



Carlton Village Plan

protect

community

together

Happiness

country



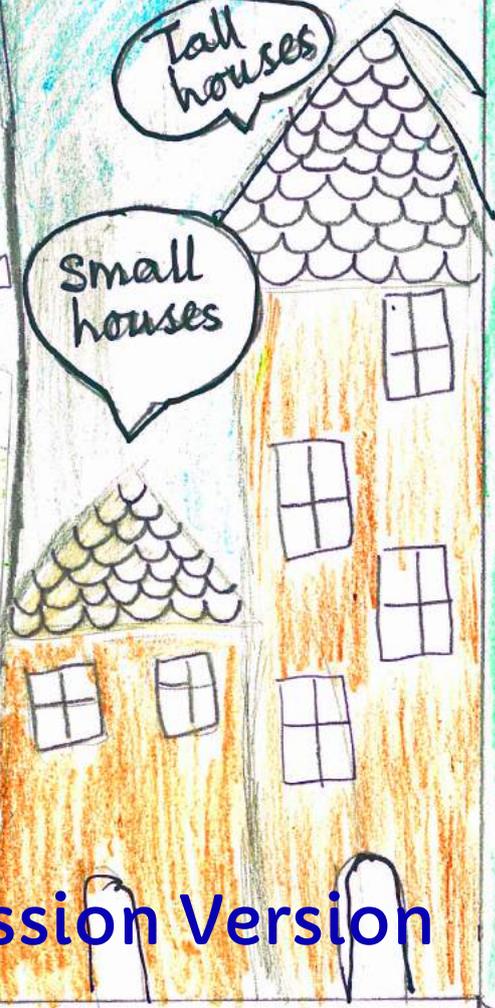
the children

The wild life!

CARLTON

Tall houses

Small houses



Submission Version



CARLTON & CHELLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

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Preface

The Carlton and Chellington Neighbourhood Development Plans (CCNDP) has been produced by the Carlton and Chellington Neighbourhood Plan Steering Group, led by the Carlton and Chellington Parish Council, in consultation with the local community.

This plan is the submission version which has been informed by public consultation and supporting documents, which can be found in the Evidence Base.

How the plan is organised

The plan is organised into five sections:

Section 1: Introduction

This section sets out:

- How the Carlton and Chellington Neighbourhood Development Plan (CCNDP) fits into the planning system.
- An overview of the initial stages of public consultation and how it has influenced the development of the CCNDP.
- About Carlton and Chellington - a brief overview of its history and how it looks today.

Section 2: Vision, Key Themes & Core Objectives 2018 - 2030

This section sets out:

- The overall vision for Carlton and Chellington in future years.
- Key concerns facing the parish.
- Core objectives of the CCNDP.

Section 3: The Policies of the Carlton and Chellington Neighbourhood Development Plan

This section sets out:

- Policies to deliver the overall vision for our community.

Section 4: Non Land Use Actions

Section 5: Monitoring and Review of the Plan

Section 6: Supporting Information

This section includes:

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

Section 1: Introduction

1.1 Introduction

- 1.1.1 This document has been prepared by the Carlton and Chellington Neighbourhood Development Plan (CCNDP) Steering Group, led by the Carlton and Chellington Parish Council.
- 1.1.2 The CCNDP is designed to achieve the vision for Carlton and Chellington through to 2030. It is part of the Government's new approach to planning, set out in the Localism Act 2011, and the Neighbourhood Planning (General) Regulations 2012, which aims to give local people more say about what goes on in their area.
- 1.1.3 In January 2016, Carlton and Chellington Parish Council applied to Bedford Borough Council (BBC) for designation as a Neighbourhood Planning Area. On 17 March 2016, BBC approved the Neighbourhood Plan Area as shown on the map attached at Fig.1 (page 6). The map attached at Fig. 2 (page 11) shows the present Settlement Policy Area and Conservation Area of the village. The village of Carlton and Chellington has been classified as a Rural Service Centre by BBC in their emerging Local Plan 2030).
- 1.1.4 The NDP provides a vision for the future of Carlton and Chellington and sets out clear policies to help realise this. These policies have regard to national planning policy as set out in the National Planning Policy Framework (NPPF), and are in general conformity with the strategic policies of the adopted development plan which presently comprises the Core Strategy and Rural Issues Plan 2008, the Allocations and Designations Local Plan 2013 and the 'saved' policies of the Bedford Local Plan 2002. In addition, BBC is preparing a new Local Plan for the Borough up to the period 2030, since this plan is at an advanced stage of preparation, this Plan also takes into account the strategic policies of 'Local Plan 2030'.
- 1.1.5 This Plan has been developed through extensive consultation with the residents and others with an interest in our community. It provides local people with the opportunity to have control over where development should take place within the parish, and to influence it for the benefit of the community. It is intended that the Plan will assist not only in guiding future development, but also ensure that the Conservation Area, heritage assets, and existing designated Village Open Spaces, all of which give the village its special character, are protected. Moreover, the CCNDP has been developed with the primary aim of ensuring that the residents of Carlton and Chellington continue to enjoy the benefits of living in a compact, rural, and peaceful community, surrounded by beautiful countryside. It is a genuine community document which reflects the views of the majority of residents.
- 1.1.6 In order to comply with the Basic Condition relating to European obligations, a screening assessment was carried out. The conclusion of the screening report was that there were no significant environmental effects as a result of the production of the Neighbourhood Plan. The required consultation was carried out with the three prescribed bodies. In addition, a Habitats Regulations Assessment (HRA) screening report was prepared by Bodsey Ecology Limited. This concluded that the Plan will not have significant effects on any European sites itself or in combination with other plans.
- 1.1.7 A Neighbourhood Development Plan describes the area it serves and details the developments, improvements and changes that local residents, community and voluntary groups, and service providers, would like to see. This is done by:

- Forming a Steering Group
- Use of consultations to reach those whose voice is not normally heard
- Use of consultations to identify the most important local issues
- Looking at how residents can work out practical steps to improve issues identified

