COMMUNITY FOCUS AND HELP SUSTAIN THE VITALITY, HEALTH AND QUALITY OF LIFE OF ALL RESIDENTS	7, 8, 9 6, 7
<i>Sub-Objective 1: To protect and enhance local amenities which provide a community focus</i>	7, 9, 10 7, 8
<i>Sub-Objective 2: To encourage opportunities to expand local facilities with a presumption in favour of specifically identified uses (e.g. Doctors surgery and dental care facility)</i>	108
<i>Sub-Objective 3: To sustain the vitality, health and safety of the community by ensuring that all residents have easy access to community facilities and community green, open spaces for leisure, recreation and enjoyment by seeking to prevent the loss of community facilities</i>	86
CORE OBJECTIVE 5 - TO PROTECT AND STRENGTHEN THE ECONOMIC BENEFITS OF HARROLD AS A RURAL SERVICE AREA AND TO ENCOURAGE AND SUPPORT LOCAL BUSINESS AND LOCAL MEASURES TO IMPROVE EMPLOYMENT PROSPECTS IN THE VILLAGE	108
<i>Sub-Objective 1: To enhance the prospects for local employment by creating and maintaining an environment that makes it attractive for micro and small businesses to locate and flourish in the area.</i>	108
<i>Sub-Objective 2: To ensure, through our planning policies, that any future employment development within the Parish is sensitive, sustainable and low impact and built in the right location (specifically, previously built on/brownfield sites).</i>	108

3

THE POLICIES OF THE NEIGHBOURHOOD DEVELOPMENT PLAN

3.1 Introduction and summary of policies

- 3.1.1 This section of the Harrold NDP sets out the planning policies that have been developed from the issues, evidence, vision and objectives detailed in this document. These policies will be used to determine planning applications in the Parish and to shape the future of the parish as a place to live and work in, and to visit.

3.2 Housing & the Built Environment

Housing growth

- 3.2.1 The National Planning Policy Framework (NPPF) makes it clear that Local Planning Authorities should plan to meet housing needs based on current and future demographic trends, market trends and the needs of different groups in the community. It also requires local authorities to undertake an assessment of land availability to identify a future supply of land, which is *suitable, available and achievable* for housing development uses. Bedford Borough's local plan sets out policies to satisfy these housing needs. It confirms that Harrold is a rural service centre due to the fact that it offers fewer facilities and provides a more localised convenience and service role to meet day-to-day needs of residents and businesses in the rural areas. Local plan policy '3S 4S – Amount and distribution of housing development' confirms that in Harrold it will be necessary to identify sites to meet the provision of between 25 and 50 new dwellings in and around defined Settlement Policy Area boundary.
- 3.2.2 Core objective 1 of the Harrold NDP *'is to influence the location, scale, design and type of new housing to ensure that it fits with the distinctive character of Harrold's historic environment and meets identified local housing needs.'*
- 3.2.3 In determining which land to allocate for residential development, the parish council considered the sites put forward as part of the various 'Call for Sites' processes carried out by Bedford Borough Council as part of their local plan. These were independently assessed by planning consultants at Matodesign Ltd. The Site Assessment Report which forms part of the evidence base for this neighbourhood plan provides an overview of the likely planning constraints in order to ensure any sites allocated within the Neighbourhood Plan comply with the NPPF and broadly comply with the adopted policies within BBC Local Plan and are deliverable.

Market Housing

- 3.2.4 In relation to market housing, the housing needs survey undertaken by Bedfordshire Rural Communities Charity in 2016 on behalf of the parish council confirmed that there is a need for 2 and 3 bed houses and bungalows which should be built to *Lifetime Homes* criteria to provide flexible housing accommodation as the needs of occupiers change. The survey went on to identify a need for smaller properties, which would help address the problem of under occupation and free up larger family sized properties for growing families. The survey concluded that the provision of up to 15 units would meet a reasonable proportion of the need while being in keeping with the size of the village.

Affordable housing

- 3.2.5 Affordable housing was also considered as part of the housing needs survey and it was confirmed that there is a general need from 'first time buyers and families, wanting to get on the property ladder or move out of rented accommodation'. The survey recommended the affordable housing to meet 50% of the need identified, which would be 11 units. The assessment from the data confirmed that the 11 units could consist of a number of 3 bedroomed houses and bungalows, a 3 bedroomed house and a 3 bedroomed bungalow. The Borough Council's local plan policy on affordable housing (58S) requires 30% provision of affordable housing on sites of 10 dwellings or more or 0.5 hectares or more in area.

Local consultation findings



- 3.2.6 The 2019 consultation with local residents confirmed that -

- there was strong support to provide a lower number of new homes in the Local Plan period to 2030 (i.e. between 25 and 30);
- there was a preference for new housing to be allocated on a number of small sites with access to local amenities rather than concentrated in one place;
- there is an overwhelming preference for low density development (less than 20 dwellings per hectare);
- in terms of locations for growth, over 78% of respondents expressed a preference for distributing the new dwellings between the preferred sites with the following distribution:
 - *Site 143: Land at Odell Road, Harrold* *17 dwellings*
 - *Site 579: Land east of Orchard Lane, Harrold* *8 dwellings*
- there is significant support for a mix of 2/3 bedroom semi-detached or terraced housing, the provision of bungalows and the provision of elderly accommodation in any new development in Harrold.

- 3.2.7 The findings of both the consultation exercises with local people and those of the housing needs survey will be used to inform housing and built environment policies within the Neighbourhood Plan area. The intention is to deliver market and affordable housing on the preferred sites and details of how this be achieved is set out in the following sections of the neighbourhood plan.

