

HAYNES PARISH



NEIGHBOURHOOD
PLAN 2020-2035



SUBMISSION
MARCH 2021



HAYNES PARISH COUNCIL



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Contents



1	Introduction	8
2	The Strategic Policy Context	10
	The National Planning Policy Framework	10
	Sustainable Development	10
	Local Planning Documents	11
3	Parish Description	12
	History and Heritage	12
	Landscape	13
	Green Infrastructure (GI)	14
	Education	14
	Recreation Facilities	14
	Local business, services and employment	15
	Population and Household Data	15
4	Consultation	16
5	Vision and Objectives	18
6	Development Strategy for the Parish	20
	Introduction	20
	Rural Character	20
	Settlement Envelope	22
7	Natural Environment	24
	Introduction	24
	Landscape	24
	Views	26
	Biodiversity	27
	Open Spaces	29
	Local Green Spaces	31

8	Housing	32
	Introduction	32
	Housing Affordability	36
	Housing Mix	38
9	Design of new development	40
	High Quality Design	40
10	Heritage	42
	Heritage Assets	42
	Archaeology	43
11	Traffic and transport	46
	Parking	48
	Provision for pedestrians and cyclists	49
12	Local Services, businesses and facilities	50
	Local facilities	50
	Local Businesses	51
13	Implementation and Monitoring	52
	Working in partnership	52
	Funding and Implementation Mechanisms	54
	Parish Aspirations	55



Foreword



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

For Haynes Parish: A Greensand Ridge - Historic Village.

*Beyond bleak Winter's rage, beyond the Spring
That rolling Earth's unvarying course will bring,
Who tills the ground looks on with mental eye,
And sees next Summer's sheaves and cloudless sky;*

An extract from **The Farmer's Boy – "Autumn"**: by **Robert Bloomfield** 1766-1823.

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

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, 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's Local Plan will be adopted in 2021. Haynes NP will sit alongside this document once completed.. The NP is not a static document and will need to be monitored and reviewed on a periodic basis. 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 CEng.

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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 - Architectural Consultant

Sally Chapman - Neighbourhood Planning Consultant

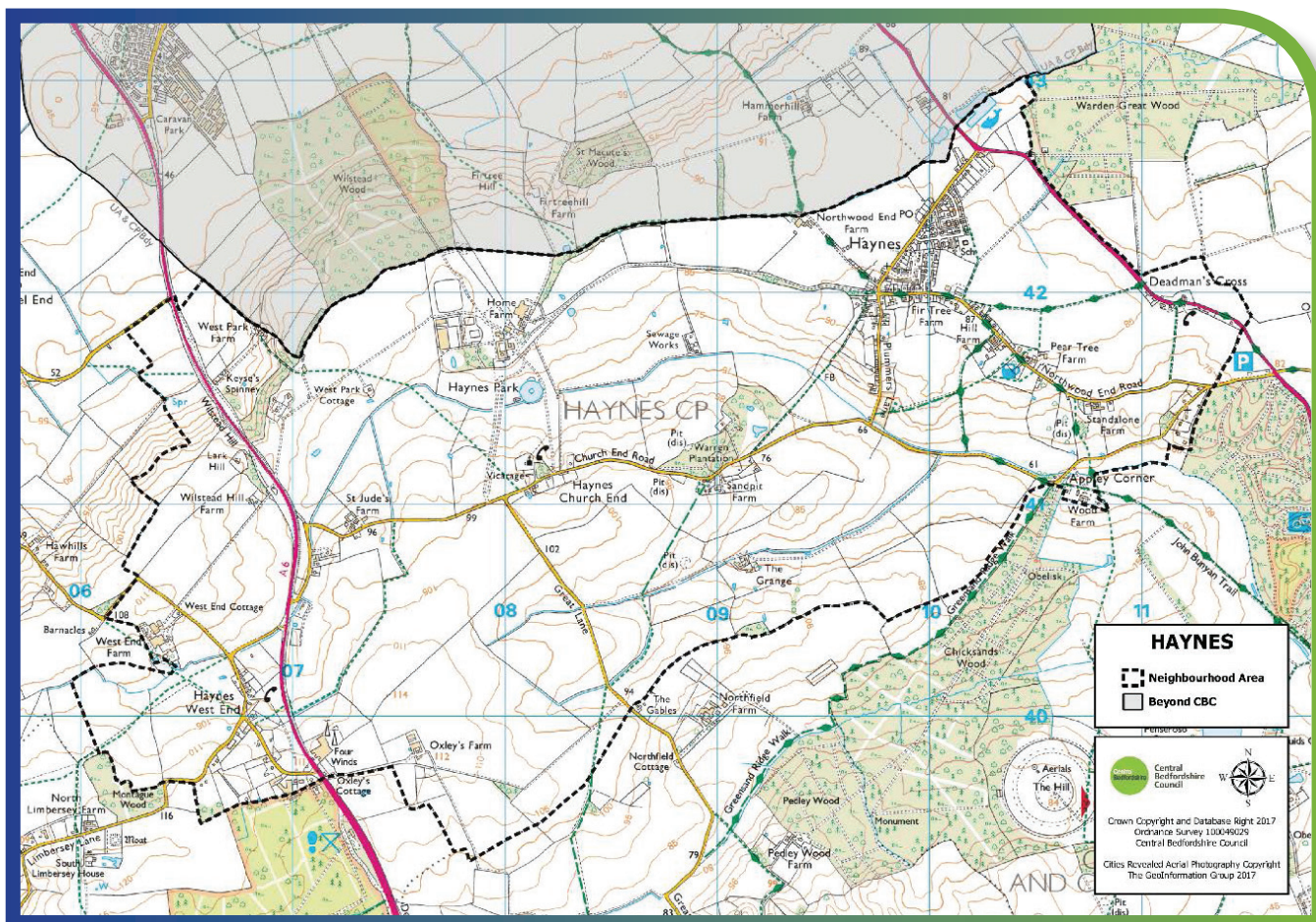
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Introduction



- 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 2020 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 2020 to 2035, with base data from 2016-2020;
- 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 been undertaken on the emerging Neighbourhood Plan to assess whether the plan is likely to impact on the environment. This has been done in conjunction with a Habitats Screening Assessment. This Neighbourhood Plan will not necessitate a SEA, or a Habitat Regulation Assessment (HRA).