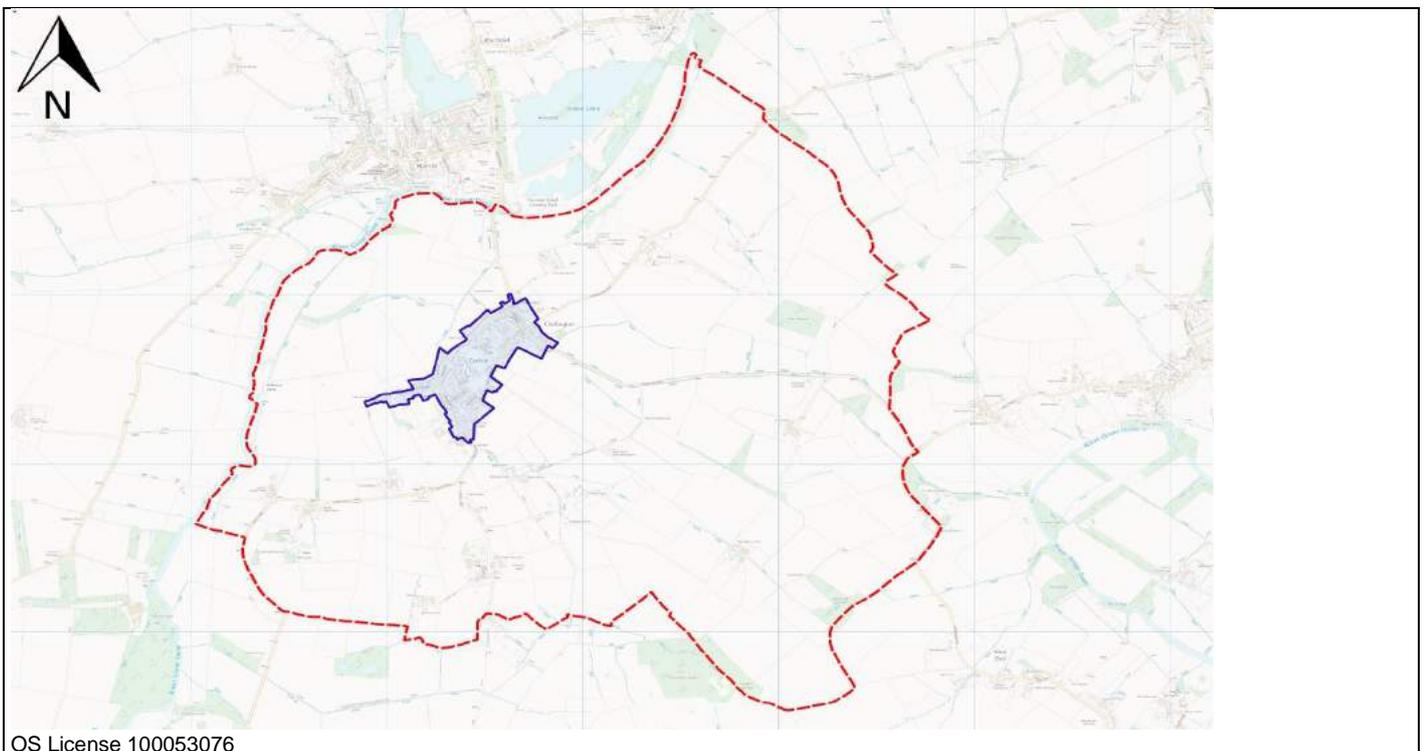
- 1.1.8 It is important to note and highlight the positive aspects of the local area identified by those living and working in it.
- 1.1.9 The final CCNDP will be adopted formally by Bedford Borough Council. Local people are given the chance to endorse the CCNDP publicly by means of a referendum, which ensures that the CCNDP has the backing of local people.
- 1.1.10 The Steering Group, (formed in June 2016), identified key themes which it was felt were particularly applicable to Carlton and Chellington, and which have guided both the process of the consultation and the reporting of the findings described in this document. These are:

- Housing
- Infrastructure
- Movement
- Heritage, Countryside and Environment
- Community Facilities
- Employment

- 1.1.11 The CCNDP has been produced on behalf of the people of Carlton and Chellington. It has been developed from the views of local people and organisations using a variety of consultation methods including:

- Exhibitions
- Feedback from Launch and Open Days
- Residents Surveys
- Regular Meetings of the Steering Group

- 1.1.12 A Consultation Statement detailing the consultation process has been produced to accompany the Plan, and is provided as a separate document.



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FIG 1 Parish Boundary and designated Neighbourhood Plan Area

1.2 What is a Neighbourhood Development Plan

1.2.1 The Neighbourhood Development Plan (NDP) is a plan for the community as a whole. It looks at a wide range of issues including:

- The development of housing (location, type, tenure etc.)
- Transport and access- connectivity (roads, cycling, walking etc.)
- The protection and creation of open spaces (allotments, open spaces, play areas etc.)
- The protection of important buildings and heritage assets

1.3 How the Neighbourhood Development Plan fits into the Planning system

1.3.1 Although the Localism Act 2011 aims, via the NDP, to give local people the power to decide what happens in their community it also sets out a number of 'basic conditions' that must be met. These are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute towards the achievement of sustainable development;
- in general conformity with the strategic policies contained within the development plan for the area, or any part of the area;
- is compatible with EU obligations; and
- prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan¹.

1.3.2 The production of a NDP gives the local community the power to decide where new housing, infrastructure and any community facilities should go and how the village should develop.

1.3.3 The NDP will be subject to an independent examination. An independent examiner will be appointed by Bedford Borough Council in consultation with the Parish Council. The appointed examiner will assess whether the plan meets the 'basic conditions' and if found to be meet these the plan can proceed to the local referendum. The referendum will give all eligible voters in the Parish the opportunity to vote and decide if the Carlton and Chellington Neighbourhood Plan should form part of the development plan and to be used in the determination of planning applications

1.3.4 This NDP has been prepared to generally conform with the strategic policies of the development plan. Neighbourhood Plans do not cover minerals and waste matters and that development plan policy for such matters is contained within the Bedfordshire and Luton Minerals and Waste Local Plan prepared by Bedford Borough Council, Central Bedfordshire Council and Luton Borough Council.

