



Harrold NEIGHBOURHOOD PLAN

PLANNING HARROLD'S FUTURE

**NEIGHBOURHOOD
DEVELOPMENT PLAN
2020 – 2030**

SEPTEMBER 2021: POST EXAMINATION VERSION V9.2

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FOREWORD

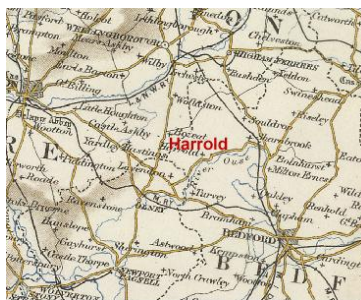
Neighbourhood Planning in England was introduced by the Localism Act 2011 and it enables local communities to be more closely involved in the decisions which affect them.

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
<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 Policies Map to be found at section 1.1.2 of the plan.</i> <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> <i>Housing sites should provide a mixture of 2 and 3 bedroomed housing, bungalows and the provision of accommodation suitable for elderly persons.</i> <i>Development proposals should be in keeping with the existing character of the village.</i> <i>New development should seek to preserve and where possible enhance existing visual and landscape features of the village and the adjoining countryside.</i> <i>Developments should have regard for the prevailing built character in the immediate vicinity with the aim of creating beautiful and safe places.</i> <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>	
Policy HARROLD NDP2	Land at Odell Road, Harrold
<i>The land at Odell Road shall make provision for 17 dwellings. This shall consist of 11 market and 6 affordable units.</i> <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</i>	

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.

Improvements to biodiversity should be integrated into the site layout and design with applications supported by a Preliminary Ecological Appraisal.

Policy HARROLD NDP3	Land East of Orchard Lane, Harrold
<i>The land at east of Orchard Lane shall make provision for 8 dwellings.</i> <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> <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> <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> <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> <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> <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> <i>Improvements to biodiversity should be integrated into the site layout and design with applications supported by a Preliminary Ecological Appraisal.</i>	

Policy HARROLD NDP4	Harrold Village Design Statement
<i>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 -</i> <i>i. be sensitively designed taking opportunities to protect and improve the character, appearance, 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>	

Policy HARROLD NDP5	Heritage Assets
<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>	

Policy HARROLD NDP6	Existing Community Facilities
<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>	

Policy HARROLD NDP7	New Community and Retail Facilities
<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>	

Policy HARROLD NDP8	New Business Uses
	<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> <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.

