

# HAYNES PARISH



NEIGHBOURHOOD  
PLAN 2020-2035



DRAFT  
MARCH 2020



HAYNES PARISH COUNCIL





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NEIGHBOURHOOD  
PLAN 2020-2035



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## Foreword



### **Haynes Neighbourhood Plan Steering Group (HNPSG) – a Subgroup of Haynes Parish Council.**

Dear Haynes Residents,

The Haynes Parish Neighbourhood Plan (NP) is an important (legal) document that has been developed and builds upon the success of our Haynes Parish Plan. Comprehensive information about Neighbourhood Planning can be found via the internet (using Google) and, most importantly, at the Central Bedfordshire Council (CBC) website, where we first registered our intentions.

The village of Haynes enjoys an open rural environment, being located on The Greensand Ridge; an important amenity area for Central Bedfordshire. Recently this area has been formally recognised by “The Greensand Country Landscape Partnership” which is an extensive, lottery funded project, seeking to protect our rural environment and enhance the landscape. Additional information is available at the Bedfordshire Rural Communities Charity (BRCC) website.

Please note that each household will be entitled to a paper copy of the basic NP report. A complete set of Haynes NP documents can be download from our website at: [www.haynesvillage.com](http://www.haynesvillage.com)

In developing the NP, it was decided that our best interests would be served by developing a comprehensive Green Infrastructure Plan (GIP) for Haynes Parish. Green infrastructure assets include: Accessible Greenspace, Habitats for wildlife. Historic Parks, Gardens and Landscapes etc. A comprehensive set of maps is included with the report.

We were fortunate to employ The Greensand Trust to carry out this work. A comprehensive report was produced as an integrated part of our NP submission to CBC. This report is also available for downloading from our website.

We wish to thank all the residents of Haynes and especially the Haynes Parish Council for their patience and continued support in the production of these Neighbourhood Planning documents.

Finally, we started this work in 2017/18! The HNPSG have had over 30 meetings to review many local and national developments and their possible effect on our parish. As a result, we employed a professional Planning Consultant to ensure the format and content of our document was correct and met all legal requirements: it has taken much longer to complete, for many reasons – now history.

This work has been carried out in a very cost-effective manner; primarily funded by Government Grant and support by Haynes Parish Council. Additional local expertise on Information Technology and Graphic Design has been used in the preparation of these documents: many thanks to all concerned.

CBC still seeks statutory endorsement of their Local Plan (of which our NP will form a part!) by the end of 2020. The NP is not a static document. It will provide an important framework for the Parish Council to review all future development within Haynes Parish (and its wider environment), when in discussion with CBC.

**Signed on behalf of HNPSG**

**Peter Hickman - HNPSG Chairman.**

.....