Local Planning Documents

- 2.5** The adopted Development Plan currently consists of the Core Strategy and Development Management Policies Development Plan Document 2009 and the Site Allocations Development Plan Document 2011. 1.1. The Neighbourhood Plan must be in general conformity with strategic policies in the adopted Development Plan. 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 2019 and 2020. 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. The Plan is well on its way to being adopted and the Neighbourhood Plan has been prepared to ensure that all its policies are in general conformity with the strategic policies in the emerging Local Plan.



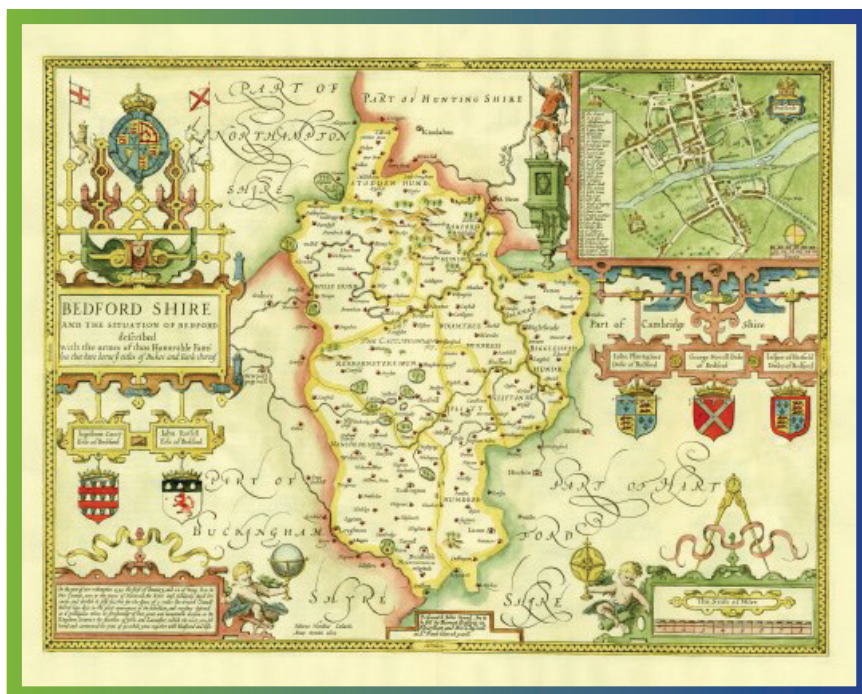
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Parish Description

- 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.

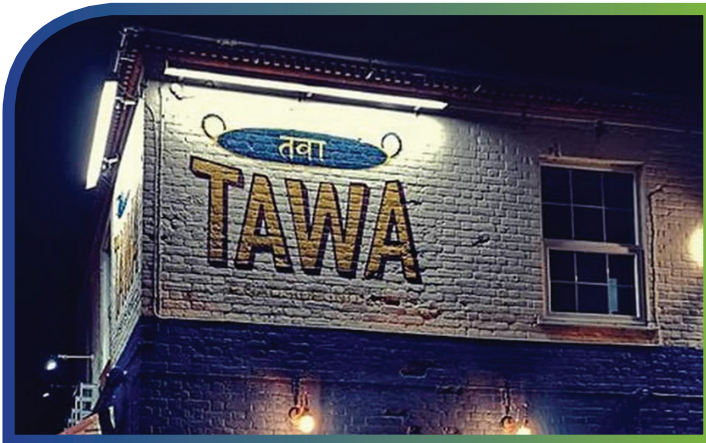
Recreation facilities

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: Farming, Woburn Country Foods, light Engineering, Printing, Personnel Services (Nail Bar, etc.), a Shop, 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, the Green Infrastructure Plan and the Housing Needs Survey.
- 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.
- 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 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.





- 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** This Plan has been extensively consulted upon under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) during November and December 2020. In total 8 organisations responded and 20 residents.
- 4.8** All representations received have been carefully considered and any necessary amendments have been incorporated into the Plan. Full details have been set out in the Consultation Statement.



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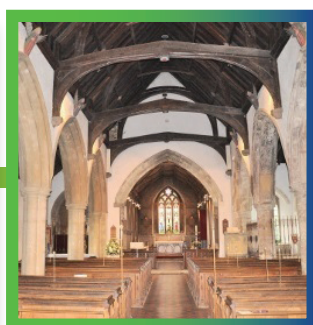
Vision and Objectives



- 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 through 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

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

- 6.1** 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.
- 6.2** 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.



- 6.3** 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 new development 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

- 6.4** 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.
- 6.5** 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.



- 6.6** 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.
- 6.7** 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 should recognise and, wherever appropriate and practicable seek to protect and enhance the historic and natural landscape and local character of the Parish. 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. In such cases, regard should be had to the relevant guidance set out in the Central Bedfordshire Landscape Character Assessment (2015).



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 not be obstructed by new development.

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, (NIA), 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. 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 these features 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** The emerging Environment Bill requires built development to increase biodiversity by 10% and there are various ways to achieve this, through appropriate planting, enhancing existing biodiversity assets and incorporating wildlife-friendly features in new buildings such as swift bricks, bat and owl boxes. This approach is entirely appropriate in a rural Parish such as Haynes.
- 7.14** 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. 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.
- 7.15** 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. There is some demand for additional sports facilities including pitches in the parish.



Policy NE4: Open Spaces

Existing accessible 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.

The provision of new recreation facilities are encouraged.

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.

- 7.16** | 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.
- 7.17** | There is a play area maintained by the Parish Council at Haynes Recreation Ground.
- 7.18** | The Allotments at Northwood End Road and is well used and maintained by Haynes Allotment and Garden Association.