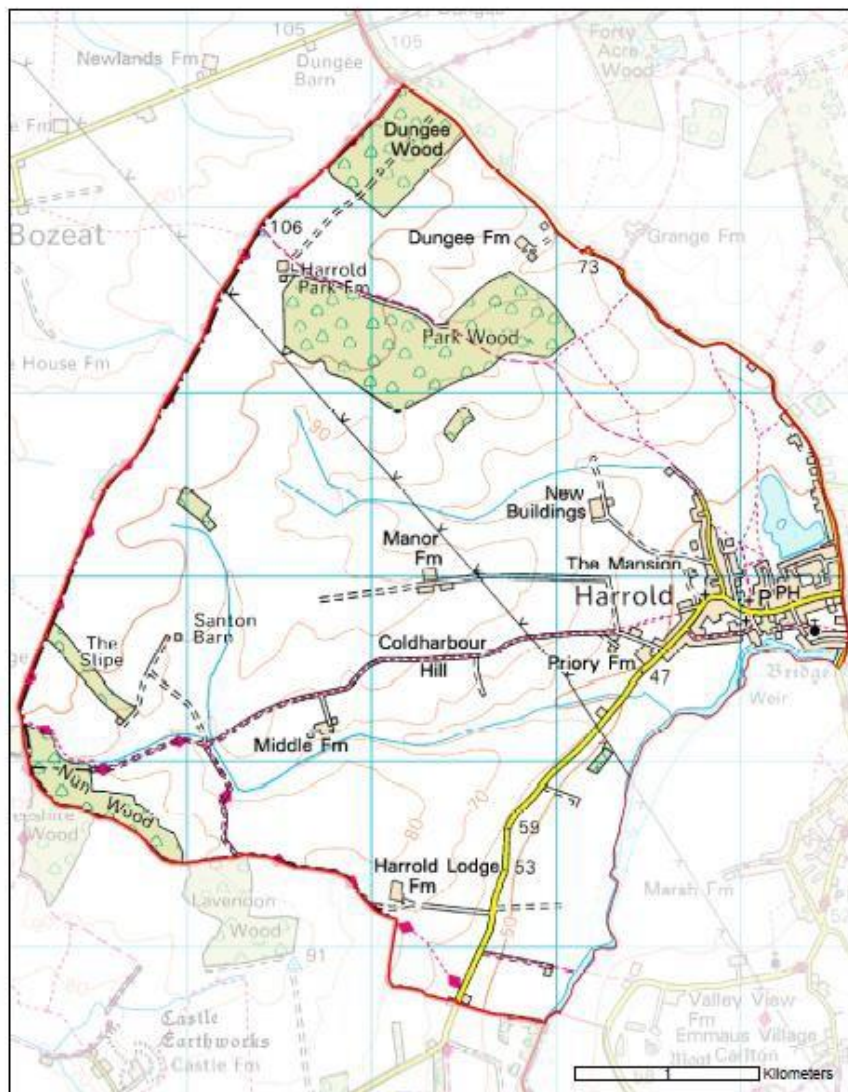
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INTRODUCTION