General Housing Needs

3.2.8 Policy Harrold NDP1 outlines the quantum and general characteristics of housing development proposals in the village.

Policy HARROLD NDP1	General Housing Needs of the Village
<p><i>The Parish Council will support the provision of housing sites to provide a total of 25 new dwellings within the plan period. Policies HARROLD NDP2 and HARROLD NDP3 set out the preferred location of development and the specific requirements to be delivered as part of each proposal. The locations of these sites are illustrated on the attached proposals map Policies Map to be found at section 1.2.1 1.1.2 of the plan.</i></p> <p><i>New housing should be mixed in size, scale, form and tenure and broaden the choice and the opportunity to live in the village to a wide range of people.</i></p> <p><i>Housing sites should provide a mixture of 2 and 3 bedroomed housing, bungalows and the provision of accommodation suitable for elderly persons.</i></p> <p><i>Development proposals should be in keeping with the existing character of the village.</i></p> <p><i>New development should seek to preserve and where possible enhance existing visual and landscape features of the village and the adjoining countryside.</i></p> <p><i>Developments should have regard for the prevailing built character in the immediate vicinity with the aim of creating beautiful and safe places.</i></p> <p><i>All new developments shall protect the River Great Ouse and the Natura 2000 sites downstream of Harrold (Portholme SAC and The Ouse Washes SAC/SPA/Ramsar) in accordance with the Habitat Regulations 2017.</i></p>	

Land at Odell Road, Harrold

3.2.9 This site is located north of the junction with Little Odell High Street north of 91 Odell Road and is currently agricultural land. It is illustrated on the proposals **Policies** map at 1.1.2.

Policy HARROLD NDP2	Land at Odell Road, Harrold
<p><i>The land at Odell Road shall make provision for 17 dwellings. This shall consist of 11 market and 6 affordable units.</i></p> <p><i>The successful development of this site will need to take account of the existing linear built character of the street whilst retaining the protected trees fronting the site. Safe vehicular access to the site will need to include –</i></p> <ul style="list-style-type: none"> <i>i. visibility splays at access points in the development;</i> <i>ii. junctions should be a full bell mouth construction with maximum 6m radii;</i> <i>iii. the carriageway should be a minimum of 4.8m wide with a minimum of one 2m footway on one side for the same reasons, unless they are to remain private drives for which 4.8 for a minimum of 10m would be required after which a narrower width may be acceptable. Note that only 5 dwellings would</i> 	

- be permitted by BBC off a private drive;*
- iv. *a new footway to connect with the existing one on Odell Road;*
- v. *improvements to biodiversity should be integrated into the site layout and design.*

The site layout should be designed to take account of the existing foul sewer within the boundary of the site and under the ownership of Anglian Water. It should be noted that existing easements may restrict site layout.

Land East of Orchard Lane, Harrold

3.2.10 This site is located north of 52 Orchard Lane on the north eastern side of the road. It is currently used for agricultural purposes. It is illustrated on the proposals Policies map at 1.1.2.

Policy HARROLD NDP3	Land East of Orchard Lane, Harrold
	<p><i>The land at east of Orchard Lane shall make provision for 8 dwellings.</i></p> <p><i>The site shall be developed in a linear form. It shall demonstrate that nearby public footpaths are not compromised. The proposal should also demonstrate that there would be no adverse impact on the flood zone.</i></p> <p><i>The development of the site shall have regard to the setting of nearby designated and non-designated heritage assets. Pre-determination archaeology evaluation works (including the access) will be necessary. All heritage impacts (above and below ground) should be formally considered and addressed in the submission of a Heritage Statement.</i></p> <p><i>The site access road will need to be built to adoptable standards with a turning head for a 12m Refuse Collection Vehicle. A ramped crossover access and shared space access road would be acceptable. Note that no more than 5 dwellings are allowed off a private drive.</i></p> <p><i>The brook at the point of the access will need to culverted, or have a similar structure suitable for highway adoption to bridge it. It will need to be constructed to the satisfaction of the Highway Authority, including gradients.</i></p> <p><i>The access to the site will need to consider the visitor parking for existing properties at 21 and 23 Wood Road to ensure on-street parking does not affect service and emergency vehicle access.</i></p> <p><i>A minimum 2 metre wide footway and dropped kerb crossing point to join the footway on the western side of the site will be required.</i></p> <p><i>Improvements to biodiversity should be integrated into the site layout and design.</i></p>

Harrold Village Design Statement

3.2.11 The Harrold Village Design Statement has been prepared by heritage consultant 'Building the Past'. The Statement describes the distinctive characteristics of the village and provides design guidance to influence future development and improve the physical qualities of the area. The document is part of the HNDDP. A copy of the Statement can be found at appendix 7.2.

3.2.12 The parish are of the view that growth is best achieved through smaller-scale housing sites as it enables greater housing mix and ensures the harmony and existing character of the village, both built and natural, is protected. It is essential that the supply of any new homes take account of particular distinctive built and natural features and the scale and grain of development in the immediate and wider area. The Harrold Village Design Statement identifies the differing built styles and features and sets out design principles to be considered in the development of housing proposals. The statement should inform and guide the design process and seek to ensure development proposals maximise the opportunity to both protect and improve the character of the village. It should be noted that the Statement does not provide an exhaustive list of heritage assets. Non-designated heritage assets are also recorded in the local historic environment record or may be identified as part of the decision making process on planning applications, for example, following archaeological investigations. Further guidance on heritage considerations for new developments can be found in *Historic England's Streets for All: Advice for Highway and Public Realm Works in Historic Places*.