Local Green Spaces

7.19 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. 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.

7.20 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:

- | | |
|---|---|
| 1. Northwood End Farm Access land (access, renewable yearly) | 7. Bessie's Field and Gravel Pit |
| 2. Plummers Copse | 8. Woodland adjacent to Greyhound Public House |
| 3. Haynes Silver End Allotments | 9. School Copse |
| 4. Haynes recreation Ground | 10. Old Orchard and War Memorial |
| 5. Haynes Allotments Northwood End Road | 11. Haynes West End Village Green |
| 6. Field surrounding Northwood End Allotments | 12. Deadmans Cross Green Space |



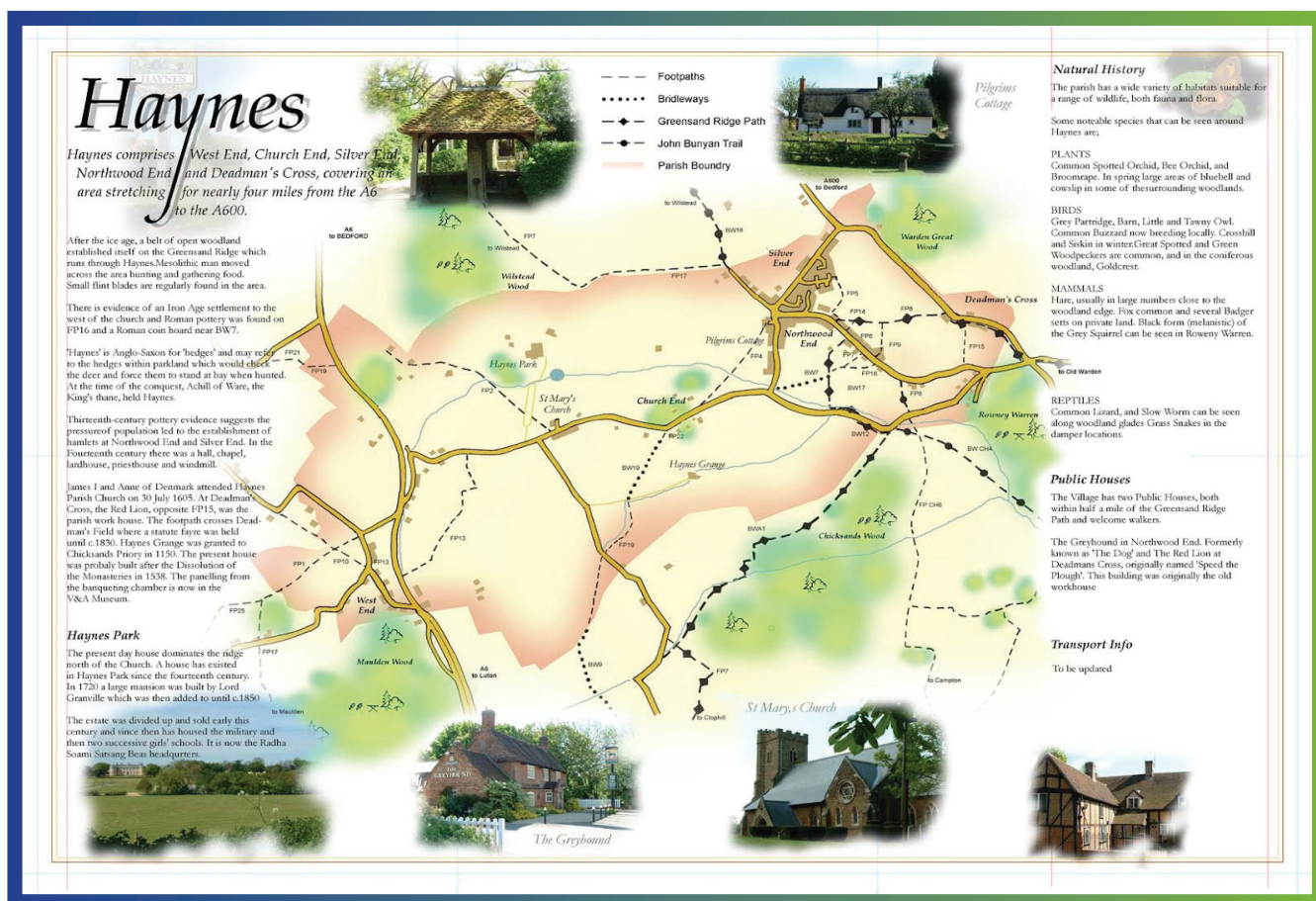
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Housing

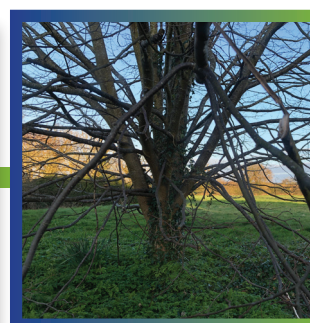
Introduction

- 8.1** In 2011, the census showed that the Parish of Haynes had 1,200 residents in 490 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 257 (52.4%) detached houses, 159 (32.5%) semi-detached houses, 64 (13.1%) terraced houses and 10 flats. Since then, 12 new houses have been completed, all detached. In 2021 outline planning permission has been given for 5 more detached dwellings.
- 8.2** The total population since 2001 has increased by 78 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.

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 were built in the 1990's.

8.6 *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, 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.