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



Parish of Harrold

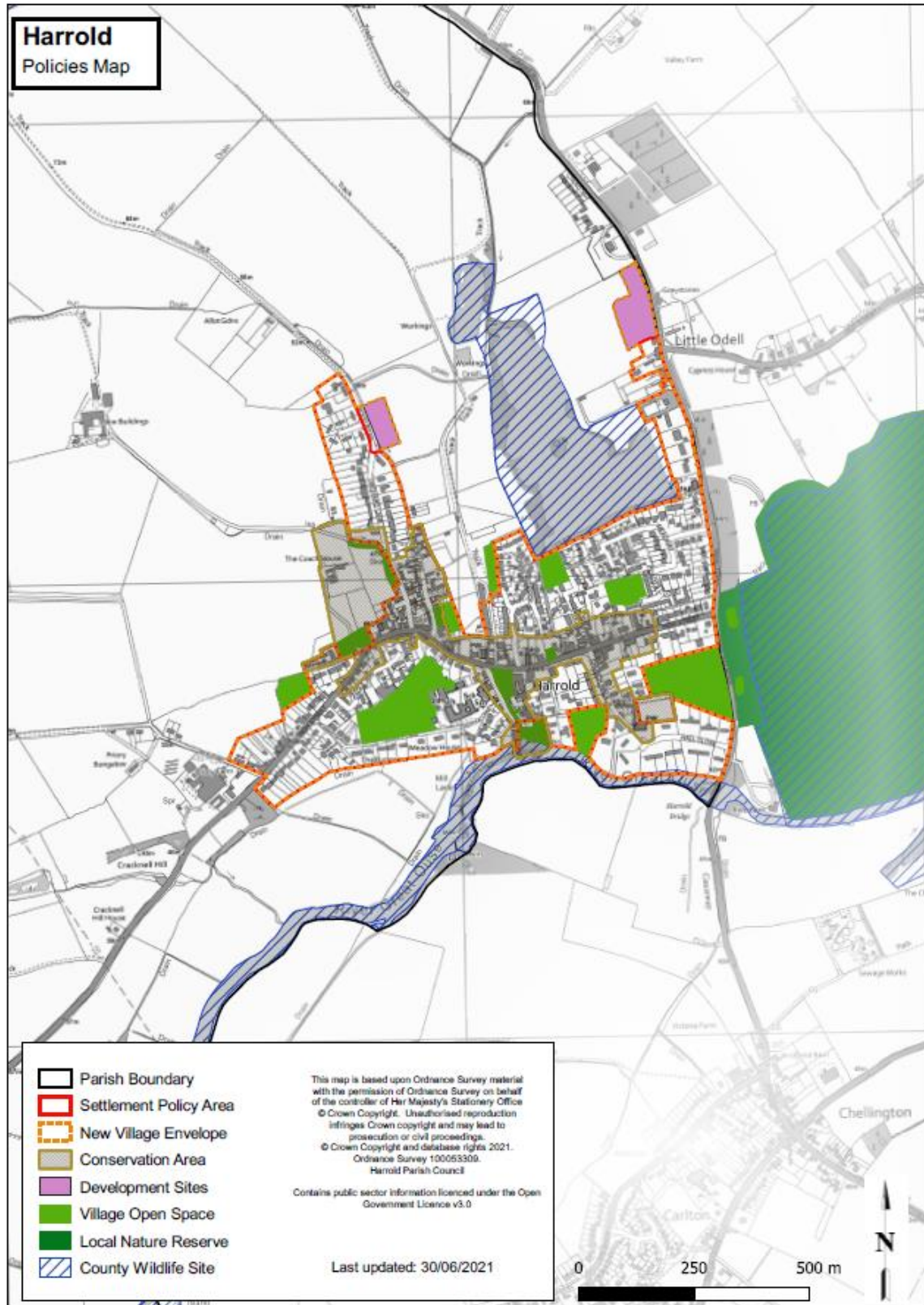
BEDFORD BOROUGH COUNCIL

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1:23,000

- 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:
- Local Plan 2030*
 - Bedford Borough Local Plan 2002 saved policies (BBLP)*
 - Continuing policies of the Allocations and Designations Local Plan 2013 (ADLP)*
 - Saved policies in the Minerals and Waste Local Plan 2005*
 - Minerals and Waste Local Plan: Strategic Sites and Policies 2014*
 - 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 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 *Green Infrastructure Opportunity Zones*
- AD39 *Cycling*
- AD40 *Village Open Spaces and views*

Local Plan 2030

- 2S *Healthy communities*
- 3S *Spatial Strategy*
- 5S *Development in villages with a Settlement Policy Area*
- 7S *Development in the Countryside*
- 28S *Place Making*
- 29 *Design quality and principles*
- 30-33 *The Impact of Development*
- 37 *Landscape Character*
- 38 *Landscaping in New Development*
- 39 *Retention of Trees*

40	Hedgerows
41S-	Historic environment and Heritage Assets
42S	Protecting biodiversity and geodiversity
43	Enhancing biodiversity
44	River Great Ouse
45	Local Green Spaces
46S	Use of previously developed land and use of undeveloped land
51S	Climate Change Strategic Approach
53	Development layout and accessibility
57	Renewable energy – general impact
58S	Affordable Housing
59S	Housing Mix
65	Reuse of rural buildings in the countryside
67	Affordable housing to meet local needs in the rural area
75	New employment development in the countryside
84	All shop units
91	Access to the countryside
92	Flood risk
93	Sustainable drainage systems
94	Broadband
98	New community facilities
99	Loss of existing sports and community facilities

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 – *Historic England, Natural England and the Environment Agency*. Responses were received from *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.