Policy HARROLD NDP4	Harrold Village Design Statement
	<p><i>Development proposals for all new housing development should demonstrate that regard has been given to the National Design Guide and National Model Design Code and the Harrold Village Design Statement in respect of character, design, siting, appearance, layout and other design considerations. Proposals for new development should -</i></p> <ul style="list-style-type: none"> <i>i. be sensitively designed taking opportunities to protect and improve the character and appearance, of the village beauty and safety of the village;</i> <i>ii. minimise the impact of such development on the natural and built areas of the village and the adjoining countryside;</i> <i>iii. make adequate provision for vehicle and cycle parking to ensure that any development does not result in an unacceptable increase in the level of "on street" parking.</i>

Heritage Assets

3.2.13 The National Planning Policy Framework defines a heritage asset as follows:

'A building, monument, site, place or landscape identified as having a degree of significance, meriting consideration in planning decisions because of its heritage interests'.

3.2.14 Heritage assets include designated heritage assets identified and recorded by Historic England and locally listed assets identified by the local planning authority. Significance of a heritage asset derives not only from the asset's physical presence but also from its setting. The Harrold Design Statement identifies the heritage assets in the village, which includes a conservation area, numerous listed buildings and scheduled ancient monuments. It also identifies non-designated assets, which are significant enough to warrant protection from inappropriate change or development.

3.2.15 A sub-objective of the neighbourhood plan is to seek *'To support sensitive development which is sympathetic to the area, protects and enriches the look and feel of the village and that minimises the impact of such development on the natural and historic environment (including protected assets).'*

- 3.2.16 During the consultation process there was overwhelming recognition that the planning process and relevant legislation should protect heritage assets and that proposals involving the retention and re-use of disused or underused heritage assets should be encouraged in order to retain and reflect the distinctiveness of the environment. Development proposals should also ensure the protection of old dry stone walls, which contribute, to the rural setting and character of the Parish of Harrold.

Policy HARROLD NDP5	Heritage Assets
<p><i>Proposals that involve the reuse of disused and partially used heritage assets including those identified in but not limited to the Harrold Village Design Statement will be supported in principle. However, special care should be given when proposing development impacting directly on, or forming part of the setting of, designated and non-designated heritage assets including archaeological assets</i></p>	

3.3 Infrastructure & Access

- 3.3.1 When new homes are built, it is important that the associated and essential infrastructure and utilities are provided for occupiers to meet their modern living needs. This is all the more relevant given that infrastructure and utilities in rural areas typically develop much more slowly than urban areas particularly in terms of mobile and broadband connectivity. The parish recognise that the neighbourhood plan can set out clear expectations in this regard for developers wishing to construct new houses and buildings in the village.
- 3.3.2 The National Planning Policy Framework (NPPF) confirms the importance of high quality communications (paragraphs 112—116 **114-118**).
- 3.3.3 One of the sub-objectives identified for the plan was *‘To ensure that any proposal for development in Harrold ensures adequate and enhanced physical and communications infrastructure.’*
- 3.3.4 In the context of the neighbourhood plan, *‘Infrastructure’* is defined as sewerage, water supply, electricity and broadband service. Access is defined as traffic and transport issues encompassing vehicular traffic, pedestrians, cyclists, road safety, parking and congestion.
- 3.3.5 The feedback from the community consultation confirmed almost unanimously that any proposal for development should demonstrate that it will provide sufficient capacity for sewerage, water supply, electricity, telephone landline and broadband service. For the most part, existing utility suppliers will continue to be obligated to provide services for new homes and premises. Wherever possible, practical and economically viable, all new development within the village should be served by a superfast broadband (fibre-optic) connection to premises. By exception, sufficient and suitable ducting should be provided within the site and to the property to facilitate installation at a future date.
- 3.3.6 New development can sometimes affect existing infrastructure and utilities services. In such instances, **and where** the developer is not already tied into an agreement with a third party (i.e. under a Section 278 agreement with the highways authority covering works within the highway), **they** will be required to burden the cost of mitigating these impacts.

Policy HARROLD NDP6	Utility Services
<i>Development proposals should make provision for adequate sewerage, water supply, electricity to meet the needs of the occupiers of the development. In relation to fibre-optic broadband, new development should have regard for the thresholds set out in the Bedford Borough Local Plan policy 94.</i>	

- 3.3.7 Harrold village is 9.5 and 8.5 miles from the nearest towns of Bedford and Rushden respectively. The village is well off the primary road network and relatively remote with limited public transport services.
- 3.3.8 Typical of many rural villages, Harrold has high levels of car ownership and reliance on the car to maintain access to key services. Census data confirms that there are a high number of skilled and professional people living in the village but working in the Borough and beyond. These factors have resulted in many routes within Harrold, particularly around the village centre, being either congested or close to capacity at peak times. The promotion of sustainable transport both within and beyond the village has therefore been identified as an important priority for local residents.
- 3.3.9 Providing greater choice of good transport modes can help alleviate these problems for residents and tackle climate change and pollution. Solutions could include improvements to public transport networks and infrastructure including the provision of real time information and bus shelters, which are known to be hugely beneficial to improving accessibility and comfort for those members of society who cannot, for a variety of reasons, access a car and need to access services outside of the village. In addition, improvements to the existing public footpaths and cycle routes can make walking and cycling safer and reduce pollution and congestion. The Harrold NDP can support these ambitions and promote sustainable transport modes such as improved public transport, walking and cycling.
- 3.3.10 The Parish Council will continue to work with the Local Highway Authority, developers and public transport providers to develop a long term sustainable strategy for the village to improve the existing highway network to alleviate traffic congestion, reduce the impact of development and to encourage better access to and increased use of public transport. All developments should promote sustainable development; improve traffic management and infrastructure improvements where appropriate and necessary. The growing popularity of electric vehicles should be catered for in new developments by the provision of on-site electric charging points. With the exception of the latter, these matters will primarily be addressed through the 'Non-Land Use Action', which can be found in the next section of the Plan.