1.3.5 The NDP has been prepared for the period to 2030 in accordance with BBC's emerging Local Plan 2030. The policies in the NDP should be read and adhered to as a whole, alongside the policies of Bedford Borough Council. Planning applications will still be determined by Bedford Borough Council

¹ The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

1.3.6 Once adopted the CCNDP will form part of the statutory development plan for the area. Planning applications are determined in accordance with the development plan unless other material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).

1.4 The Plan and the Neighbourhood Development Plan Context

1.4.1 The Core Strategy and Rural Issues Plan was adopted in April 2008. It sets out the basis for future development in the Borough for the period to 2021. The Core Strategy and Rural Issues Plan provides a clear spatial context for development in the Plan area.

1.4.2 Within this broader strategic objective BBC is working to bring forward a new Local Plan for the Borough. The emerging local plan, 'Local Plan 2030' is expected to be submitted for examination in May 2018.

1.4.3 Until such time as 'Local Plan 2030' is adopted, the development plan comprises the Core Strategy and Rural Issues Plan, the Allocations and Designations Local Plan 2013 and the saved elements of the Bedford Local Plan 2002.

1.4.4 The Basic Conditions Statement will map the various policies in the submitted Neighbourhood Development Plan against the policies in the current development plan. In summary, the following policies have been particularly important in underpinning the Neighbourhood Development Plan policies:

Core Strategy and Rural Issues Plan

- CP1 Spatial Strategy
- CP2 Sustainable Development Principles
- CP7 Meeting Housing Needs
- CP12 Settlement Policy Areas
- CP13 The Countryside and Development Within It
- CP14 Location of Development in the Rural Policy Area
- CP16 Housing in the Rural Policy Area
- CP21 Designing in Quality
- CP22 Green Infrastructure
- CP23 Heritage
- CP24 Landscape Protection and Enhancement
- CP30 Developer Contributions

Allocations and Designations Local Plan

- AD1 Sustainable Development
- AD2 Sustainable Design and Construction
- AD40 Village Open Spaces and Views

Saved Bedford Local Plan

- BE9 Protecting the character of Conservation Areas
- BE11 Setting of Conservation Areas
- BE15 Protecting Views and Open Spaces
- BE19 Alterations to listed buildings
- BE21 Setting of listed buildings
- BE23 Archaeology
- BE24 Archaeology
- BE25 Archaeology
- BE29 High Standard of Design

BE32 Development on the Edges of Urban Areas and Villages

1.4.5 In regard to the policies of the emerging 'Local Plan 2030', the following policies have been taken into account in resolving the Neighbourhood Development Plan policies:

Local Plan 2030

2S	Spatial Strategy
3S	Amount and Distribution of Housing Development
4	Development in Villages with a Settlement Policy Area
6	Development in the Countryside
29S	Place Making
30	Design Quality and Purpose
31-34	The Impact of Development
36S	Green Infrastructure
38	Landscape Character
39	Landscaping in New Development
40	Retention of Trees
41	Hedgerows
42	Historic Environment and Heritage Assets
43S	Protecting biodiversity and geodiversity
44	Enhancing biodiversity
45	River Great Ouse
46	Local Green Spaces
51S	Water Resources
52S	Climate Change Strategic Approach
55	Energy efficiency
59S	Affordable housing
60S	Housing Mix
90S	Delivering Infrastructure
92	Impact of transport on people, places and environment
96	Flood risk

1.4.6 It is clear that the Plan has been prepared within the context of the existing development plan and the evolving new Local Plan. This is good practice and reflects key elements within the Planning Practice Guidance on this matter.

1.5 Community Engagement and Consultation

1.5.1 The CCNDP has been produced on behalf of the residents of the parish of Carlton and Chellington. It has been developed from the views of local people using a variety of consultation methods including:

- Launch exhibition
- Survey of all residents
- Survey of individual groups within the village
- Regular meetings of the CCNDP Steering Group
- Feedback from stall at Village Fete
- Production of leaflets and feedback via dedicated email address
- Website

1.5.2 A draft Plan was shared informally with BBC in March 2018. Following receipt of comments by BBC Officers, amendments were made, and a draft was prepared for public consultation which was endorsed by the CCNDP Steering Group. The Pre-Submission Draft was discussed at a Parish

Council meeting on 14 May 2018. The Parish Council resolved that the plan be agreed for Pre-Submission consultation. The Pre-Submission consultation period ran for 6 weeks from 25 May 2018 to 6 July 2018.