- 8.7** 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.
- 8.8** The 2018 CBC Local Plan site assessment process found only one site to be suitable for a development for up to 29 dwellings known as 'Land South of Northwood End Road' (HAS22). This site on CBC owned land was chosen without any justification against their other extensive land holding in Haynes: this was in spite of being informed of several other sites which villagers preferred in our survey.
- 8.9** 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** Two Housing Needs Surveys have been carried out for the parish by Bedfordshire Rural Communities Charity (BRCC). The 2016 Survey is now superseded by the 2020 Housing Needs Survey which is a background document to the NP. 125 households responded from around 480 questionnaires distributed, which is a return rate of 26%. BRCC observed that this is a good response rate.
- 8.11** The 2020 Survey form was in two parts. Section 1 was for completion by all respondents and aimed to gain their views on overall housing needs in Haynes. Section 2 was for completion by or on behalf of any household member currently looking for different accommodation, or who would be looking within the next 10 years.
- 8.12** The survey data identified a small need for affordable housing within Haynes from households resident in or with strong links to the parish, that is unlikely to be met by normal market provision. This need is mainly from young adults/couples who want to move out of the family home and/or get on the housing ladder, with a smaller need from families wanting to find more suitable or affordable accommodation.



8.13 Based on data supplied by respondents, up to 6 households with a local connection would be suitable for housing within a rural exception site development, whether for rent or shared ownership. However, it is possible some residents may move, or be housed by other means during the planning and development of any such future scheme. Based on this identified need a recommendation of 3 units of affordable housing would be made. The assessment from the data is that the 3 units could be broken down as follows:

- **1 x 1/2 bed house or flat** (Starter Homes Initiative)
- **1 x 2 bed house** (Affordable Rent)
- **1 x 2 bed flat or bungalow** (Affordable Rent)

In making this assessment a number of factors including household size and circumstances were considered along with the type and tenure being sought by respondents; and their financial means. 14% of respondents stated that they have had family members move away from the parish due to not being able to find a suitable home locally and 70% of respondents would support a small development of affordable homes specifically for local people with a local connection to the parish.

8.14 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.

8.15 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

- 8.16** There are higher levels of 1 person pensioner households, household with no children and households where all occupants are aged over 65 years, than Central Bedfordshire as a whole. There are lower levels of couples and lone parents with dependent children, than Central Bedfordshire as a whole. The majority of households are owner occupiers in Haynes, with higher levels of properties owned outright compared with Central Bedfordshire's averages and levels of homes owned with a mortgage or loan being just below that of Central Bedfordshire. There were lower levels of social and private rented properties in the parish.
- 8.17** The age profile shows 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.
- 8.18** 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.

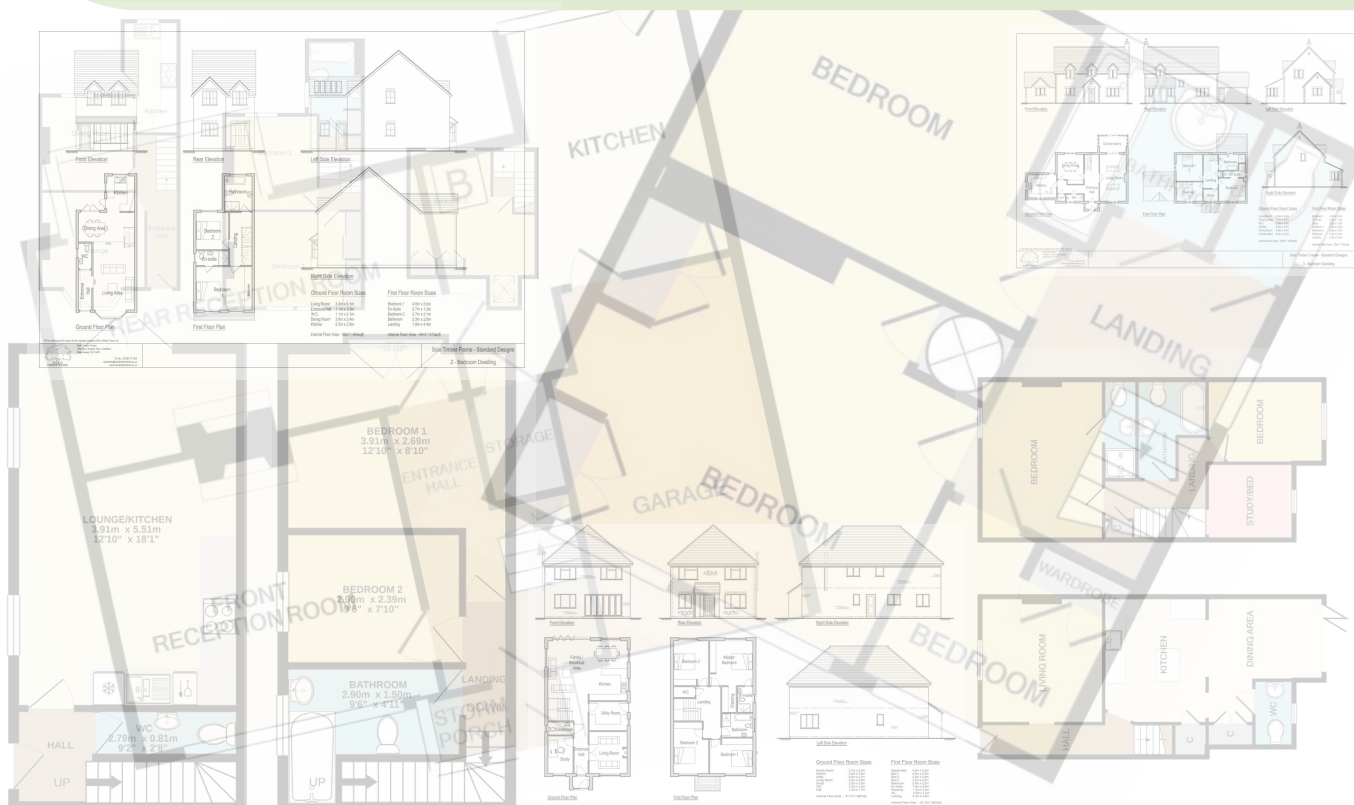


Policy H1: Housing

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 should be met.

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 3 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.