Policy HARROLD NDP7	Sustainable Transport
<i>Development proposals should demonstrate how opportunities for the use of sustainable modes of transport are maximized. This should include the provision of—</i>	
<i>i. safe cycling and walking opportunities to, from and through the site;</i>	
<i>ii. cycle parking facilities;</i>	
<i>iii. the provision of safe crossing points;</i>	

- ~~iv. linkages to adjacent or nearby development and adjoining villages and;~~
- ~~v. on-site charging points for electric vehicles.~~

3.4 Environment & the Countryside

- 3.4.1 ~~3.4.0~~ Bedford Borough Council's Landscape Character Assessment for the district (2014) confirms that Harrold village lies within the Harrold Great Ouse Limestone Valley landscape character area. The boundaries of the area are demarcated by the change in landform – the open, flat floodplain meets the Wooded Wolds landscape type, which rises north and southwards. The former gravel extraction sites, most notably at Harrold and Odell Country Park, are now extensive lakes, which are strong features of the area.

Source - <http://www.forms.bedford.gov.uk/planning/BBCLCAFinal2014-11-28.pdf>



- 3.4.2 The NPPF sets out the issues relating to the conservation and enhancement of the natural environment. It requires planning policies and decisions to contribute to and enhance the natural and local environment. It makes specific reference to the protection and enhancement of valued landscapes, sites of biodiversity or geological value and soils and by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- 3.4.2 **3.4.3** Harrold is fortunate to be located on the edge of a unique and attractive open countryside and has a good amount and range of open and green space, all of which are highly valued by local people and the wider population. The local open countryside is linked by a network of public footpaths, rights of way and bridleways and details of these can be found on the *public rights of way* page of Borough Council's website - <https://www.bedford.gov.uk/parking-roads-and-travel/public-rights-of-way/>). Policy 38 in the Bedford Borough Local Plan 2030 requires all new developments in the borough, including Harrold, to protect the rural character and where possible enhance it.

3.5 Community Facilities

- 3.5.1 Community facilities (also sometimes referred to as 'assets') is a generic term used for community infrastructure, services and facilities. These facilities typically provide opportunities for the community to socialize and connect formally or informally and generally help meet the day-to-day and wider needs of village residents. Such facilities provide space for sport, arts or cultural activities, and serve wider purposes such as providing affordable space for social events or small businesses to hire. Together, these assets play important functions for all residents in everyday village life. A list of Harrold's community facilities can be found at Section 1.7 of the Harrold NDP. With the planned growth over the neighbourhood plan period, there are opportunities to not only improve these existing facilities but also introduce new ones.
- 3.5.2 Paragraph 92 **93** of the NPPF confirms the importance of planning policies and

decisions in providing ‘social, recreational and cultural facilities and services the community needs’.

- 3.5.3 In many instances, a planning application is not required to change the use of a building or land to another use. However, in villages local community uses such as small shops, community halls and outdoor sports facilities (known as Class F2 uses) are afforded some protection under both legislation existing development plan policies. In instances where a planning application has either not been submitted or is not required, additional protection can sometimes be provided using the *Assets of Community Value* legislation.
- 3.5.4 Street furniture including bus stops, post boxes and benches are normally erected and installed by statutory undertakers – the post office, public transport providers and the parish council - whom have permitted development rights to erect, remove and relocate such structures. The parish council will seek to cooperate with statutory undertakers to ensure that existing village street furniture is protected and, where appropriate, improved. This matter will be dealt with as a ‘Non-Land Use Action’ details of which are set out later in this plan.

Policy HARROLD NDP86	Existing Community Facilities
<p><i>Development proposals involving the use of existing community facilities (churches, schools, medical practices, shops, public houses, restaurants, takeaways and Harrold Centre) for alternative non-community uses will be resisted unless a comparative facility exists or is provided in the village or where it can be demonstrated that there is no longer a need for such a facility.</i></p>	

- 3.5.5 The village playing field located on Carlton Road is a one hectare area of open space, which provides a recreational green space for sports activities including a cricket ground and football pitch. It was acquired in 1963 and is a popular community village facility used by a wide range of local residents. The field also includes a pavilion building, which includes good community and event facilities available for hire for private functions as well as changing facilities for the sports teams. The Scout Hut is home to the Harrold Beavers, Cubs, Scouts, and Ouse Valley explorer Scouts. The playing field and the facilities are managed by the Harrold Playing Field Association, which is a registered charity.
- 3.5.6 The playing field continues to play an important role in village life both from a sporting and social perspective. The Borough Council have designated the land as a Village Open Space (policy AD40 ‘Village Open Spaces and Views’) protecting it from inappropriate development. It is also afforded protection under Bedford Borough Local Plan policy 103 ‘*Loss of existing leisure and sports facilities*’.
- 3.5.7 The village is home to a number of shops and associated retail type services, which are supported by villagers and contribute to the vitality and appeal of the village as a place to live and work. They provide useful and day-to-day services, which residents would otherwise have to travel further afield to acquire. The Harrold Medical Practice, located in Peaches Close, has been part of village life since 1991 and provides essential health care support for the whole community. According to the most recent census data, the health of residents in Harrold is better than Borough averages. To compliment these existing services, residents have expressed a strong desire to see the provision of a village dental care facility and the expansion of retail capacity in the right locations.