**Principal HNPSG Members:**

**Bruce Gowans** - and Haynes PC | **Andrew Phillips** - and Haynes PC

**Brian Oertel** - ex Haynes PC | **John Goodge** - ex Haynes PC

**Robert Robertson** - Architect and Builder

**Sally Chapman** - Neighbourhood Planning Consultant

# 1

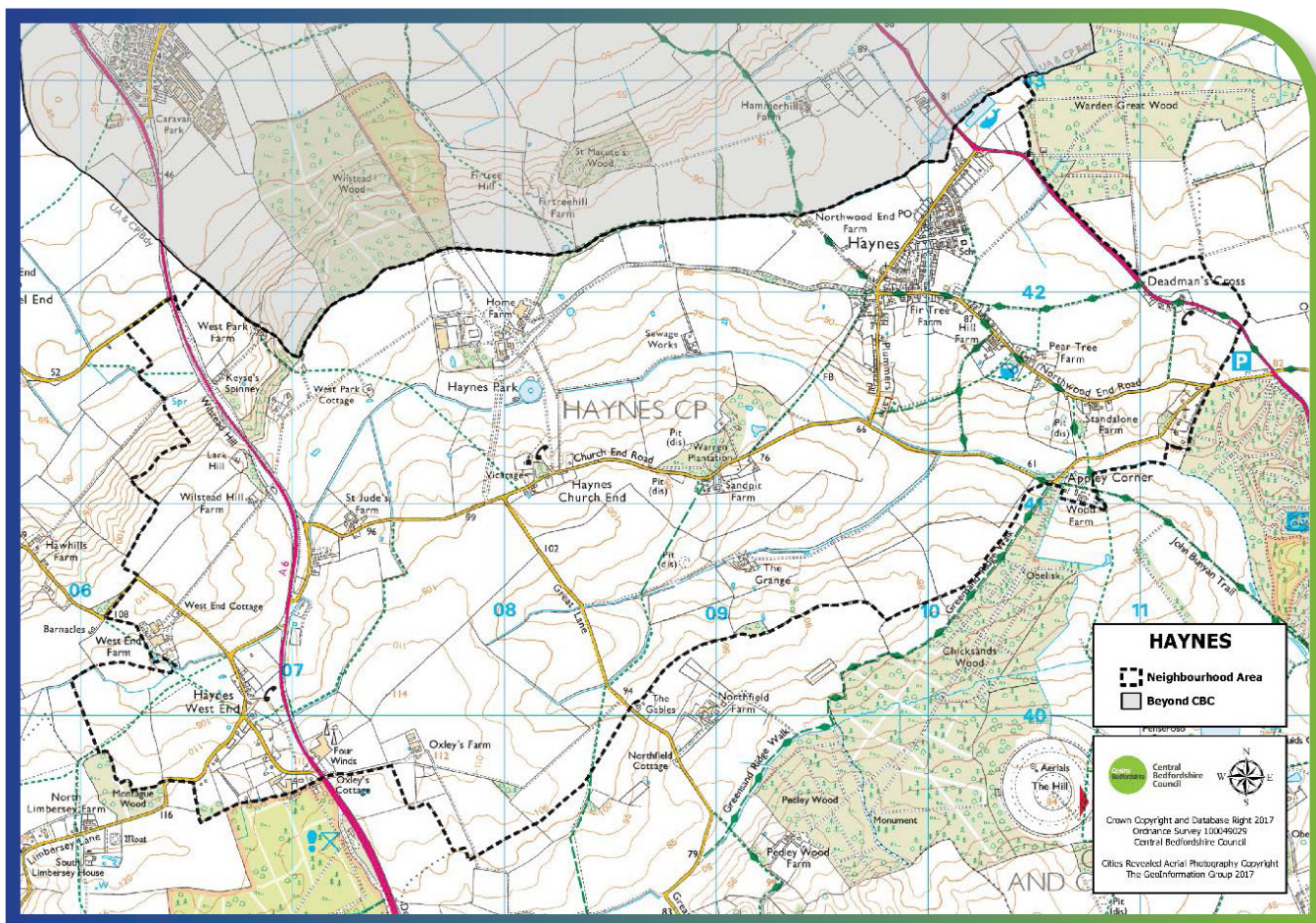
## Introduction



- 1.1** In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Parish Councils and when they have gone through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. It also provides local people with a say on how land use and buildings can develop over time, such as protecting open spaces and improving local character.
- 1.2** Producing a Neighbourhood Plan is a formal process involving several stages, governed by the Neighbourhood Planning Regulations 2012, but critically important is that the Plan is developed with continuing community involvement. In order to rigorously test the policies of a neighbourhood Plan, an independent Examination is carried out. The Neighbourhood Plan must conform to the following ‘basic conditions’:
- consistency with local planning policy
  - demonstrates how the plan will contribute towards sustainable development
  - regard to national policy;
  - general conformity with strategic local policy;
  - contributing to the achievement of sustainable development;
  - compatibility with EU obligations; and
  - meet prescribed conditions and comply with prescribed matters.
- 1.3** Once the Plan has passed Examination, it is voted upon in a referendum by Parish residents and if a simple majority ‘yes’ vote is achieved, then the Neighbourhood Plan is ‘made’ by Central Bedfordshire Council and comes into force as a planning document with legal weight in decision-making.
- 1.4** The Parish Council engaged the whole community in a series of consultation events during 2016 and 2017 and following this, published a Parish Plan in 2017 covering the period 2017-2027. The next step was to produce the Neighbourhood Plan. This Plan will have a time-frame of 2018 to 2035, consistent with the CBC Local Plan. The Neighbourhood Area which is contiguous with the Parish boundary was designated 12th December 2016.







**1.5** The Neighbourhood Plan sets out a vision for the Parish and sets out a number of objectives. It:

- Lists the issues to be tackled and resolved over the Plan period from 2018 to 2035, with base data from 2016-18;
- Sets the context for the development of policies which respond to the issues identified;
- Considers whether there should be more housing and opportunities for employment in the Parish and if so, what type of development should it be;
- Addresses transport and access issues including traffic on our roads, and the provision of public transport and opportunities for walking and cycling;
- Contains policies for the provision of community, social and leisure facilities;
- Contains policies for the protection, enhancement and creation of biodiversity - including green spaces and access to the countryside; and
- Contains policies for the protection of important buildings and our historic built assets, as well as design issues.



# 2

## The Strategic Policy Context



### The National Planning Policy Framework

- 2.1** The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. Neighbourhood planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. The NPPF states that Neighbourhood Plans should set out a positive vision for the future of the local area with planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

### Sustainable development

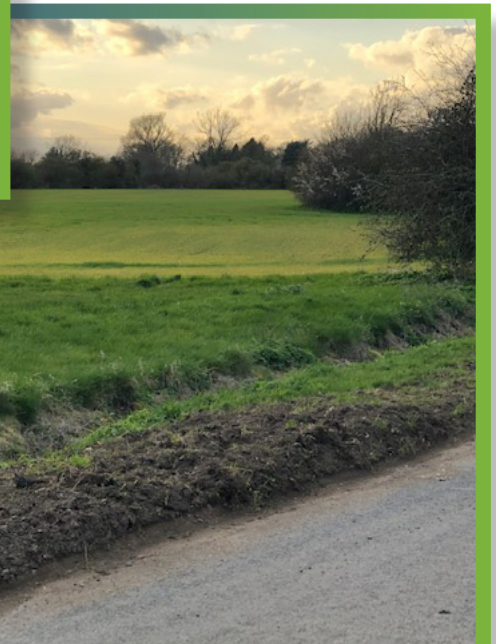
- 2.2** The Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people's quality of life, and to provide a wider choice of high quality homes.
- 2.3** Therefore, the aims objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.
- 2.4** A Strategic Environmental Assessment (SEA) Screening Opinion has to be undertaken on the emerging Neighbourhood Plan to assess whether such a plan is likely to impact on the environment. This is done in conjunction with a Habitats Screening Assessment as the Neighbourhood Plan emerges. This Neighbourhood Plan will not necessitate a SEA, or a Habitat Regulation Assessment (HRA); since we are unlikely to have any impact on European sites.





## Local Planning Documents

**2.5** The Development Plan currently consists of the Core Strategy and Development Management Policies Development Plan Document 2009 and the Site Allocations Development Plan Document 2011. Central Bedfordshire Council are undertaking a new Local Plan up to 2035, which was submitted for Examination in April 2018 and Hearings were held in May, June and July 2019. The Inspectors report is currently awaited. This Local Plan includes new policies for development management as well as allocating sites for new housing and employment development. One site is allocated in Haynes, Land South of Northwood End Road for 29 dwellings.