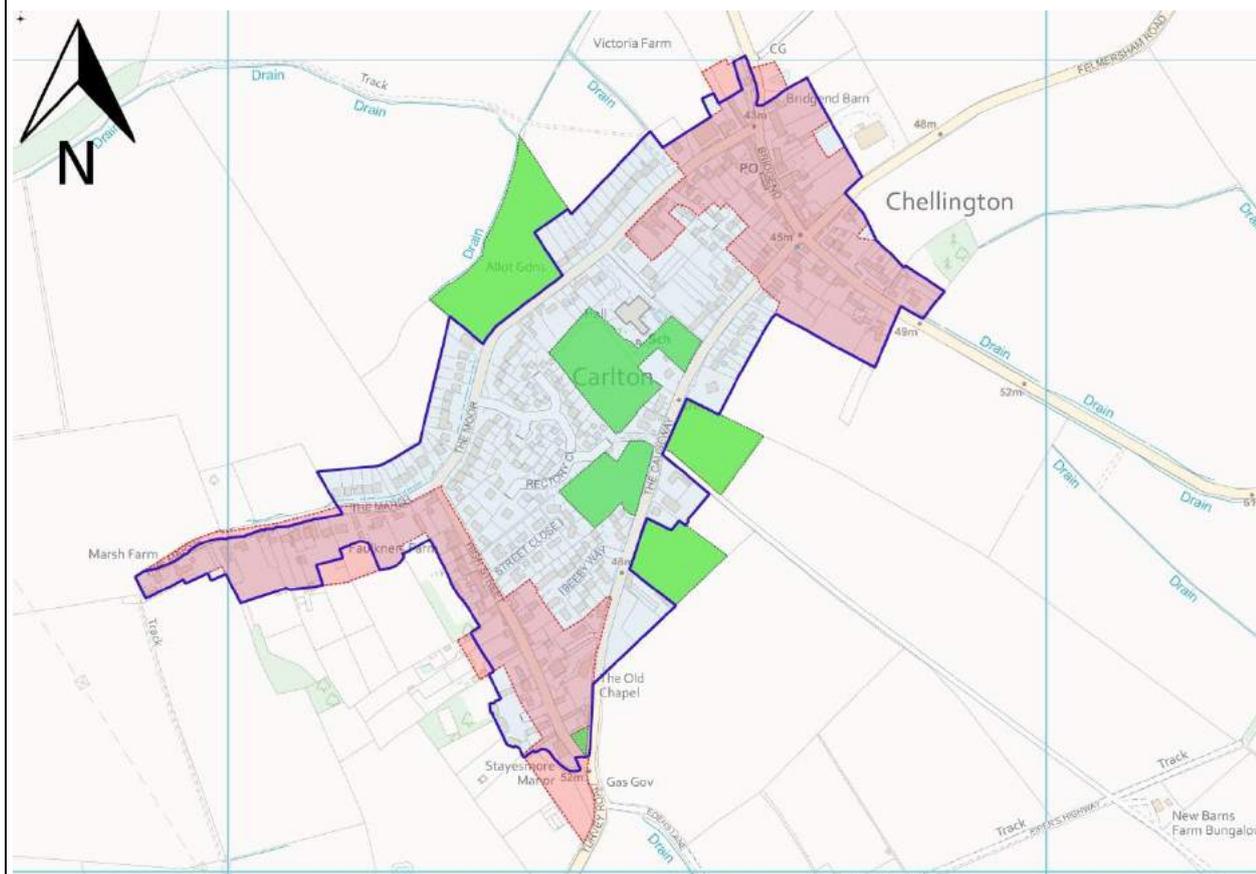
- 1.5.3 A Consultation Statement detailing the consultation process has been produced to accompany the Plan, and is provided as a separate document.

1.6 About Carlton and Chellington

- 1.6.1 Carlton and Chellington village is situated just south of the River Great Ouse eight miles north west of Bedford. The now almost entirely deserted medieval settlement of Chellington lies on higher ground to the east.
- 1.6.2 Until 1934 there were two separate parishes of Carlton and Chellington. The boundary line ran down the middle of Bridgend, with one side in Chellington Parish and one side in Carlton Parish.
- 1.6.3 Until about 60 years ago, Carlton and Chellington was a community centered on some 16 farms located both within and around the village, although today only 3 of these farms remain active. The village originally comprised two main stone-built settlements dating from the 15th and 16th centuries in Bridgend and the High Street, which were separated from one another by farm land. Following development infilling which took place in the 1960s and 1970s, the two older areas of the village have become joined to form a continuous settlement. The village is now laid out in a rectangular pattern formed by Bridgend, The Causeway, the High Street, and The Moor (including The Marsh). Just under 10% of the properties are listed buildings. See Appendix 1 Heritage Environment.
- 1.6.4 The Parish has a church, a school, a village shop and Post Office, and two public houses. The Playing Field is located in Rectory Close, and includes the great Carlton Oak tree - for many years the village symbol. The extensive Allotments Gardens are situated on land owned by the Diocese of St. Albans to the north of The Moor. The school playing fields, Carlton Playing Fields, and the Allotment gardens, along with two areas along The Causeway are all designated Village Open Spaces. There is also a village green located on The Causeway, where there is a war memorial monument and this is the central focus for Parish's remembrance service each year.
- 1.6.5 Carlton lies on reasonably level ground which slopes gently towards the river. The soil is largely clay with a subsoil of gravel. The slope of the ground surrounding Carlton is irregular, with the highest ground being to the east and south. Its natural drainage system, created many years ago to serve the needs of farmland through a pattern of open ditches, now eventually runs through the village towards the allotment gardens before continuing on to river flood plains. Chellington is situated on higher ground to the east.

FIG2 Current Settlement Policy Area , Open Spaces and Conservation Areas

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Key

-----: Current SPA

-----: Line Conservation areas



Open Views/Local Green Spaces

1.7 Demographics

1.7.1 The information contained in this section is a synopsis of the population and household characteristics in the parish taken from the 2011 census. This information has been used by the CCNDP to help inform the plan.

1.7.2 The table shows age breakdown of residents within the parish of Carlton and Chellington.
Source 2011 census

0-15	16-29	30-49	50-64	65+	All ages
152	91	218	195	218	874
17.4%	10.5%	24.9%	22.3%	24.9%	1005

1.7.3 This table shows the total of population change within the parish of Carlton and Chellington. The 1901 census data is omitted as the two parishes of Carlton and Chellington combined in 1934
Source 1951-2011 census

1951 Census	1991 Census	2001 Census	2011 Census
520	912	828	874

1.7.4 Carlton and Chellington has an older age profile than the Borough with the 2011 Census showing 25% of the residents are over 65. Pensioners form a third of all households

1.8 Community Facilities and Services

1.8.1 Education

Carlton Primary School is a Church of England school for 4-11 year old children. It is a small friendly village school with 72 children that values standards and achievements in all areas and received a 2013 Ofsted report assessment of Outstanding in All Areas. The school holds a breakfast/before school club and an after school club up to 5:30pm.

Carlton Pre-School is held within the Village Hall, and is for children from the age of 2 to school age. It runs Monday, Tuesday and Thursday 9-3pm and Wednesday and Friday 9-1pm.

Carlton Parent and Toddler Group is held in the Village Hall (co-located with the school) once a week on a Friday morning 10-11:30am.

The primary destination for secondary education is the **Sharnbrook Academy**, located 4 miles from Carlton and Chellington in the village of Sharnbrook. A second option in the North Beds villages is **Lincroft School**, located 6 miles from Carlton in the village of Oakley. Bedford has a range of both state and independent (Harpur Trust) secondary schools.