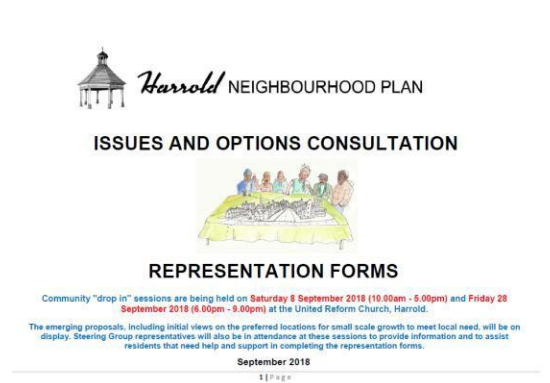
- 1.3.11 The Harrold NDP has therefore been drafted to embrace the principles of sustainable development and the twelve core planning principles, in so far as they can be applied to the Parish.

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	6, 7
<i>Sub-Objective 1: To protect and enhance local amenities which provide a community focus</i>	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>	8
<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>	6
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	8
<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>	8
<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>	8

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 '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
<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 Policies Map to be found at section 1.1.2 of the plan.</i> <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> <i>Housing sites should provide a mixture of 2 and 3 bedroomed housing, bungalows and the provision of accommodation suitable for elderly persons.</i> <i>Development proposals should be in keeping with the existing character of the village.</i> <i>New development should seek to preserve and where possible enhance existing visual and landscape features of the village and the adjoining countryside.</i> <i>Developments should have regard for the prevailing built character in the immediate vicinity with the aim of creating beautiful and safe places.</i> <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>	

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 map at 1.1.2.

Policy HARROLD NDP2	Land at Odell Road, Harrold
<i>The land at Odell Road shall make provision for 17 dwellings. This shall consist of 11 market and 6 affordable units.</i> <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> <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 be permitted by BBC off a private drive;</i> <i>iv. a new footway to connect with the existing one on Odell Road.</i>	

- 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 map at 1.1.2.

Policy HARROLD NDP3	Land East of Orchard Lane, Harrold
	<i>The land at east of Orchard Lane shall make provision for 8 dwellings.</i> <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> <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> <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> <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> <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> <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> <i>Improvements to biodiversity should be integrated into the site layout and design.</i>

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 HNPD. 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
	<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> <i>i. be sensitively designed taking opportunities to protect and improve the character and appearance, 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
<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.</i>	

3.3 Infrastructure & Access

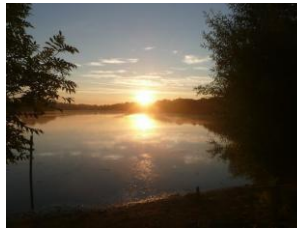
- 3.3.1 When new homes are built, it is important that the associated and essential infrastructure and utilities are provided for occupiers to meet their modern living needs. This is all the more relevant given that infrastructure and utilities in rural areas typically develop much more slowly than urban 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 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.

- 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.

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.
- 3.4.3 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 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 NDP6	Existing Community Facilities
	<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>

- 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 NDP7	New Community and Retail Facilities
	<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>

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 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 NDP8	New Business Uses
<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> <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

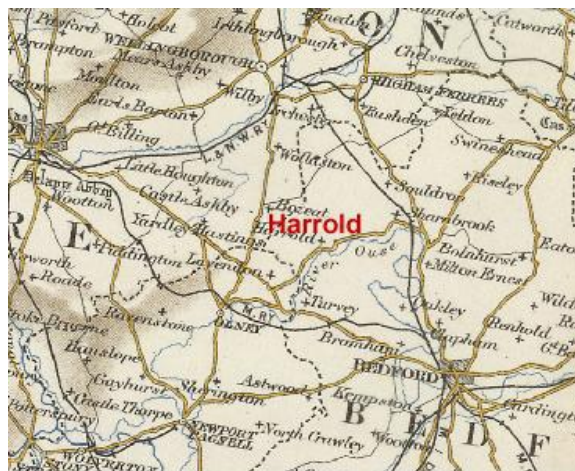
MONITORING AND REVIEWING THE PLAN

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: housing for sale or rent, for those whose needs are not met by the 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:

a) Affordable housing 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 Plan: 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. 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 a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, 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 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 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 seek 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, for example where 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. Its extent 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 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 development 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.

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 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