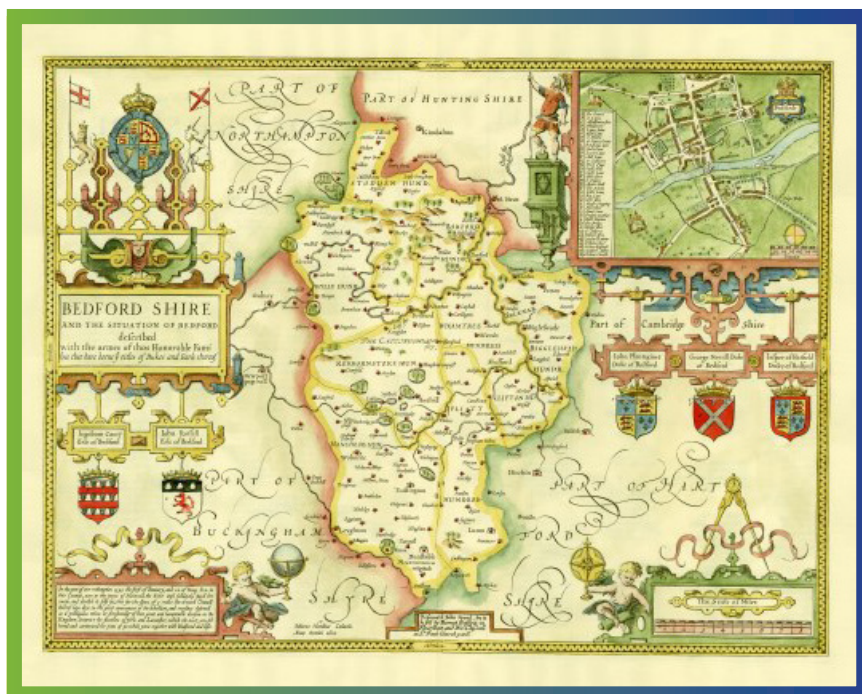
# 3

## Parish Description

- 3.1** Haynes is a very attractive rural village set in rolling countryside. It is a village which consists of several dispersed built up areas known as ‘Ends’ with a ‘Cross’. These are West End, Church End, Silver End, Northwood End and Deadman’s Cross. It is located on the Greensand Ridge, south of Bedford.

### History and Heritage

- 3.2** Information about the history of Haynes Parish starts in 1086 with The Domesday Book, in which Haynes is listed as “Hawnes” in the “Hundred of Flitton” Bedfordshire. “Hawnes” was the Anglo-Saxon word for hedges, from which modern-day “Haynes” is derived. The reference to hedges may be a link to hedges within the parkland used to check the deer and force them to stand at bay when hunted. At the time of the Norman Conquest, Achill of Ware, the King’s thane, held Haynes. In early medieval times, the main village settlement was around the church, up to the ridge to the north. It is thought that sometime in the thirteenth century, the expanding population in Church End led to new hamlets at Silver and Northwood Ends. Modern-day Haynes is a dispersed parish of four “Ends” with a “Cross” (West End, Church End, Silver End, Northwood End and Deadman’s Cross), which developed around the manor of Haynes Park. Haynes Church End is believed to be the smallest conservation area in England.

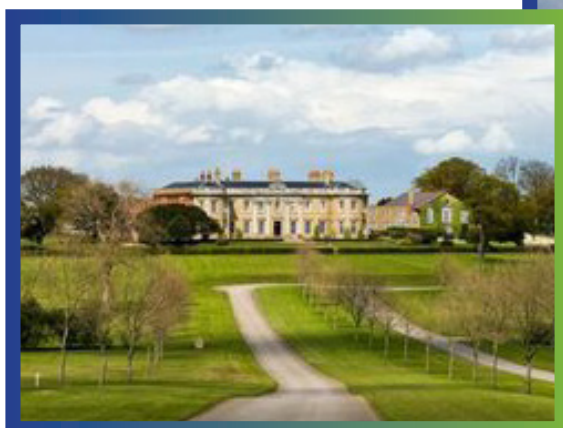




**3.3** Our local heritage also includes “The Grange Room”, from Grange Farm. Fine pine paneling from a banqueting hall in the farm, possibly originally from Houghton House (c1621), is now at the Victoria and Albert Museum in London. Huge oak beams from nearby Chicksands Wood were used to support the Lantern Tower of Ely Cathedral, and the “Haynes Hoard” of Roman coins and other artefacts now in Bedford Museum was found to the east of Plummers Lane. There are several interesting and important archaeological sites throughout the parish, as well as the cross-county Greensand Ridge walk and The Bunyan Trail.

## Landscape

**3.4** Haynes is set on the greensand ridge which is a 35 mile long narrow wooded sandstone ridge rising out of the surrounding clay vales to the south of Bedford and the Flit valley. The parish is at the heart of Greensand Country, a Heritage Lottery funded project called the Greensand Country Landscape Partnership programme. Greensand Country contains all of Bedfordshire’s remaining heathland, more than half of its woodland, and more surviving historic parkland than any other landscape in the country, often surrounding notable manor houses such as Haynes Park. This landscape character is a legacy of its underlying Greensand geology, which led to much of it being regarded as (marginal land) not suitable for agriculture, as well as its management over centuries by major estates.



## Green Infrastructure (GI)

**3.5** Green Infrastructure (GI) is a descriptive term which describes the network of open spaces, countryside, footpaths, the heritage landscape, rivers/stream etc. A good GI network can significantly improve people's quality of life and health as well as providing habitats for plants and wildlife. A Green Infrastructure Plan for the Parish was prepared in 2018/19 and is a background technical document.



**3.6** The cross-county Greensand Ridge Walk crosses this scenic rural landscape and there is a local walk, the Three seat (P3) Walk providing extensive views of the Greensand valley.

## Education

**3.7** Haynes Lower School in Foresters Close is a Lower School for ages 2-9 and currently rated outstanding by Ofsted.

**3.8** The School has a nursery which is financed and administered by the School Governors.

**3.9** Secondary school children go to the Samuel Whitbread Academy or Redborne Academy. CBC provide transport to Samuel Whitbread, but parents pay for coaches to Redborne and Harlington.

## Recreation facilities

**3.10** The Playing Field has two football pitches, a slide, swings, rocket ship and climbing frames. The Village Hall is located on the corner of the Playing Field and residents have constructed a community garden adjacent to the Northwood End Road entrance to the playing field.





## Local business, services and employment

- 3.11** The parish has a number of local businesses: Woburn Country Foods, light Engineering, Printing, Personnel Services (Nail Bar, etc.), a Shop with Post Office, Public House, Garage and Restaurant.



## Population and Household Data

- 3.12** In 2011, the census showed that the parish of Haynes had 1,199 residents in 485 dwellings. The total population since 2001 has increased by 300 with a decrease in the number of children (age 0-15), and a decrease in the 16-64 age group and a marked increase in the 65+ group.
- 3.13** The majority of households are owner occupiers in Haynes, with higher levels of properties owned outright, and lower levels of social and private renting, than the Central Bedfordshire averages. There are considerably more detached houses (52.4%), with correspondingly fewer terraced houses and flats, in Haynes compared to Central Bedfordshire averages. This is likely to indicate a relative lack of affordable properties.