Carlton Village Hall occupies the same site as Carlton Primary School and has its own Village Hall management committee. The hall can be booked for weekend, weekly and monthly gatherings (weekday evenings only after 6pm) and is busy most of the week. Although accessed separately from the school, the school also make use of the hall for serving lunch and as a sports hall which highly restricts its availability for residents during school hours.

1.8.2 Local Businesses

The Chellington Centre is a residential youth venue in the de-consecrated Church of St. Nicholas in Chellington. It provides an inspiring exclusive environment, and the peaceful surrounding countryside is a perfect backdrop for groups to bond as a team, to learn and develop.

The centre works with a number of providers who offer activities both onsite and close by, such as forest skills, water activities and archery. The Chellington Centre can accommodate small, medium and large groups and organisations of all types, including schools, youth groups, business and special interest groups running their own courses, holidays, seminars and conferences, and can also be hired for day use as well as residential. There are 30 beds, and with camping options they can accommodate up to 56. It can also be hired by people from the village for parties, meetings and social events.

Emmaus Village Carlton occupies the site of what was originally the Bedford Reformatory School for Boys, later the Carlton Approved School. The site was redeveloped in the 1970's when it became a Community Home with Education (CHE) and it is in these buildings that the present day Emmaus Village is located. Emmaus is an international homelessness charity that offers their companions a home, meaningful work and a sense of belonging.

Emmaus Village features a furniture shop, bric-a-brac store, a boutique and a bistro offering homemade meals, cakes and snacks. The facilities are staffed both by the resident Emmaus companions and also a number of employees. Emmaus also hold events for the public throughout the year, such as Easter egg hunts, a Halloween scavenger hunt and a carols service.

Carlton Village Shop and Post Office is small, family run shop and sub-post offices, both of which provide an invaluable service to Carlton and Chellington as well as surrounding villages. The post office provides a useful banking service since the nearest major high street banks are over 9 miles

away in Bedford. The shop provides the village with essential groceries, fresh bread and vegetables and a small delicatessen.

Ouse Valley Dairy, located at Church Farm in Carlton, sells milks and creams directly from their dairy herd. **Bevistan Dairy**, located across the road at Valley View Farm in Carlton, sell a range of sheeps' milk, yoghurts and cheeses.

1.8.3 Public Houses

The Fox Inn is a traditional village freehouse pub offering home cooked meals and real ales. The pub holds a monthly coffee morning, weekly quiz night, beer festivals and regular music nights. Most big sporting events, major rugby and football matches, are shown on big screens. The pub was awarded the North Beds CAMRA Country Pub of The Year in 2016 and 2017. The pub runs both skittles and darts teams in the local mid-week leagues.

The Royal Oak is a modern country freehouse pub, serving freshly prepared seasonal food. It is a beautiful Victorian red brick building with part of an old stone coaching inn on the side. It reopened in 2016 after an extensive redevelopment, having fallen into disuse for a number of years prior as the previous owners, Charles Wells, sought to reduce its property holdings.

1.8.4 Clubs and Organisations

The Carlton and Chellington Woman's Institute meets on the 2nd Thursday of the month in the Village Hall. As well as their monthly meetings, the W.I. hold social events and trips throughout the year.

The Carlton Historical Society meet on the 3rd Thursday of the month in the Village Hall. As well as their monthly meetings, they organise visits to interesting places and hold social events.

The Carlton Allotment Society have use of a good number of allotments in the village on land owned by the Diocese of St. Albans. The society holds an annual show each year in the Village Hall and various other events such as plant sales and coffee mornings.

In the next village of Harrold there are further clubs and societies that many residents of Carlton participate in: bowls club, snooker club, tennis club, amateur dramatics club, Cubs, cricket club, junior football club, art club. There are also various events held monthly for older people at the United Reform Church in Harrold.

1.8.5 Sports Facilities and Outside Spaces

Carlton has a children's playing field which was gifted to the children of Carlton and is managed by the **Carlton Childrens Playing Field** charity, of which the sole trustees are the Parish Council. There is a limited amount of equipment in the field and many residents would like to see more. Within the last year the trustees have had to remove one very large climbing apparatus and one swing due to safety concerns. Neither has been replaced due to a lack of funds. The playing field also has a pair of goal posts with nets. As part of the playing field there is a large stone barn which is rented to a local grounds maintenance business, this rent providing the only regular income the playing field receives. Other funds come through grants from the Parish Council budget and fund raising by the trustees.

Carlton Squash Club maintains two squash courts for its members, located on the Emmaus site. The Emmaus site also has a football field that it encourages the public to make use of for sports such as junior football and touch rugby

Carlton Village Green is situated at the top end of the village. It is an enclosed space with seats and Carlton's **War Memorial**, a nice peaceful place to be able to sit and contemplate. It also contains a very large horse chestnut tree.

Harrold and Odell Country Park, on the site of an old gravel works, is located a mile away in Harrold. This park is owned and managed by Bedford Borough Council. It has a selection of outside gym equipment and a perimeter walking path offering 144 acres of beauty and tranquillity. With free parking available, its main features are two picturesque lakes, river meadows alongside the River Great Ouse, a Nature Reserve and a range of managed habitats. Refreshments are available in the Café, located in the Visitor's Centre where both indoor and outdoor seating areas are available.

1.8.6 Worship

St. Marys Church is situated on the outskirts of the village and is part of the Churches Together group in Harrold, Odell and Carlton. It was built in 950 i.e. before Westminster Abbey. A parish magazine, "The Bridge", is published every 2 months and contains details of church news, services and village news from not only Carlton but Harrold and Odell as well.

1.8.7 Public Transport

There is a regular Monday to Saturday bus service to Bedford provided by Grant Palmer, and Stagecoach operate early morning and evening services to Bedford.

Carlton is also served by the community bus called The Villager which is operated by volunteers and does a weekly trip to Olney Market and goes twice monthly to Sainsburys in Bedford and twice monthly to Northampton. They also run monthly trips to Milton Keynes and Peterborough.

1.8.8 Medical Care

The nearest doctors surgeries are in Harrold and Sharnbrook, both of which offer a wide range of medical services and have pharmacies on site. The nearest NHS hospital is in Bedford. There is also a private hospital in Biddenham, the BMI The Manor Hospital.