Policy HARROLD NDP97	New Community and Retail Facilities
<p><i>Proposals for new shopping facilities, a dental surgery and other suitable community facilities, which aim to serve the needs of the local community within the village, will be supported providing the scale is appropriate for the village and where there are no adverse highway or amenity impacts.</i></p>	

3.6 Local Economy

- 3.6.1 The Bedford Local Plan 2030 confirms that the local economy is ‘diverse and generally vibrant’. It also states that it has an above average rate of employment and a skilled work force. Approximately 70% of the labour market work within the borough and the remaining 30% who work outside the borough.
- 3.6.2 The government’s National Planning Policy Framework (NPPF) acknowledges the role and importance of a prosperous rural economy.
- 3.6.3 Economic development can have a significant impact on the quality and character of an area, particularly in rural and residential locations. Development should not, either on its own or cumulatively, (in combination with other established or proposed developments in the vicinity), significantly adversely affect the area’s landscape, heritage and built environment, or the amenities of residents. The potential increase in vehicle movements generated by employment development and the impact on the highway network must also be acceptable. Local plan 2030 ~~policy 78~~ **Policy 75** ‘*New employment development in the countryside*’, the Borough Council seeks to reinforce these aims. Overall, it stresses the need for sustainable economic growth whilst protecting the character of the countryside.
- 3.6.4 Harrold is a diverse place to live and work. According to the 2011 census data, employment as managers, directors and in professional occupations (41%) exceeds the average for all parishes. Self-employment (16%) and employment in skilled trades (12%) are also high. The proportion of residents aged 16+ with degree-level qualifications (42%) is well above the rural average.

Source – Harrold Parish Profile 2011 Census <https://bbcdevwebfiles.blob.core.windows.net/webfiles/Files/Harrold.pdf>



- 3.6.5 Existing employment sites and premises – known as *Use Class E Commercial, Business and Service* - often provide valuable opportunities for jobs close to where people live, and benefit the local and wider economy. The aspirations of local residents is to support development that helps meet the needs of the local economy and

enhances the prospects for local employment, including the development of live/work accommodation to enable flexible working practices. Such development should not rely on the regular use of heavy commercial vehicles due the associated noise, pollution and congestion that they are likely to bring to the village. Such employment sites are land or premises that are currently in a relevant employment use, or, if currently vacant, were previously in a relevant employment use. Other uses do generate employment, such as retail, education, tourism and sui generis types of development. These may have different impacts and needs to the above employment uses and, as such, are covered by separate policies in this plan or the Borough Council's development plan.

3.6.6 The growth of technology will continue to provide more flexibility to work remotely from the work place. This will create new opportunities for either shared co-working office space or home working. Planning permission to work from home is often not necessary. The main test is whether the overall character of the dwelling will change as a result of the business. Generally if a home is no longer used mainly as a private residence, or it results in a noticeable increase in traffic or people calling or it involves any activities that would be considered unusual in a residential area or it would cause noise, smells, disturbance to your neighbours at unreasonable hours then planning permission maybe required. It is possible to get written confirmation from the Borough Council whether a business use in the home requires planning permission or not via the Lawful Development Certificate process. In instances where planning permission is necessary, it may be possible to mitigate impacts and planning permission may be granted with certain conditions.

Policy HARROLD NDP408	New Business Uses
<p><i>Proposals for new business and uses with low amenity impacts which enhance the opportunities for local employment within the village will be supported providing they</i></p> <p>-</p> <ul style="list-style-type: none"> <i>i. contribute to the economic diversity and vitality of the Parish;</i> <i>ii. do not harm the existing amenities of local residents by reason of noise, pollution and/or dust;</i> <i>iii. protect residential amenities, and;</i> <i>iv. do not adversely affect the highway in terms of road safety.</i> 	

4

NON-LAND USE ACTIONS

4.1 Local Issues

- 4.1.1 Whilst the NDP focuses on land use matters and identifies a number of relevant land use policies, the neighbourhood planning process has also identified a number of issues and concerns raised by residents that are not directly related to land-use matters (although they might indirectly relate to the use of land in some form). As such, they are not matters that can be addressed directly by the provision of a planning policy in the Harrold Neighbourhood Development Plan.
- 4.1.2 These are, however, matters that are important to the residents of the parish and, as such, the Parish Council will develop a community strategy so that it can programme actions as part of its ongoing endeavour to facilitate and secure local improvements over time on the range of issues and concerns identified during the consultation and evidence gathering processes. These actions will be funded in part by the Community and Infrastructure Levy (CIL) receipts received from the Borough Council in connection with the planned new housing developments. When implemented, these will help to achieve the vision and objectives of the Harrold NDP.
- 4.1.3 These matters, together with actions for dealing with them (corresponding to the neighbourhood plan objectives outlined in Section 2), are detailed below, with each action bearing a unique Non-Policy Action (NPA) reference number:

4.2 Infrastructure & Access

- 4.2.1 *Objective: To ensure that any proposal for development in Harrold ensures adequate and enhanced physical and communications infrastructure.*
- **NPA1:** The Parish Council will work with the Highway Authority to promote infrastructure improvements (such as improved traffic management, car parking, pedestrian walking and new cycle routes) needed to support existing and new development and to encourage safe and accessible movement for pedestrians, cyclists, motorists and public transport.
 - **NPA2:** The Parish Council will work with the Highway Authority to assess the cost/benefits of traffic calming measures, including the potential provision of average speed cameras (if appropriate), and seek to secure measures to reduce speed and improve local safety.
- 4.2.2 *Objective: To seek ways of addressing and reducing the problems of traffic congestion on our roads and the lack of parking and to ensure that new developments contribute to this in every respect.*
- **NPA3:** The Parish Council will seek ways of addressing and reducing the problems of traffic congestion on our roads and the lack of parking and to ensure that new developments contribute to this in every respect. The Parish Council will continue to work together with the Highway Authority (Bedford Borough Council) and residents to find a solution and will consult further on any options to increase capacity or to better manage the existing provision.