# 4

## Consultation



- 4.1** Consultation has been carried out with the community throughout 2016 and 2017, with the intention of producing both a Neighbourhood Plan and a Parish Plan. The views of the community have informed the development of the Neighbourhood Plan vision, and its overarching objectives and policies. This has been possible through a programme of consultation events involving several meetings open to all villagers. In addition, the community has engaged in the production of key evidence-based documents underpinning the Plan; in particular, the Haynes Parish Plan and the Green Infrastructure Plan.
- 4.2** The Neighbourhood Plan followed directly on from the development of our comprehensive Parish Plan. A number of workgroups were set up throughout the year to consider the following;
- **Travel, transport, roads and paths**
  - **Church, community and leisure**
  - **Policing and community safety**
  - **Conservation, farming and the environment**
  - **Housing and future development**
  - **Communications and information technology**
  - **Children, schools and young people**
- 4.3** A copy of the Haynes Parish plan is considered an integral part of our NP evidence base and submission. A copy is available for download, from our website [www.haynesvillage.com](http://www.haynesvillage.com).
- 4.4** As an integral part of our NP we developed a NP Green Infrastructure Plan (NP-GIP). This was carried out by The Greensand Trust (GST) – a well-respected (by CBC) local charitable organisation associated with The Greensand Ridge environment; on which Haynes Parish stands. A copy of our NP-GIP is available from our website. Details of the main public consultation events in developing the GIP are listed at the back of the document.







## Greensand Country Landscape Partnership



- 4.5** To meet the requirements of the neighbourhood planning process we have consulted all local businesses and utilities and kept our local community informed by the (monthly) Haynes Parish Magazine, our website, and Haynes Parish Council.
- 4.6** A major Lottery funded project – called The Greensand Country Landscape Partnership project seeks to protect and enhance the Greensand Rural Environment. It is run by the GST and BRCC (Bedfordshire Rural Communities Charity): and is fully supported by Haynes Parish. A number of GCLP workgroups have been established and supported: for example, one is associated with Historic Parklands of which Haynes Park is of interest.
- 4.7** The details of these consultations are set out in the Consultation Statement.
- 4.8** This Plan is the Pre-Submission draft of the Neighbourhood Plan. Prior to submission, we are required by legislation - specifically Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) - to consult with our community, key stakeholders and statutory consultees. This Plan will therefore, be subject to a consultation period in 2020.
- 4.9** Following the pre-submission consultation, we will consider all representations made and incorporate any necessary amendments to the Plan before submitting to it CBC. We will report how we have amended the Plan between pre-submission stage and submission stage in the Consultation Statement.



# 5

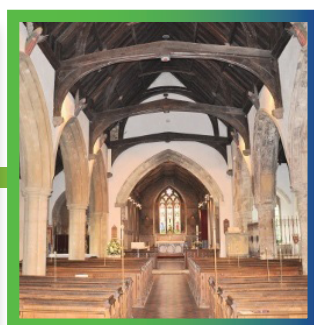
## Vision and Objectives



- 5.1** The Vision and Objectives of this Neighbourhood Plan have been carefully developed and refined by the Parish Council to reflect the priorities of the community and help set the future of the village. At the launch events for the Neighbourhood Plan held in Haynes, residents were invited to tell the Steering Group what was important to them about the area and what they wanted the future of the Village to look like. Comments made at these events, together with the results of the residents' survey, enabled a vision and a number of objectives to be drafted.
- 5.2** These were then tested at a further drop in session, with residents during 2016-18. The Vision is the overall aim of the Neighbourhood Plan and the Objectives are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications.

## VISION

Our Vision for the Parish of Haynes is for it to be a pleasant, tranquil and hospitable place to live and thrive in, with a sense of community and where people support and value one another. Over the Plan period the Village will retain its distinctive rural character, with emphasis on protecting the quality of its built settlements, its surrounding landscape quality and enhancing its green spaces. It will also encourage the growth of its sense of community, the potential for community activities and for work within the community.



# OBJECTIVES

- 1** To safeguard the character and integrity of the built settlements of Haynes: West End; Church End; Silver End; Northwood End and Deadman's Cross, whilst recognising its distinct individual identity.
- 2** To protect the rural character of the Parish, conserving and enhancing the attractiveness of the countryside and landscape whilst encouraging the provision of more green spaces and protection of existing green spaces.
- 3** To ensure that any housing developments meet the needs of the Parish and are appropriate in design and allow for a small number of affordable homes to meet identified housing needs.
- 4** To establish and maintain the highest quality of future building development.
- 5** To preserve the special historic character of the Parish, including its heritage.
- 6** To support proposals and work to achieve reducing the speed and volume of traffic through all parts of the Village.
- 7** To retain and encourage local facilities and small scale local businesses.





# Development Strategy for the Parish



## Introduction

- 6.1** The Parish has a distinctive rural character and new development should protect, reflect and enhance that character. There is a need for all new housing, commercial or community use development to contribute to the quality of life for residents, including healthy lifestyles, access to local services, green open spaces, safe places for active play, and to be accessible by walking and cycling and public transport.

## Rural character

- 6.2** Haynes is a dispersed parish of four “Ends” with a “Cross” (West End, Church End, Silver End, Northwood End and Deadman’s Cross), which developed around the manor of Haynes Park. The main village comprises a compact village around the junction of Plummers Lane and North Lane with mixed ages, styles and sizes of dwellings which spreads north along Silver End Road and east along Northwood End Road. Deadmans Cross, Church End and West End are entirely detached from the main village. Extending development out from these separate clusters of buildings will be resisted because of the resulting erosion of identity of the Ends.
- 6.3** The rural character of the Parish should be preserved as much as possible, whilst allowing some development of individual buildings and some new housing to ensure the future vitality of the Parish. Any new development, whether extensions to dwellings or new dwellings or other buildings need to be carefully considered in their context to maintain this rural character. This can be done by ensuring that massing and orientation of buildings respect the adjacent buildings or street scene and that boundary treatment is ‘traditional’ such as hedgerows, or low walls. Large masses of building or extensive use of hard landscaping would represent inappropriate ‘urbanisation’ of the area and erode the character so much valued by the residents. Existing features such as trees, hedgerows and views between buildings should be maintained to keep the rural context.