1.8.9 Externally Provided Services

The mobile library currently visits Carlton fortnightly and stops in two locations. The library stays for 20 minutes in each location. A visiting fishmonger comes to Carlton on Wednesday evenings, and a milkman delivers milk and other groceries to Carlton and is an invaluable service to many residents who struggle to get to the village shop.

Section 2: Vision, Key Themes, and Planning Objectives

2.1 Vision for Carlton and Chellington

By 2030 we aim to have created a Carlton and Chellington that will:

- be a sustainable, thriving and prosperous community;
- have maintained its village character within its rural surrounding by preserving the heritage of the village and protecting areas of archaeological significance;
- with a thriving natural environment promoting biodiversity and have seen changes that will have benefited the whole community

The Carlton and Chellington Neighbourhood Development Plan (CCNDP) will:

- Ensure new development contributes to the necessary infrastructure improvements and secures open areas (including Open Green Spaces and designated open views) woodlands and the networks of footpaths and bridleways
- Improve and enhance the local street scenes and protect the environment of the local countryside
- Conserve and further promote the heritage assets of the community

We will achieve the vision by focusing on:

- Developing and deploying a strategic level of thinking enabling a coordinated approach to any future development within the parish
- All developments will be in keeping with current construction materials within the village of mainly limestone rubble or traditional brick, and protect a notable feature of the village- the granite kerb stones
- Retaining the open countryside, developing footpaths and bridleways, protecting local green spaces and our heritage assets as defined by both National Heritage and residents of Carlton and Chellington- see Appendix 1 Heritage Environment
- Providing community infrastructure to ensure all residents needs are met

2.2 Key Issues

Movement

- 2.2.1 We have identified 3 main areas that residents are concerned with relating to movement within our village.
- a) Speeding and parking
 - b) Pedestrian safety, road congestion and road maintenance standards
 - c) Safe walks to school, footpath provision and footpath standards, HGV traffic, and through traffic
- 2.2.2 Residents are less concerned regarding the frequency of the local bus service, while the lack of safe cycle routes are not deemed a priority.
- Nearly all residents travelled by car (a total of 599 cars owned in Carlton and Chellington was recorded in the 2011 Census), with about 20% using their cars to travel around the village as opposed to the 80% who choose to walk



Congestion at The Causeway/Bridgend



Congestion at Bridgend

- 2.2.3 Flash flooding remains a very real concern particularly at Bridgend and along parts of The Causeway and The Moor.

Facilities

- 2.2.4 High speed broadband has now been installed throughout the village.
- 2.2.5 Ensure the existing businesses continue to be viable and sustainable and encourage more business activity in the village.
- 2.2.6 Maintain and enhance facilities that enable residents to participate in village life and activities.
- 2.2.7 Encourage Bedford Borough Council to provide sufficient capacity within Carlton Primary School for the children of the village.

Green Spaces and Heritage

- 2.2.8 To maintain the existing views and vistas and Rights of Way
- 2.2.9 To ensure that we are sympathetic to the protection of nature conservation sites, local wildlife and habitats, and to preserve hedgerows and trees from further loss. We will ensure that there are no likely significant effects on European sites designated under European Directive (92/43/EEC) downstream of the village along the River Great Ouse
- 2.2.10 To improve footways and bridleways, recreating wildlife meadows, and developing Parish walks with parking, and with the provision of new footpaths and improved signage/accessibility to the surrounding landscape.
- 2.2.11 To improve the provision of allotments, landscaping of public areas, formal/informal green spaces and better play areas for children.
- 2.2.12 To protect the current village open spaces and protect the village from the building of industrial wind turbines and solar farms. This should be prohibited around the Carlton and Chellington Parish.
- 2.2.13 To ensure that all applications for development, be that new or extended development of a property within the conservation area, provide a heritage statement with each application. For not only listed buildings but also where development may affect known archeological sites. For example in land around Carlton St Mary's church and the Chellington Centre
- 2.2.14 To ensure that any development in the village is sympathetic to the village's heritage in terms of style and feel of the village. There was great sentiment on the feedback from the launch and the survey that we did not wish to lose the feel of the village- this is its heritage. To become a larger village for example such as Harrold would impact on the 'feel' and therefore the 'heritage' of the village. Policy CC3 has been written with this in mind to protect Carlton and Chellington's feel in any future development

Employment

- 2.2.15 Employment opportunities are extremely limited due to the very nature of the businesses here already- namely Farms, one village shop. Emmaus , The Chellington Centre and two pubs.
- 2.2.16 There is limited opportunity for any expansion by the building of business units due to the infrastructure and lack of suitable sites

Housing

- 2.2.17 Carlton and Chellington's heritage and environmental character should not be damaged through new development.
- 2.2.18 Development should be limited to areas within the Settlement Policy Area and a limited natural extension to the built up area.
- 2.2.19 New housing should comprise a variety of sized dwellings, including bungalows and retirement homes. There is strong resistance to flats/apartments or three story housing.
- 2.2.20 There is strong support for low density housing. (less than 20 dwellings hectare).
- 2.2.21 Development on the Causeway was viewed as most acceptable, with development off The Marsh and The Moor viewed as the most unacceptable

2.3 The Core Objectives of the Carlton and Chellington Neighbourhood Development Plan

2.3.1 The core objectives are based on the key issues raised by local people and have been summarised to form the basis of the CCNDP

Environment/Green Spaces:-

- a) Conserve and enhance Carlton and Chellington's rural character, heritage and seeks to protect and improve features which contribute to this village environment.
- b) Preserve and improve access to green spaces and the surrounding countryside together with the protection and enhancement of green infrastructure and biodiversity of the surrounding area and the River Great Ouse
- c) Preserving views into and from the village

Housing:-

- d) To ensure new housing is small in scale within the settlement boundary
- e) To ensure that any housing proposals are proportionate in scale and provide a range of different types and size of accommodation to meet the needs of the community, and are of a design which is consistent with the identity and character of the village.
- f) To meet the objectives of the Borough's housing land supply to the period 2030, the Plan will allocate development for up to 32 dwellings as a Group 2 Village, within the defined settlement boundaries.