4.3 Environment & the Countryside

- 4.3.1 *Objective: To protect, improve and enhance community open spaces.*
- **NPA4:** The Parish Council will work to create more formal and informal green spaces in the village and to ensure the better landscaping of public areas.
- 4.3.2 *Objective: To protect and enhance the biodiversity of our area, our local wildlife and its habitat and trees and preserve ecological corridors and sites of special interest.*
- **NPA5:** The Parish Council will encourage the protection of local wildlife sites/areas and habitats and will support the development of wildlife corridors and the extension of green space sites wherever possible.
- 4.3.3 *Objective: To maintain the distinct character of the village by preserving, protecting and enhancing the high quality and distinctive rural landscape for present and future generations.*
- **NPA6:** The Parish Council will continue to encourage new developments to connect to existing rights of way and will encourage improvements to the network through the provision of new footpaths, cycle paths and bridleways (where appropriate), allowing improving access for residents.
 - **NPA7:** The Parish Council will work with Bedford Borough Council to develop improved linkages for Public Rights of Way connecting to neighbouring parishes in order to support and enhance health and wellbeing.

4.4 Community facilities

- 4.4.1 *Objective: To protect and enhance local amenities, which provide a community focus.*
- **NPA8:** Local facilities and services will be protected, maintained and enhanced through a long term investment programme developed and promoted by the Parish Council.
 - **NPA9:** The Parish Council will work with the Church Authorities and local landowners to identify suitable land for additional cemetery provision to meet the future needs of the community.
- 4.4.2 *Objective: To encourage opportunities for all generations to participate in a range of educational, sporting and leisure activities.*
- **NPA10:** The Parish Council will continue to promote the use of the Harrold Centre and support appropriate plans to improve community provision at this key recreational centre in the village.
 - **NPA11:** The Parish Council will support and promote other existing clubs and facilities in the area and seek to identify sources of funding available.
- 4.4.3 *Objective: To sustain the vitality, health and safety of the community by ensuring that all residents have easy access to community facilities and community green, open spaces for leisure, recreation and enjoyment.*
- **NPA12:** The provision of new or enhanced recreational facilities in the Parish will be supported, provided that the design and scale are in keeping with the local character and there is no adverse amenity impacts.

5

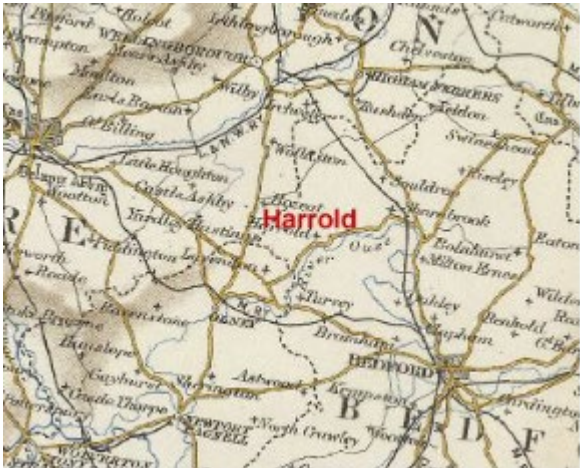
MONITORING AND REVIEWING THE PLAN

5.1 Monitoring

- 5.1.1 Responsibility for providing the leadership for the Harrold NDP will rest with Harrold Parish Council. Each Annual Parish Council meeting after the Plan is implemented will include an agenda item and detailed report in order to provide an update on the Harrold NDP. This will monitor the progress of the NDP in the previous year and the likely implications and impact of the NDP for the forthcoming year.
- 5.1.2 The Parish Council website www.harroldparishcouncil.com will carry up to date reports on the progress with the Plan during its lifetime.

5.2 Review

- 5.2.1 The Harrold NDP Steering Group is concerned to ensure that the Plan is actively managed over time. The NDP will, therefore, be subject to periodic review to ensure that it addresses and takes into account any changes that take place in both national policies and the Bedford Borough Development Plan.
- 5.2.2 There will be a mid-period review of the progress of the NDP in 2024/2025 by a Steering Group, which has a wider community base. The purpose of this review will be to guide the Parish Council in its stewardship of the NDP and to consider whether a review or amendment to the NDP should be proposed to Bedford Borough Council.
- 5.2.3 In 2028, or a date consistent with the timetable set out in the Local Development Scheme for the production of local development documents by Bedford Borough Council, the Parish Council will recruit a new Steering Group to undertake a review and to decide on the need for a subsequent NDP and, if so decided, to overview the development of a new NDP by the appointed Steering Group which would commence in 2031, or a date consistent with new local development documents produced by Bedford Borough Council.



6

SUPPORTING INFORMATION

6.1 Glossary of Terms

Affordable Housing: ~~Social rented, affordable rented and shared ownership housing provided to eligible households.~~ Housing for sale or rent, for those whose needs are not met by the current market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

~~Eligibility is determined with regard to local incomes and local house prices.~~

(a) ~~Affordable housing should include provision for rent:~~ meets all of the following conditions:

- (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
- (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
- (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation

at some point.