- 6.4** Development proposals should include a Design and Access Statement, or other written statement related to the scale and complexity of the scheme, which shows that the development has been designed to specifically relate to its setting. This is essential to ensure that the special character of the parish is protected and its local distinctiveness is enhanced and reinforced.



## Policy DS1: Rural Character

**All new development will be required to respect the rural character of the area by ensuring that:**

- buildings are of an appropriate scale and density in relation to the setting;
- the resulting pattern of development is appropriate to the surroundings;
- the separation of the West End, Church End and Deadmans Cross from the main village is maintained;
- the locally distinctive character is enhanced;
- mature vegetation is conserved and enhanced;
- views into/from the site are retained where possible to enable easy access and navigation through as well as preserving the rural character;
- car parking is contained within landscaping so that it does not dominate the street;
- materials are used which are appropriate to the development's context.



## Settlement Envelope

- 6.5** The Residents' Survey of 2016 showed that residents in Haynes were split 50/50 between those who wanted no further housing development and those who only wanted small-scale, new development up to an estimated 31 dwellings: plus, a limited amount of small-scale provision for business and work.
- 6.6** The built up areas of settlements are set within Settlement Envelopes which are defined by Central Bedfordshire Council in the Core Strategy and Development Management Policies DPD. Settlement Envelopes are designed to separate domestic uses from countryside uses, such as agricultural land and are a statement of fact representing the existing use on the ground. They have been reviewed through the emerging Local Plan in January 2018. (Settlement Envelope Review 2018). Haynes main village (which comprises Silver End and Northwood End) has a Settlement Envelope as shown on the Policies Map (Appendix 1) and is classified in the emerging Local Plan as a 'Large Village'. Previously in the existing development plan, Haynes was classified as a Small Village and this reclassification remains controversial with residents given the relative paucity of facilities and services. The remaining built up parts of the village (i.e. West End, Church End and Deadman's Cross) are not classified, so for planning policy purposes are seen as open countryside.





- 6.7** The Local Plans (both existing (DM4) and emerging (SP7)) have policies which restrict development outside Settlement Envelopes to retain and protect open countryside from inappropriate development. Within Settlement Envelopes of Large Villages, small-scale housing and employment uses, together with new retail, service, and community facilities to serve the village and its catchment are supported. Where an identified need exists for further community facilities (such as education, health, sports and recreation uses or mixed community uses) and there is no land is available within the settlement, a site adjacent to the settlement may be acceptable. Beyond Settlement Envelopes, only certain types of development suitable for such a location would be considered.
- 6.8** Policy DS2 supports this approach and clarifies the intent of the Local Plan policies and ensures that new development within the Settlement Envelope respects the rural character of the village and any adjoining uses and that appropriate boundary treatment is used.

## **Policy DS2: Development within and beyond the Settlement Envelope**

**Appropriate new development, including housing, will be supported on infill or redevelopment sites inside the settlement envelope where there is no adverse impact on existing residential, retail, employment and community uses.**

**All development proposed should meet the following criteria:**

- There would be no significant adverse impact on the amenity of the occupiers of neighbouring properties through loss of privacy; overshadowing; overbearing by a building or structure; car parking; removal of mature vegetation or landscaping and additional traffic resulting from the development;
- Provision is made for appropriate boundary treatment to retain the rural character of the village and area.





# Natural Environment



## Introduction

- 7.1** A Green Infrastructure Plan was commissioned by the Parish Council in 2017 and is a technical background document to the Neighbourhood Plan. It was prepared by the Greensand Trust and involved extensive consultation with residents. Green Infrastructure is a term which means “the network of green spaces, access routes, wildlife habitats, landscapes and historic features which provide: a healthy and diverse environment; attractive places to live and visit; a good quality of life; a sustainable future.”

## Landscape

- 7.2** Consultation on the Neighbourhood Plan and the Green Infrastructure Plan demonstrates the value that local people place on the landscape and environment of the Parishes. The Landscape Character Assessment (2015) states that the landscape is predominantly rural, with the Parish lying on the Greensand Ridge plateau but including an area to the north west which is part of the escarpment. This gives rise to a sense of elevation with panoramic views, but also a sense of enclosure due to the wooded areas, particularly around the edges of the Parish. These include Maulden Wood Site of Special Scientific Interest and Rowney Warren. Another key element of the landscape is the extensive parkland of Haynes Park.
- 7.3** The Landscape Character Assessment notes that villages with a consistent, traditional, intact character are a key landscape feature of the Wooded Greensand Ridge LCA. This is also a key sensitivity because the more loose-knit settlements and ‘Ends’ are particularly vulnerable to infill and expansion development which would have a profound effect on landscape character and settlement identity. The Central Bedfordshire Council Community Plan for the area (2017) also reinforces the value of the open countryside as the most valued element of natural local character.
- 7.4** The Landscape Character Assessment recommends an overall landscape management strategy of “Conserve and Enhance”, ensuring that a wooded backdrop and undeveloped skyline remain.



- 7.5** The parish also lies within the Greensand Country Landscape Partnership area, recognized and funded by the National Lottery Heritage Fund because of the importance of the local landscape, its fragility and the opportunities for protecting and enhancing it.
- 7.6** Some change that occurs in the landscape is outside of planning control, but where planning permission is required for development, landscape features should be considered in a systematic way. Landscape features such as ridge and furrow, wetland, ponds, ditches, woodland, individual trees and field hedgerows should be retained as they potentially also have historic value.
- 7.7** Proposals for new development should include an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.

## Policy NE1: Landscape

**Any proposals for development in the rural parts of the Parishes should recognise and seek to protect and enhance the historic and natural landscape and local character of the Parishes. This requirement relates to field patterns and elements of the landscape heritage of the area, including ridge and furrow, ponds, mature trees and historic hedgerows all of which should be protected and incorporated into any landscape design schemes and their long-term maintenance ensured.**



## Views

**7.8** At the March 2018 GI Workshop event participants were asked to identify their 'favourite views', noting not just what it was, but where it was viewed from and why it was special to them. It was possible to identify four key 'clusters' of views from this exercise which also coincided with favourite walk routes and green spaces. These views were supported at the October 2018 GI Workshop and should be protected from development which could interrupt or shield them. They are identified on the Policies Map.