Services/Facilities

- g) To maintain and enhance the provision of existing facilities and public services (e.g. schools) and ensure appropriate new provision is made for any future developments both within the Parish and in the surrounding areas

Employment

- h) To continue to support the local economy, sustaining existing businesses where possible and providing opportunities for new small and suitable businesses

Transport

- i) Highway safety, traffic congestion and parking will be addressed to improve movement and safety in and around the village for all road users, including private cars, public transport, cyclists and pedestrians.

Infrastructure

- j) Providing community infrastructure to ensure all residents' needs are met.

2.3.2 The delivery of the actions arising will be achieved in partnership with public sector, private bodies and stakeholders such as landowners, developers and the community

2.3.3 The Plan fully meets the requirements for public consultation as set out in the Localism Act. Details of the consultation [are](#) recorded in the Consultation Statement which accompanies the Plan.

2.3.4 For a locally distinctive plan it is right that a range of locally specific objectives should be developed. These will underpin the policies whose use and implementation will support and deliver the objectives and contribute to sustainable development within the Parish. The objectives intend that the plan should

- Provide a framework within which decisions on planning will be made for the benefit of continuing sustainability across the Parish
- Encourage provision of housing, including affordable housing and homes for the elderly to meet identified housing needs where doing so would not significantly affect the quality of the local environment
- Conserve and enhance the landscape, biodiversity, natural habitats and cultural heritage of the Parish

Section 3: The Policies of the Carlton and Chellington Neighbourhood Development Plan

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

3.1.2 Policy CC1 – Settlement Policy Area Boundary and Design Principles (Objectives a, b and c)

The Neighbourhood Development Plan defines the Carlton and Chellington Settlement Policy Area boundary, as shown on the Proposals Map, to shape the physical growth of the village over the plan period.

There is a presumption in favour of sustainable development within the settlement boundary, subject to development complying with the provisions of this plan and the development plan.

Development proposals within the village should demonstrate that each of the following design principles are met as and where applicable:

a. the scale, form and character of the existing settlement is maintained;

b. new development shall be of a scale to complement the traditional character and historic core of the village;

c. building line should respect the character of the street scene

d. buildings should be no more than two storeys high

e. not affecting open land which is of particular significance to the form and character of the village;

f. development on prominent sites on the edge of the village should be avoided to protect the profile and skyline of the village and to ensure views into and out of the village as identified in [saved] Policy AD40 of the Allocations and Designation Local Plan and as identified on the Proposals Map are not adversely affected;

g. landscaping and boundary treatments should use native species and, where practical and possible retain mature trees. However, where this is not possible, non-native species which are beneficial for wildlife will be acceptable alternatives;

h. protect residents' amenity and the landscape character from any noise, light or other pollution; and

i. existing local habitats and wildlife corridors should be protected and enhanced, and new ones created where practical and possible.

j. not in areas at risk of flood

k. the River Great Ouse and groundwater resources will be protected from any excessive run-off, pollution and invasive non-native species in order to protect vulnerable European sites downstream

Local Evidence: Due consideration has been given to whether the settlement boundary should be changed to include new development allocations proposed by the Neighbourhood Development Plan. Local residents strongly agreed that the Parish should retain its existing environmental and heritage features that give the Parish its special character. There was a clear preference for new development to take place on land which represents a limited natural extension to the existing built up area. In addition, there was strong support for protecting nature conservation, local wildlife and habitats together with preserving hedgerows and trees from further loss. Maintaining existing village views was also regarded as being of equal importance.

Technical Evidence: National planning policy acknowledges that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The NPPF confirms that neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

Carlton and Chellington is defined within the emerging Local Plan as a 'Rural Service Centre'. A settlement boundary was defined by 2002 Adopted Local Plan. The same settlement boundary has been applied in the Neighbourhood Development Plan, except where it has been extended to include the three allocated development sites as covered by Policies CC4 to CC6.

This policy is further supported within the requirements of Policies CP12, CP21 and CP24 of the Core Strategy and Rural Issues Plan; Policy AD40 of the Allocations and Designations Local Plan; Saved Policy BE15 of the Bedford Local Plan; and Emerging Policies 3S, 29S and 30 of the Local Plan 2030.

3.1.3 Policy CC2 – Protection of Local Green Spaces (Objectives a and b)

The following parcels of land as shown on the Proposals Map and in the more detailed maps at Appendix 2 are designated as Local Green Spaces:

a. The Allotment Gardens (LGS 1).

b. The Playing Field (LGS 2).

c. The Green (LG 3).

Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

Local Evidence: The residents' survey demonstrated that open space protection was of great importance and in addition both the allotment gardens and the Playing Field were considered to be important, or very important village facilities. In addition, following comments received during the consultation of the Pre-Submission Version of the Plan, The Green was considered to be protected as a Local Green Space and this was ratified by the CCNDP Steering Group.

Technical Evidence: Paragraph 99 of the NPPF advises that 'the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them'. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

Paragraph 100 of the NPPF goes on to add that 'the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- 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; and
- local in character and is not an extensive tract of land.'

This policy is further supported within the requirements of Policy 46 of the Local Plan 2030

See Appendix 2 for how proposed local green spaces meet the criteria

3.1.4 Policy CC3 – Protection of Heritage Assets including Listed Buildings (Objective a)

Planning permission will normally be granted for developments within the Carlton and Chellington Conservation Area that lies within the SPA, provided that proposals preserve or enhance the character of the area.

Proposals for the demolition, redevelopment or substantial alterations to important character buildings and sites should demonstrate the consideration that has been given to retaining:

- a. The important character of the building or site itself;*
- b. Its most distinctive and important features;*
- c. The positive elements of its setting and its relationship to its immediate surroundings;*
- d. The contribution that the building or the site and its setting makes to the character of the local area; and*
- e. Archaeological evaluation and excavation must be undertaken prior to development where there is likelihood of archaeological remains.*

Local Evidence: Local residents strongly agreed that the Parish should retain its existing environmental and heritage features that give the Parish its special character. The continued protection of important built heritage assets was supported within the residents' survey because of their contribution to the historic and natural environment. Appendix 1 of the Plan provides a detailed list of the Parish's Heritage Environment.