9

Design of new development



High Quality Design

- 9.1** The NPPF and the Neighbourhood Plan recognises that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. Good design is not just about appearance, but also functionality and the relationship to surroundings and it is not about copying past styles or preventing innovative modern design. The aim is to create site-specific creative design, which is contextual by referencing form and materials to surroundings. Good design in relation to building and spaces should put people and the local environment first. Good design adds value, can reduce long-term costs and improve people's quality of life. Central Bedfordshire's Design Guide gives detailed technical guidance on design principles.
- 9.2** Modern building techniques should be used to provide well-designed, energy efficient buildings, whilst supporting or complementing local character.
- 9.3** The Neighbourhood Plan wishes to reflect community opinion and aspirations and add a local dimension to the assessment of proposals for new housing by utilising the relevant principles from Building for Life 12 and other design standards.
- 9.4** In past years Haynes produced a Village Design Statement. Whilst the planning policy context has moved on and the Parish lies within Central Bedfordshire, the design principles set out in that Statement remain valid and are incorporated into this Neighbourhood Plan.
- 9.5** 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 village is protected and its local distinctiveness is enhanced and reinforced.



Policy D1: The Design of New Development

Proposals for high quality new development (including new buildings and extensions to existing buildings) will be supported, where they address the following criteria.

All new development will:

- Relate to the existing development pattern in terms of enclosure and definition of streets/spaces;
- Be well integrated with surroundings; reinforcing connections, taking opportunities of new ones;
- Provide convenient access to community services and facilities;
- Create a place with a locally inspired or distinctive character;
- Take advantage of the local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings, site orientation and micro-climate;
- Provide buildings, landscaping and planting to create well defined streets and spaces;
- Take advantage of views into/from the site to enable easy access and navigation through;
- Integrate car parking within landscaping so that it does not dominate the street;
- Provide convenient, well-screened storage for bins and recycling, bicycles and motor vehicles;
- Be of an appropriate scale and density in relation to its setting;
- Use materials appropriate to the development's context.
- Street lighting should be minimal and only installed where it is absolutely needed. It should reflect a rural village – for “lamp post” design and street architecture.
- All new development should make use of traditional local building materials (bricks, timber frame. tiles etc.) and be designed to complement any adjacent or nearby heritage buildings.
- No new developments should exceed two stories in height.



Heritage Assets

- 10.1** Heritage Assets hold significant values to their communities. Haynes contains both designated and non-designated heritage assets including listed buildings, the conservation area, buildings of local interest and archaeological remains. These heritage assets help define the village's character and portrays its history. They are irreplaceable and need to be conserved. Designated heritage assets are already afforded protection under the national system of heritage preservation. The Neighbourhood Plan attaches great weight to the conservation of heritage assets both designated and non-designated in Haynes.
- 10.2** Haynes Park is the most prominent heritage asset in the Parish, situated next to the Conservation Area of Church End. Over the years, the manor house has been rebuilt several times, resulting in the impressive Grade 1 listed house and parkland. The house has always been associated with the village of Haynes, providing village work and a focus to the rural community. Over the years, the manor has provided much noble accommodation, private education facilities and now hosts the UK headquarters of Science of the Soul, a spiritual organisation based on the teachings of all religions. The society retains its privacy but keeps a close connection with the Haynes community. The house, footpaths, rural landscape and associated parkland provide many surrounding viewpoints, especially from St Mary's Church.
- 10.3** The Church End Conservation Area is believed to be the smallest such area in the UK. It contains the parish church of St Mary's, the old vicarage, old school, village pump and several listed buildings including the old lodge house to Haynes Park.



- 10.4** There are 17 Listed buildings in Haynes. In addition, during consultation, the following were seen as of importance to the Parish heritage; the old oak tree on Northwood End/playing field, North Lane, all places of religious faith and Haynes Community Garden.

Archaeology

- 10.5** Haynes has a long history of settlement, dating back to the Iron Age. There is evidence of an Iron Age (and Roman and Saxo-Norman) settlement to the west of the church. Roman pottery and building materials have been found near Northwood End Farm, while a hoard of Roman coins have also been found at what is now Plummers Copse. North Lane (and the continuation of) is thought to be a Roman road leading from Haynes to Bedford, while the A6 trunk road is a former Turnpike road.
- 10.6** Early medieval settlement began around the church and up to the ridge in the north, but thirteenth century pottery evidence suggests that population pressure led to the establishment of hamlets at Silver End and Northwood End. Interestingly crop-marks suggest that the current hamlet at Church End may have 'shrunk' from its previous size. The list of Historic Environment Records can be found at Appendix 2 of the Haynes Green Infrastructure Plan.





- 10.7** The identification and protection of local sites of archaeological interest and their investigation and enhancement, will be supported. Development proposals affecting a site with potential archaeological interest shall be accompanied by an archaeological desk-based survey and, where applicable, a field evaluation. Any reports should be made available to Haynes Parish Council (HPC) for public viewing previous to discussion with relevant groups and individuals in the Village and potentially exhibitions and tours for members of the local community.
- 10.8** Development proposals should demonstrate that they have considered the potential impact on above and below ground archaeology and identify mitigation strategies to ensure that evidence of past environments is not lost.
- 10.9** The historic settlement pattern, clusters of old buildings throughout the Parish and the agricultural heritage of the area should be taken into account when development is proposed as set out in Chapter 12 of the NPPF (conserving and enhancing the historic environment) and Policy HE1-HE3 of the Central Bedfordshire Local Plan which refers to Heritage assets.



Policy C1: Heritage

Planning applications which result in the loss of, cause unacceptable harm to, or negatively impact on, the significance of heritage assets (designated and non-designated) will not be acceptable, unless it can be demonstrated that the loss or harm is outweighed by the substantial public benefits of a scheme.

Proposals will be expected to submit a heritage statement that sets this information out clearly in a proportionate way.

Proposals that preserve those elements of the setting of a heritage asset that make a positive contribution to the heritage asset will be treated favourably.

Where applicable, development proposals affecting a site with potential archaeological interest shall be accompanied by an archaeological desk-based survey and, where applicable, a field evaluation. Development proposals should demonstrate that they have considered the potential impact on above and below ground archaeology and identify mitigation strategies to ensure that evidence of past environments is not lost.