### Policy NE2: Views

**The following key views should be protected and enhanced**

**1. Over Haynes Park from Church End.**

Looking north, panoramic views of Haynes Park and the Mansion House.

**2. From the Greensand Ridge escarpment to the north, looking north.**

Across to Cardington Hangers and Bedford.

**3. West and south of Plummers Lane.**

Views across the valley towards Haynes Park

**4. South of Northwood End Road.**

A highpoint in the village with sweeping views across the valley and fields.






## Biodiversity

**7.9** The parish of Haynes is not especially rich in spaces designated for their wildlife interest when compared to adjacent parishes, with the majority of the interest located on the fringes of the parish (ancient semi-natural woodlands in particular). There are no Sites of Special Scientific Interest (SSSI) within the parish, although Maulden Wood SSSI is immediately adjacent to the parish boundary in the west. It has four County Wildlife Sites (CWS) either within or partly within the parish, including two that are important for their species-rich grassland and hedgerows, with one also having several ponds. Another is a mixture of neutral grassland and semi-natural broadleaved woodland, and the fourth is mainly ancient woodland with an area of unimproved neutral grassland. County Wildlife Sites are recognized as important for wildlife when assessed against a set of criteria, which considers site size, diversity, rarity, fragility, typicalness and recorded history. The designation does confer some protection on the site, with the Central Bedfordshire Local Plan Policy EE3 (Nature Conservation) stating that the Council will ensure that development would not be permitted that would adversely affect County Wildlife Sites.



**7.10** This lack of designated sites does not mean that the parish is lacking in wildlife per se, and the consultation exercises showed that local people value their local wildlife. Hedgerows are an important feature of the parish and connect areas of woodland creating wildlife 'corridors'. Connectivity at the landscape scale is an important element of the Greensand Ridge Nature Improvement Area, recognised by Local Nature Partnerships in Bedfordshire, Cambridgeshire and Buckinghamshire and by Central Bedfordshire Council as being a landscape of high ecological value, with the potential for creating new networks and corridors of habitats at a variety of scales (supported by Central Bedfordshire Local Plan Policy EE8). The parish of Haynes is contained wholly within the NIA.



- 7.11** Within the parish there are also over 180 hectares of ‘permanent pasture’ – areas of land that have been grassland for 25 years or more, indicating that they have not been deep-ploughed or cropped for a significant period. This brings an element of both landscape and biodiversity value. These areas are spread across the parish, with Haynes Park accounting for a significant proportion. In addition, there are examples of old orchards in Haynes. At North Lane, which reflects a scenic traditional rural landscape, containing a farmstead and several old cottages and houses, there is one with an established old orchard. Plummers Lane was so called, owing to the extensive plum and fruit orchards that once grew there. Plum trees can still be seen growing in local gardens. Parish owned land off Silver End Road was originally an old orchard. It now contains the village sign, a bus shelter and a War Memorial. The area still contains several old fruit trees. There is also an orchard at Northwood End Farm. Nationally, old orchards are currently being researched to help document and preserve old varieties of apples and other fruits. Consequently, these orchards are considered worthy of environmental protection.
- 
- 7.12** Owners and managers of both pastureland and orchards should be encouraged to retain and extend this grassland wherever possible.

## Policy NE3: Biodiversity

Development proposals will be expected to retain existing features of biodiversity value including hedgerows, pastureland and orchards and, where practical to do so, provide a net gain in biodiversity through for example:

- The creation of new natural habitats;
- The planting of additional trees and hedgerows; and
- Restoring and repairing fragmented biodiversity networks.





## Open Spaces

- 7.13** Accessible green spaces are concentrated in and around Silver End and Northwood End. Haynes Park parkland forms a large and open, green area in the middle of the parish, but is privately owned and not accessible, with the exception of a single public footpath (which is a dead-end path). Other sites on the periphery of the parish, such as Rowney Warren and Maulden Wood SSSI, provide recreational opportunities with networks of paths and parking areas. With a parish settlement pattern spread out like Haynes has, it is important that accessibility is taken into account.
- 7.14** The Central Bedfordshire Leisure Strategy (2017) gives area targets for the provision of different types of open spaces and uses quality and accessibility to assess the current adequacy of provision. The deficits identified in current provision are 2.12ha shortfall in large informal recreation areas and 0.66ha shortfall in small amenity spaces. The Recreation and Open Space Strategy within the Leisure Strategy identifies the need for enhancements to existing recreational spaces and new provision of small amenity spaces where the opportunity arises.
- 7.15** Nearly half of all respondents to the first GI survey felt that there was enough green space within the parish, but this does mean that over half felt that there was not or did not have an opinion.
- 7.16** There is a play area maintained by the Parish Council at Haynes Recreation Ground.
- 7.17** Allotments at Northwood End Road and Silver End Road are well used and maintained by Haynes Allotment and Garden Association.



## Policy NE4: Open Spaces

Existing open spaces and recreation facilities will be protected from development. Proposals which would reduce the quality or quantity of these facilities will only be permitted where the existing facilities are re-provided to a better quality or quantity in an appropriate location.

Open space should normally be provided within new development to accord with the standards set by Central Bedfordshire in the Local Plan and the following criteria should be met:

- Housing schemes of 5 units or more should include open space for recreation and wildlife.
- Efforts should be made to develop green corridors between the village and the countryside;
- Developments should incorporate tree and shrub planting.

**Suitable arrangements must be incorporated for the costs of future maintenance of these spaces.**



## Local Green Spaces

- 7.18** Designation of Local Green Spaces (LGS) give a very high level of protection to such open spaces. In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances”. The proposed designations are in accordance with the requirement in Paragraph 100 of the NPPF:
- The green space is in reasonably close proximity to the community it serves;
  - The area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;
  - The area concerned is local in character and is not an extensive tract of land.
- 7.19** The GI Plan has undertaken a survey of all green spaces in the Parish and applied these criteria them all. It identified spaces that fulfil the criteria. Accordingly, these spaces are designated as Local Green Spaces through this Neighbourhood Plan as shown on the Policies Map.