Consultation Statement: Consultation statements explain and demonstrate how engagement took place with the local community and others to shape the development of the neighbourhood plan. The consultation statement will include and summarise all the statutory (i.e. the pre-submission consultation) and non-statutory consultation that has taken place with the community, organisations and other relevant bodies to develop the plan.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development Plans: ~~This includes adopted Local Plans, neighbourhood plans and is~~ **is** defined in Section 38 of the Planning and Compulsory Purchase Act 2004 ~~and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.~~

Flood Risk Assessment: An assessment of the likelihood of flooding in a particular area so that development needs and flood mitigation measures can be carefully considered.

Green Infrastructure: 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.

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 asset~~ **it** includes designated heritage assets and assets identified by the local planning authority (including local listing).

Highway Authority: Highways authorities are responsible for producing the local transport plan and for managing existing or proposed new local roads in the area. Bedford Borough Council is the local highway authority.

Historic Environment: 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.

Infrastructure: Basic services necessary for development to take place: for example roads, electricity, sewerage, water, education and health facilities.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well the exterior of the building and any buildings or permanent structures within the curtilage of that listed building.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for ~~an~~ **a particular** area. **All references to local planning authority include the district council, London borough council, county council, Broads** ~~This could be a District Council, Unitary Authority, Metropolitan Council or a National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.~~ The Local Planning Authority for this area is Bedford Borough Council.

Local Plan: A plan for the future development of a local area, drawn up by the Local Planning Authority in consultation with the community. In law, this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. A Local Plan can consist of either strategic or non-strategic policies, or a combination of the two.

Localism Act: The Localism Act 2011 has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.

Material Consideration: A matter that should be taken into account in deciding a planning application or an appeal against a planning decision.

National Planning Policy Framework (NPPF): The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It also provides a framework within which local people and their accountable Councils can produce their own Neighbourhood Development Plans.

Neighbourhood Development Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular Neighbourhood (made under designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004).

Open Space: All open space of public value, including public landscaped areas, playing fields, parks and play areas and also including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Parish Council: Parish Councils are the first tier of local governance, and the closest to the community. Parish Councils are elected bodies and have the power to raise taxes via the precept. Their responsibilities vary.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation: A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Permission: Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought for in principle through outline planning applications, or sought in detail through full planning applications.

Public Open Space: Urban space, designated by a Council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

Rural Exception Site: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seeks to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion of the Local

~~Planning Authority, for example, where residential provision would~~ essential to enable the delivery of affordable units without grant funding.

Saved Policies/Saved Plan: Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

Section 106 Agreement: A legal agreement under section 106 of the 1990 Town and Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer that mitigate the impact of a development proposal or ensure that certain extra works related to a development are undertaken.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. The ~~its~~ extent ~~of it~~ is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Supplementary Planning Documents (SPD): Documents, which add further detail to the policies in the ~~Local Plan~~ development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the ~~d~~Development ~~p~~Plan.

Supplementary Planning Guidance (SPG): Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a Development Plan.

Sustainability Appraisal: An appraisal of the economic, environmental and social effects of a plan, from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

~~**Windfall Site:** Sites that have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.~~

6.2 Acknowledgments

Acknowledgements and thanks are due to the following; who all played a part in delivering this NDP:

- Residents, businesses, local groups and organisations who completed and returned survey forms and attended our consultation events.
- The Neighbourhood Plan Steering Group for their considerable energy and commitment in taking forward the development of the plan.
- Officers of Bedford Borough Council for the support and advice they gave through the NDP process.
- The Planning Consultant, PJB Town Planning, who provided great assistance with professional planning advice.
- Regeneration Positive for their advice and assistance in the preparation and adoption of the Harrold NDP.



6.3 Reference Documents

Reference material includes the following key documents:

- Bedford Borough Council Allocations and Designations Local Plan 2013 'Saved Policies'.
- Bedford Borough Council Local Plan 2002 'Saved Policies'.
- Bedford Borough Council Local Plan 2030.
- National Planning Policy Framework (NPPF) February 2019 **2021**.
- National Planning Practice Guidance.
- Town and Country Planning Act 1990 (Section 106 Planning Obligations).
- Localism Act 2011.
- The Neighbourhood Planning (General) Regulations 2012.

6.4 Evidence Base

Supporting evidence is available to support the NDP, its objectives and policies. This includes the Consultation Statement (with its appendices), the Basic Conditions Statement (with its appendices), and the Village Design Statement.

7

APPENDICES

7.1 **Policies Map**

7.2 **Village Design Statement**

7.3 **Policy Summary**



Bedford Borough Council Harrold Neighbourhood Plan POST- EXAMINATION DECISION STATEMENT

Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

This document is the decision statement required to be prepared under Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended). It sets out the response of Bedford Borough Council (“the Council”) to each of the recommendations contained within the independent examination report of the Harrold Neighbourhood Plan (“the Plan”) by independent examiner Mary O’Rourke, which was received by the Council on 1 September 2021.

This decision statement, the independent examiner’s report and the submission version of the Harrold Neighbourhood Plan and supporting documents can be viewed on the [neighbourhood planning pages](#) of the Council’s website.

BACKGROUND

Under the Town and Country Planning Act 1990 (as amended), the Council has a statutory duty to assist communities in the preparation of neighbourhood plans and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6, Chapter 3) sets out the Local Planning Authority's neighbourhood planning responsibilities.

This statement confirms that the modifications proposed in the examiner's report have been considered and accepted and that subject to making the recommended modifications (and other minor modifications) the Harrold Neighbourhood Plan may now be submitted to referendum.