11

Traffic and Transport



- 11.1** As part of the underlying approach to achieving sustainable development in the Neighbourhood Plan, any development should encourage walking, cycling, and the use of public transport. The proximity of new housing to services is an important factor in deciding where new housing should go and reinforces the need to avoid new housing development in outlying areas of the parish, given that walking between the Ends is not very pedestrian friendly.
- 11.2** Most villagers (96%) have a car and there was little demand for taxis or car share schemes but groups already exist to give lifts when necessary. Only about a third of villagers used the bus services and suggestions were made for cheaper fares to encourage usage, but more, 85% used the train and only 3% are daily commuters.
- 11.3** Currently Haynes Park (Science of the Soul) holds in August each year a three-day conference in a large tent for the benefit of their supporters. On occasion one second event may be held in the spring. Up to 17,000 people can attend and the event receives special traffic management services to alleviate congestion in Church End Road. Public consultation took place in 2020, following which a planning application has been submitted for permission to replace the temporary (old) tent structure with a large, permanent meeting hall, capable of supporting up to 25,000 people. There is local concern about the increase in traffic such a building might generate. However, Science of the Soul have confirmed to Central Bedfordshire Council that the proposed development will not lead to increased levels of use as it is intended simply to improve and formalise existing events. To this end, both a Transport Statement and a Transport Management and Travel Plan have been included as part of their proposals.
- 11.4** Access to Haynes Lower School is mainly provided from Foresters Close and Rooktree Way. Both roads experience considerable and unacceptable traffic congestion with parking problems, especially during the school run. The school currently has 120 children but there are proposals to increase this up to 230. As a result, there is even greater concern about the traffic issues.



Any future expansion of the school must consider extensive traffic management and additional parking for the area. Expansion to the east, with additional road access to the A600 is a possible consideration.



- 11.5** The possible expansion of the school highlights concerns about the best possible, longer-term development of the principle settlement located around Silver End and Northwood End roads. As already stated, a new road link to the A600, could reduce local traffic and improve access and parking at the school but should not lead to additional development in this relatively unsustainable location with few services and reliance on private cars to reach employment and services.
- 11.6** Local buses normally run hourly from/to Bedford (via Haynes) to Hitchin. The nearest rail stations are Bedford (North/South - to London, St Pancras and East/West - Bletchley) and Arlesey (North/South - to London, King's Cross). Accordingly, there is limited public transport and the use of the private car to access work, local facilities and services is critical to residents. New development that would add to the traffic must be mindful of the impact on local roads, pedestrians, cyclists and horseriders.

Policy TT1: The traffic impact of new development

Proposed developments that would generate a significant amount of movement or would potentially affect a known traffic hazard should be supported by realistic measures to maintain highway safety and avoid vehicular/pedestrian conflict. Where appropriate it may be necessary to consider off site measures where these are required to accommodate the traffic impact of the scheme.

Where they are proposed, new roads, junctions, footpaths and traffic management measures should be designed to complement the rural character of the village and reflect local heritage.



Parking

- 11.7** It is important that the design of new housing development is not dominated by car parking but a failure to make proper provision can result in problems in terms of appearance and safety. In terms of design, the provision of off-street car parking in sight of properties is primary concern.
- 11.8** Car ownership levels in the parish are high (in the 2011 Census 50% of households had 2 or more vehicles compared to 46.7% in Central Bedfordshire and 32% in England), reflecting both the rural location and limited availability of public transport. Off-road parking is limited in the village and is a frequent source of frustration for residents. Adherence to Central Bedfordshire Council's Highway Construction Standards and Specifications Guidance. reflects these local factors and seek to ensure that new development does not add to current levels of congestion.
- 11.9** There was support for more off-road parking, although 87% of people did not regularly park on the road but more parking spaces were needed especially round the shop. While there was general support for a reduction in speed limits, traffic calming was not seen as a solution.

Policy TT2: Car Parking

Proposals for new housing developments will provide parking in line with Central Bedfordshire's parking standards and have adequate on-site parking to meet current and future needs, unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion.

New development should not result in the loss of publicly accessible off-street car parking. Developments which propose to remove off-road parking spaces will only be supported where alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site. Proposals for new development that provide additional off-road car parking spaces, to alleviate parking congestion will be encouraged.



- 11.10** Foresters Close, being narrow and being the direct access to the local school, caused problems. Suggestions were made for school parking outside of Foresters Close, as the road was unsafe and congested at School taking and fetching times. The loss of any of the limited parking in the village could exacerbate these problems. This and other transport policies are intended to manage the impact of traffic arising from new development to improve the well-being of local residents.

Provision for pedestrians and cyclists

- 11.11** Most people (77%), believed pavements needed improving and extending to improve pedestrian safety. Haynes Parish does have a network of rights of way and permissive paths, generally well used by local people. Pedestrian and cyclist safety is a real issue in the parish and this has been highlighted by the Covid pandemic where people have been encouraged to take exercise locally. Pavements are particularly needed at Northwood End Road and Church Road End.
- 11.12** A partnership approach between the Parish Council, Central Bedfordshire Council and developers will be required to improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians. It is intended to support new ways of managing the traffic throughout the parish by promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volumes.
- 11.13** Provision of additional safe walking routes, pavements, footpath links, cycle parking and seating will be encouraged

Policy TT3: Better provision for pedestrians & cyclists

New development, where appropriate, must make provisions to improve the provision of pavements and access for pedestrians and cyclists.

Provision of new cycleways, footpaths and pavements and associated facilities will be encouraged.





Local facilities

12.1 The village has a lower school, a pub, a shop, a garage and a Village Hall and Mission Hall. There are also a number of community activities and groups. These include an art group, badminton club, a choir, reading groups, yoga, amateur dramatics, and carpet bowls. The places of worship are active and include St Mary's Church. Church of England (CoE), located at Church End, the Mission Hall (CoE), located in Northwood End Road, the Methodist Church, located in Silver End Road, and the Ebenezer Strict Baptist Church, also located in Silver End Road.