### Policy NE5: Local Green Spaces

**The following areas are designated as Local Green Spaces and are protected from new development unless very special circumstances can be demonstrated:**

- |   |  |
|---|--|
| ● Northwood End Farm<br>Access land             | ● Bessie’s Field and Gravel Pit                  |
| ● Plummers Copse                                | ● Woodland adjacent to<br>Greyhound Public House |
| ● Haynes Silver End Allotments                  | ● School Copse                                   |
| ● Haynes recreation Ground                      | ● Old Orchard and War Memorial                   |
| ● Haynes Allotments<br>Northwood End Road       | ● Haynes West End Village Green                  |
| ● Field surrounding<br>Northwood End Allotments | ● Deadmans Cross Green Space                     |





# 8

## Housing

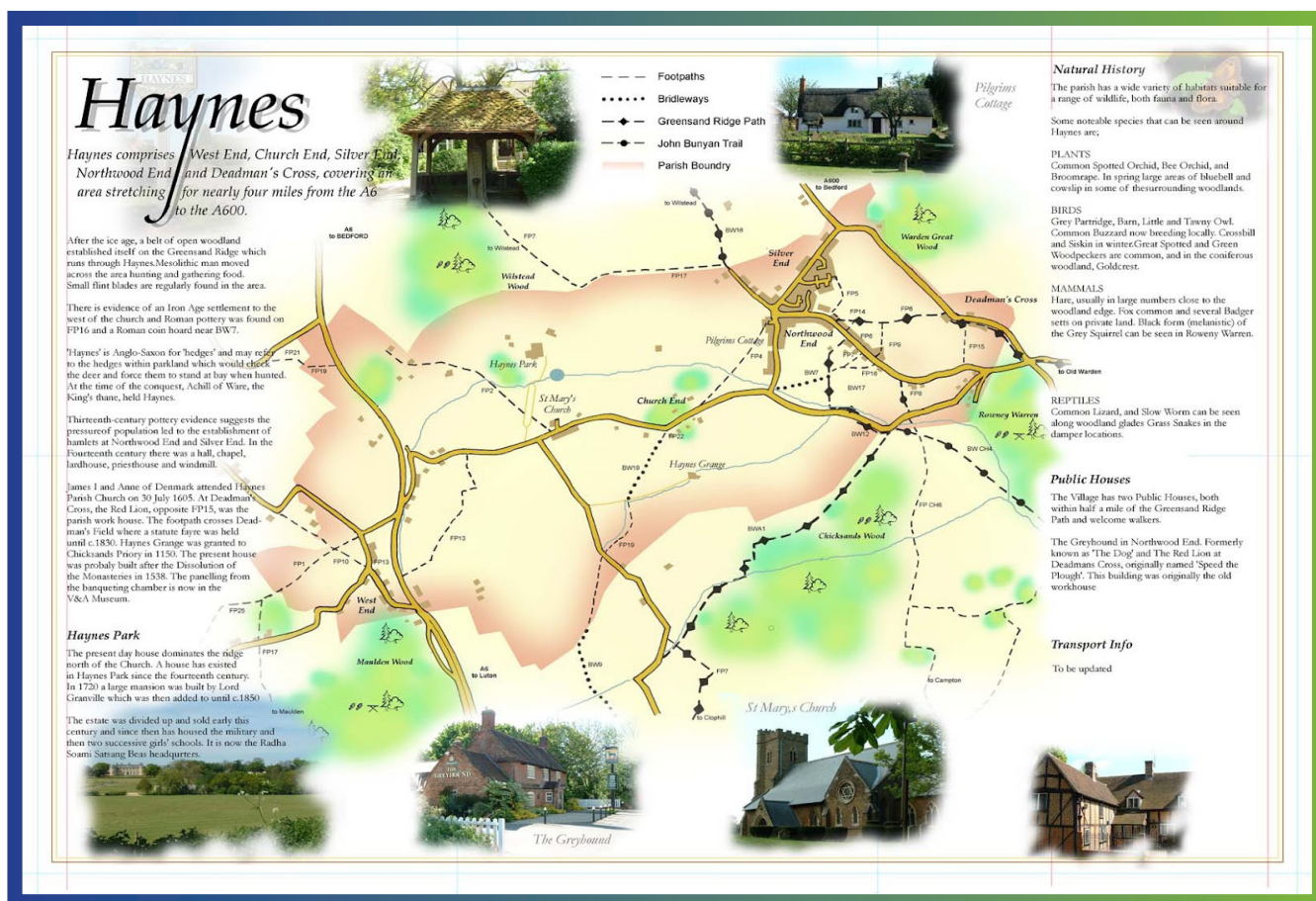


### Introduction

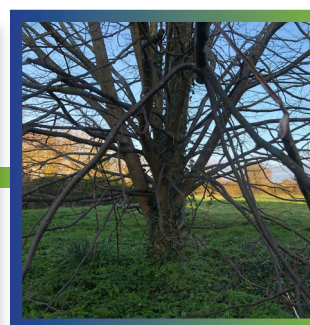
- 8.1** In 2011, the census showed that the Parish of Haynes had 1,199 residents in 485 dwellings. Of these 390 (80.4%) were owner occupied, 60 (12.4%) social rented and 40 (8.2%) private rented. The percentage of owned homes is considerably higher than the rest of Central Bedfordshire and the percentage living in socially rented homes was slightly lower than in Central Bedfordshire as a whole. According to the 2011 Census there were 260 (52.6%) detached houses, 160 (33%) semi-detached houses, 70 (14.4%) terraced houses and 10 flats.
- 8.2** The total population since 2001 has increased by 300 with a decrease in the number of children (age 0-15), and a decrease in the 16-64 age group and a marked increase in the 65+ group. The changes between the age groups between the two Censuses of 2001 and 2011 could generally be ascribed to a stable population in the Parish with few leaving or coming into the village with the result that the number of older residents will continue to increase and the number of young people will continue to decline in the future.
- 8.3** In terms of development of housing in Haynes, aside from the historic core consisting of a mixture of housing types and sizes, the first 8 council houses were built in Northwood End in or during the 1930s. The next council housing development was started after World War Two with a further 12 houses being built in Foresters Close and by the 1950's there was a total of 26 three-bedroom houses and 25 bungalows aimed at older residents, all in Foresters Close.