The Harrold Neighbourhood Plan relates to the area that was designated by the Council as a Neighbourhood Area on 26 July 2016. This area is coterminous with the boundary of the parish of Harrold and is entirely within the Local Planning Authority's area.

Between 18 September and 30 October 2020, Harrold Parish Council undertook consultation on the draft Plan in accordance with Regulation 14.

Following the submission of the Harrold Neighbourhood Plan to the Council on 15 January 2021, the Council publicised the draft Plan for a consultation period and representations were invited in accordance with Regulation 16. This consultation took place between dates 1 March and 6 May 2021.

INDEPENDENT EXAMINATION

The Council appointed Mary O'Rourke, with the agreement of Harrold Parish Council, to undertake the independent examination of the Harrold Neighbourhood Plan and to prepare a report of the independent examination.

The examiner examined the Plan by way of written representations supported by an unaccompanied site visit of the Neighbourhood Plan Area on 7 July 2021.

The examiner's report was formally received by the Council on 1 September 2021. The report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to

referendum. The examiner also recommends that the referendum area be extended to include the dwellings opposite the housing allocation site on Odell Road in Odell Parish.

Following receipt of the examiner's report, legislation requires that the Council considers each of the modifications recommended, the reasons for them, and decides what action to take. The Council is also required to consider whether to extend the area to be covered by the referendum.

DECISION AND REASONS

Having considered each of the recommendations made in the examiner's report and the reasons for them, the Council has decided to accept all of the examiner's recommended modifications to the draft Plan. These are set out in Table 1 below.

The Council considers that, subject to the modifications being made to the Plan as set out in Table 1 below, the Harrold Neighbourhood Plan meets the basic conditions explained in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), is compatible with the Human Rights Convention and that the requirements of paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) have been met.

The examiner recommended that the Plan should proceed to a referendum and that the referendum area should be the designated Harrold Neighbourhood Area plus those properties in Odell Parish between High Street, Odell and Westwood Farm and Nursery on the eastern side of Odell Road. The Council has considered this recommendation and the reasons for it, and has decided to accept it.

These decisions were made by the Mayor on behalf of the Council's Executive on **date???**.

As a consequence of the required modifications, the Council will alter the Harrold Neighbourhood Plan in order that it can proceed to referendum.

The Neighbourhood Plan document will be re-titled **Referendum Version**. The date for the referendum and further details will be publicised shortly once a date is set by the Council.

Table 1: Decisions on the Examiner's Recommended Modifications to the Harrold Neighbourhood Plan

Proposed Modification Number	Harrold Neighbourhood Plan Reference	Examiner's Report Reference	Recommended Modification and Reason	Bedford Borough Council Decision/reasoning
PM1	Front cover	Para 3.3 Page 9	Insert under Heading ' 2020-2030 '.	Agree with the recommendation for the reasons set out in the examiner's report.
PM2	Page 25	Para 4.37 Page 20	In policy NDP2, add the following policy criterion: <i>'Improvements to biodiversity should be integrated into the site layout and design.'</i>	Agree with the recommendation for the reasons set out in the examiner's report.
PM3	Page 26	Para 4.37 Page 20	In policy NDP3, add the following policy criterion: <i>'Improvements to biodiversity should be integrated into the site layout and design.'</i>	Agree with the recommendation for the reasons set out in the examiner's report.
PM4	Page 27	Para 4.40 Page 21	In policy NDP4, after the words 'given to' add: 'the National Design Guide and the National Model Design Code and the..'	Agree with the recommendation for the reasons set out in the examiner's report.
PM5	Page 28	Para 4.41 Page 21-22	In policy NDP5, delete the second sentence starting 'However, special care'.	Agree with the recommendation for the reasons set out in the examiner's report.

PM6	Page 29	Para 4.44 Page 22	Delete policy NDP6.	Agree with the recommendation for the reasons set out in the examiner's report.
PM7	Page 30	Para 4.46 Page 22-23	Delete policy NDP7.	Agree with the recommendation for the reasons set out in the examiner's report.
PM8	Page 33	Para 4.49 Page 23	In policy NDP10, delete in the first line the words ' <i>with low amenity impacts</i> '.	Agree with the recommendation for the reasons set out in the examiner's report.
PM9	Paragraph 1.3.6	Para 4.51 Page 24	In the fourth line, replace '30' with ' 25 ' new homes.	Agree with the recommendation for the reasons set out in the examiner's report.
PM10	Paragraph 1.3.10	Para 4.51 Page 24	References should be to ' Historic England ' not 'Heritage England'.	Agree with the recommendation for the reasons set out in the examiner's report.
PM11	Paragraph 3.2.1	Para 4.51 Page 24	In the tenth line, replace policy '3S' with policy ' 4S '.	Agree with the recommendation for the reasons set out in the examiner's report.

PM12	Page 25	Para 4.51 Page 24	In policy NDP1, reference in the fifth line should be to the Policies Map to be found at section 1.1.2 of the Plan.	Agree with the recommendation for the reasons set out in the examiner's report.
PM13	Paragraph 3.6.3	Para 4.51 Page 24	In the seventh line, replace policy '78' with policy ' 75 '.	Agree with the recommendation for the reasons set out in the examiner's report.
PM14	Page 25 Page 27	Para 4.52 Page 24	In policy NDP1, in the penultimate sentence after 'vicinity' add: ' with the aim of creating beautiful and safe places.' In policy NDP4, in i. after 'character' replace text with: 'and appearance, beauty and safety of the village;' .	Agree with the recommendation for the reasons set out in the examiner's report.

September 2021