12.2 The Greyhound public house and the village shop were both seen as very important assets for the village. Over 90% thought they were either very important or sometimes useful. The pub was most valued as somewhere to meet friends (64%), and for good food (55%). It is intended that the pub is listed as an asset of Community Value and its change of use to any other use would be strongly resisted.

12.3 The Parish has leisure facilities which include a children's play area, this is maintained by the Parish Council. Adjacent to the play area is a Community Garden being developed by a group of villagers which resulted from the writing of the comprehensive Haynes Parish Plan. An Environmental Group was quickly established to enhance the village environment with flower boxes - and constructed the Community Garden. The group entered the Anglia in Bloom Competition to much acclaim and is well supported.

Local Businesses

- 12.4** | There is now very little employment based in and around the village, with most residents either going out of the village to work or being retired. The main employment within the village and its environs, relates to small businesses housed in redundant farm buildings. The Neighbourhood Plan does not allocate employment sites, but it supports the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances. Home working is also seen as a means of encouraging business and creating a sustainable community with less commuting and a more sustainable lifestyle, saving individuals the cost of travel and increasing their leisure time.

Policy LS1: Community facilities

Development proposals that will result in either the loss of or significant harm to a community facility will be strongly resisted, unless it can be clearly demonstrated that its continued use is no longer viable. This will require evidence that the property has been actively marketed, commensurate with its use, at an open market value for a period of at least 12 months.

Facilities include;

- The Village Hall
- The Village Shop
- The Public House
- The Mission Hall

Proposals to improve a community facility by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme respects heritage in terms of traditional frontages and character in general, and the resulting increase in use are appropriate in design terms and will not have negative impact on the amenities of adjoining residential properties.



13

Implementation and Monitoring



- 13.1** This section outlines the approach to the implementation of the Haynes Neighbourhood Plan, including: working in partnership, funding mechanisms, priority projects and monitoring/review. The approach will be that new development should be supported by the timely delivery of infrastructure, services and facilities necessary to provide a balanced, self-sufficient community.

Working in partnership

- 13.2** Haynes Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised on the right.





- **Central Bedfordshire Council** - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities and unitary authority functions, including: Drainage, Highways and Transport, Education, Landscape and Social Services.
- **Highways England** – traffic and transport on the A6.
- **Adjoining Parish Councils** – Assessing impact of large scale planning applications.
- **South East Midlands Local Enterprise Partnerships (SEMLEP)** The LEP is a potential partner for joint working, funding and implementation and activity may be relevant to rural businesses.
- **Environment Agency** The planning, design and delivery of development, taking account of: Flood risk management; Water quality and water resources, Waste management, Land contamination & soil and Environmental permits and other regulation,
- **Site owners and developers** will need to liaise with the Parish Council as well as the other agencies involved in development.



Funding and Implementation Mechanisms

- 13.3** Financial contributions will be sought from developers through Section 106 agreements and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments. Central Bedfordshire is currently exploring a CIL and when it is introduced in the area, contributions will be sought as appropriate under CIL Regulations and the NPPF.
- 13.4** The Neighbourhood Planning Regulations of the 2011 Localism Act enable areas with a Neighbourhood Plan in place to receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities. These contributions will be targeted on the priority need to deliver new community infrastructure.
- 13.5** In addition, the Parish Council will seek to influence annual and other budget decisions by Central Bedfordshire Council on housing, open space and recreation, economic development, community facilities and transport, through the Local Transport Plan.
- 13.6** The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The Lottery; UK Government programmes; land fill tax credits, EU Funds and LEP funding.



PARISH ASPIRATIONS

Aspiration 1:

The Parish Council will continue to support and work towards maintaining and enforcing:

The existing 30mph speed limit through the village.
Traffic calming schemes which have community support.

Aspiration 2:

Proposals which promote the improvement of bus services in the Parish will be supported; including the provision of a direct service to local rail stations.

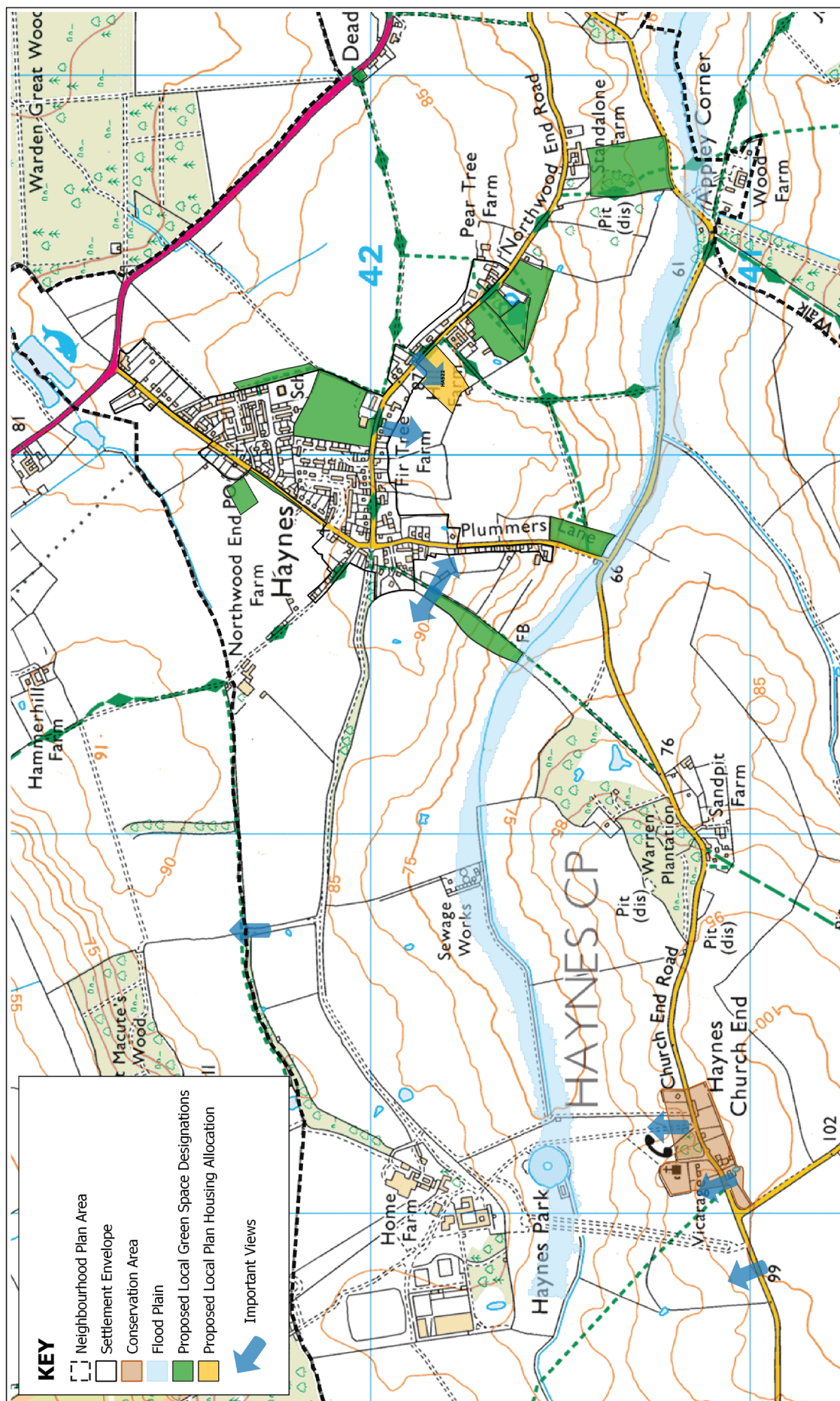
Aspiration 3:

Additional land will be identified, if required, for the provision of Parish allotments. The existing allotments will be retained for that use.

Aspiration 4:

Various aspirations are set out in the Haynes Green Infrastructure Plan.





1:9000

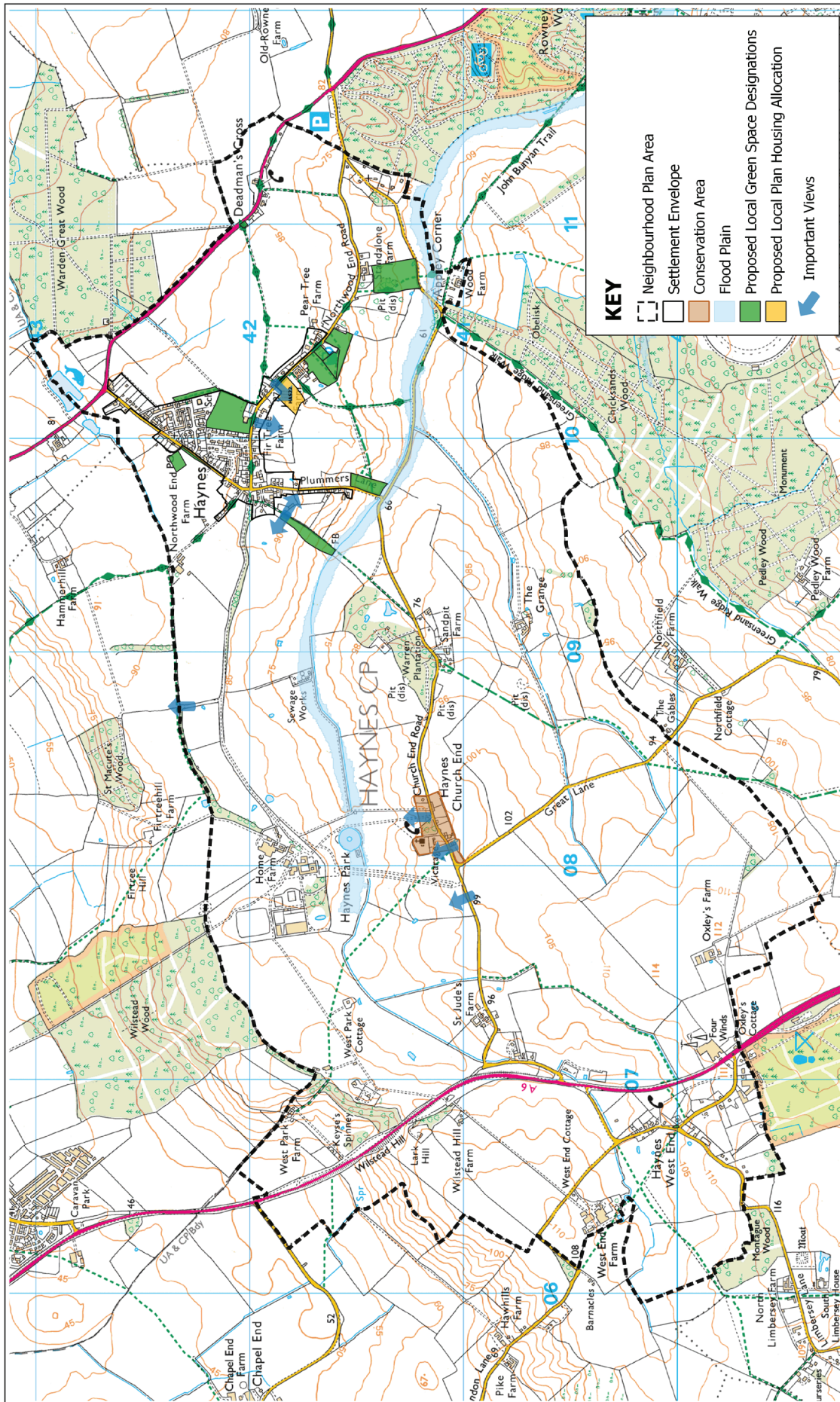


HAYNES Neighbourhood Plan Policies Map

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HAYNES PARISH COUNCIL



HAYNES PARISH

NEIGHBOURHOOD
PLAN 2020-2035





HAYNES PARISH COUNCIL



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