**8.4** The first large private development was started in Longden Close in 1970 when 36 houses were built, 17 detached four bedroom and 19 semi-detached 3 bedroom. Next came Rooktree Way where from 1971, 28 four-bedroom detached houses were built to add to the four semi-detached bungalows previously built in 1965. The next major private development was started in Howard Close in 1980 when 26 four-bedroom detached houses were built and 8 four-bedroom linked houses.



**8.5** There have been no major housing developments since Longden Close, Rooktree Way and Howard Close. In total 161 dwellings were built of which the majority, 77 were 4 bedroomed detached houses or three and four bedroomed semidetached or linked houses. In addition, since 1990 nearly 40 new individual private 3 or 4-bedroom detached houses have been built, infilling in mainly Northwood End and Silver End Roads. Also, over the past 30 years a considerable number of houses have been extended usually adding bedroom space.

**8.6** Since the 1980s three sites were developed for affordable housing. Firstly in 1983 the Old School in Park Palings was demolished and replaced with 16 low cost owner- occupied 2-bedroom linked houses and 4 bungalows. In the 1990's Meadow Piece, off Northwood End Road was built as social housing for those with a link to the village and consists mainly of 2 two-bedroom flats and 6 houses. A small social housing development in Bowdidge Court, consists of 4 three-bedroom houses, a one bedroom flat and a two-bedroom flat built in the 1990's.

**8.7** **Community opinion:** The biggest concerns about future developments in the village were the possible impact on the character of the village (74%), and increased volumes of traffic (69%). People were also concerned about impact on the environment (60%) and on parking (53%). If there were to be more development, most people wanted to see smaller family homes, starter homes, and sheltered housing for older people. About a third also wanted to see more leisure provision, but just over half thought only housing was required (54%). A number of people also commented that they didn't want large scale developments out of keeping with the character of the village. Others felt that small scale mixed developments could enhance the village, ideally in continuity within the existing village settlement.

In summary, the residents of the Parish would not wish to see large-scale development but may consider acceptable small scale, attractively designed, appropriately sited, mixed housing developments in keeping with the character of the village and accompanied by improved infrastructure.





- 8.8** The Parish Plan consultation included an exercise to consult resident on potential areas for development, specifically on CBC owned land, because CBC are the major landowners adjacent to the existing community. People most wanted to protect areas along the southern border of the village, between the bottom of Plummers Lane and Appley Wood Corner, and to the west of the bottom of Plummers Lane. People highlighted the importance of rural views, green space and the ability to walk through the countryside as particular reasons for the land to be protected.
- 8.9** The 2018 CBC Local Plan site assessment process found only one site to be suitable for a development of up to 29 dwellings known as Land South of Northwood End Road reference HAS22. The Local Plan states that landscape mitigation is required to the south and west and boundary hedgerows to the south to be strengthened. Development must conserve the setting of Hill Farm and the Greensand Ridge path.



## Housing Affordability

- 8.10** A Housing Needs Survey was carried out for the parish by Bedfordshire Rural Communities Charity (BRCC) in 2016 and is a background document to the NP. This showed that the population of Haynes is ageing, and that younger adults do not seem to be attracted to the village as a place to live. It also suggested that, of those already living in Haynes, wanting to stay in Haynes and wanting to move house, there is a lack of smaller family or starter homes and a lack of bungalows for older people.
- 8.11** The Survey concluded that 33 units of affordable housing were required: these could be broken down as follows;
- 3 x 1 bed house/flat** (2 shared ownership, 1 rent)
  - 1 x 1 bed bungalow** (rent)
  - 11 x 2 bed house** (8 shared ownership/3 rent)
  - 4x 2 bed flat/house** (3 shared ownership/1 rent)
  - 12 x 2 bed bungalow** (10 shared ownership, 2 rent)
  - 2 x 3 bed house** (1 shared ownership, 1 rent)
- 8.12** The alternative way to provide affordable housing is an 'Exceptions' Scheme. This is a new housing development provided by the Housing Association built on land which would not have otherwise been developed because it lies outside the Settlement Envelope. The land is therefore provided at agricultural value which reduces the cost of implementing the scheme. This saving can then be passed onto the Housing Association to make it financially viable to provide affordable housing for rent or for shared ownership. Given the outcome of the Housing Needs Survey which recommends that 33 affordable units are required and the general support for more affordable housing shown by residents at Neighbourhood Plan events, it is appropriate for the Neighbourhood Plan to support one or more further Exceptions Scheme.





- 8.13** | A further advantage of supporting this type of scheme is that those with connections to the Parish are able to have first refusal on units in the scheme.

### Housing Mix

- 8.14** | In terms of general new market housing, the Parish already has a high proportion of owner-occupied property predominantly 4-bedroom detached houses. Some market housing can be cheaper to purchase, and this generally means smaller units with fewer bedrooms. New development is generally not meeting local needs as expressed in the Survey. Analysis of the respondents to the Housing Needs Survey, plus the other evidence gathered of housing types and prices suggests that there is a need for smaller houses and flats, targeting young people wanting to get on the housing ladder and older people wanting to downsize. If such properties were more available, this would be likely to free up larger houses for growing families. Any future development proposals will need to be specifically tailored to meet these needs.

## Policy H1: Housing

In new residential developments, including those allocated through the Local Plan, there should be a varied mix of house types and sizes. Specific regard should be had to the need for low cost market housing, as well as the needs of young families looking for 2 and 3-bedroom properties. Also, the explicit needs of a growing ageing population in the Parish and the corresponding need for more homes suitable for lifetime occupation by the elderly.

Affordable homes will be provided including a range of house types and tenures in accordance with the requirement for affordable housing in the Housing Needs Survey.

A Rural Exceptions scheme or schemes totalling around 33 new affordable dwellings would be supported subject to a suitable site (or sites) being found in the Parish. Should viability be an issue, a small proportion (no more than 20%) of market homes may be acceptable on such a site (or sites) to facilitate the exceptions scheme.