Technical Evidence: Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight, should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Both designated and non-designated heritage assets and their settings contribute much towards the character of the village and will be conserved and enhanced in recognition of their individual and cumulative significance. This is further supported within the requirements of Policy CP23 of the Core Strategy and Rural Issues Plan; and Emerging Policy 42 of the Local Plan 2030.

3.1.5 Policy CC4 – Housing Delivery (Objective f)

Provision will be made over the plan period for up to 32 homes as proposed within site specific policies CC5 to CC7.

Development in excess of this figure will only be permitted where the proposal relates to a site within the SPA in accordance with Policy CC1.

All homes built will comply with the environmental standards in the Bedford Borough Local Plan to 2030 (latest version), should not damage the environmental and heritage features that give the Parish its special character and Natural England and the Environment Agency must be satisfied that European sites designated under European Directive (92/43/EEC) will not be adversely affected.

Local Evidence: There was support for small scale development in the Parish with over 35% agreeing the need for up to 25 new homes and 34% for up to 50. The overriding consideration was the need to ensure that further development should not damage the environmental and heritage features that give the Parish its special character.

Technical Evidence: Carlton and Chellington is defined within the emerging Local Plan as a 'Rural Service Centre'. Emerging Policy 3S states for the village, it will be necessary to identify sites to meet the provision of 25-50 new homes in the plan period.

When considering locations for new development, an assessment of potential housing sites was undertaken. The Site Assessment report is provided in the Evidence Base. The Neighbourhood Development Plan makes three allocations for new housing on the edge of the village. These sites were subject of a public consultation event in July 2017.

3.1.6 Policy CC5 – Land at the Causeway (Objective f)

A residential development of up to 10 dwellings on land at The Causeway as identified on the Proposals Map will be supported subject to the following criteria:

- a) the design and layout respects or enhances the surrounding natural, built and historic environment;*
- b) it can be demonstrated that the mix and tenure proposed meets an identified need; and*
- c) parking provision is provided in accordance with Policy CC12.*

3.1.7 Policy CC6 – Land at 55 Causeway (Objective f)

A residential development of up to 18 dwellings on land at The Causeway as identified on the Proposals Map will be supported subject to the following criteria:

- a) the design and layout respects or enhances the surrounding natural, built and historic environment;*
- b) it can be demonstrated that the mix and tenure proposed meets an identified need; and*
- c) parking provision is provided in accordance with Policy CC12.*

3.1.8 Policy CC7 – Land north of the Moor (Objective f)

A residential development of up to 4 dwellings on north of the Moor as identified on the Proposals Map will be supported subject to the following criteria:

- a) the design and layout respects or enhances the surrounding natural, built and historic environment;*
- b) it can be demonstrated that the mix and tenure proposed meets an identified need; and*
- c) parking provision is provided in accordance with Policy CC12.*

Local Evidence: The Parish Council consider that the three development allocations will assist in meeting the broad objectives of the Neighbourhood Development Plan and will not conflict with the broader and emerging strategic objectives of the development plan.

Technical Evidence: Carlton and Chellington is defined within the emerging Local Plan as a ‘Rural Service Centre’. Emerging Policy 3S states for the village, it will be necessary to identify sites to meet the provision of 25-50 new homes in the plan period.

3.1.9 Policy CC8 – Local Housing Needs (Objective e)

To meet defined local housing needs, all housing development will be particularly supported to provide a mix and range of house types and tenures, ensuring provision of affordable housing and housing designed to meet the needs of the elderly, the disabled and the vulnerable.

Local Evidence: The residents’ survey demonstrated strong support for more affordable homes for sale or rent, both for young people and the elderly. Self and custom build housing is housing built by individuals or groups for their own use, either by building the home on their own or by working with builders. The Government recognises that this provides a more affordable route to home ownership. The Parish Council is keen to encourage self-build developments within the SPA, creating the opportunities for people to build their own home as well as local builders and contractors to develop small sites, thereby sustaining or creating local jobs and contributing to the local economy.

Technical Evidence: A comprehensive Housing Survey was completed by Bedfordshire Rural Community Charity in 2016. Analysis of this survey identified 1 potential need for starter home, 4 for shared ownership, 3 for shared ownership for over 55’s, 1 for rent and 2/3 on the open market.

This policy is further supported within the requirements of Policies CP7 of the Core Strategy and Rural Issues Plan; and Emerging Policy 60S of the Local Plan 2030.

3.1.10 Policy CC9 – Protection of Local Community Services (Objective g)

1. *The identified community facilities are:*
 - a) *St Mary’s Church*
 - b) *Carlton VC C of E Primary School*
 - c) *Carlton Pre School*
 - d) *The Village Hall*
 - e) *The Post Office and Village Shop*
 - f) *The Fox Inn Public House*
 - g) *The Royal Oak Public House*
 - h) *The Chellington Centre*
 - i) *Emmaus Village*

2. *Development that would result in the loss of these community facilities will not be supported unless the following can be demonstrated:*
 - a) *the proposals includes alternative provision, on a site within the SPA of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking, or*

 - b) *satisfactorily evidence (including independently marketed for at least 12 months) to demonstrate that there is no longer an economic justification to protect the asset, or*

Local Evidence: Local residents value the community assets and facilities that the Parish offers; 100% of respondents to the Residents Survey regarded the village shop/post office, the village hall, the play area, the playing field, the allotment gardens, the church and the two village pubs as important, or very important. This policy seeks to protect community assets within the village and reflects the views expressed within the Resident Survey.

Technical Evidence: The “golden thread” running through national planning policy is the promotion of sustainable development. This has economic, environmental and social dimensions. The maintenance and enhancement of the village’s range of social and community assets will allow the village to function and allow for some growth provided it is modest in scale and proportion to the whole village. Specifically, in rural areas, national planning policy promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues cultural buildings, public houses and places of worship (para. 83 of the NPPF). This policy seeks to protect community assets within the village and reflects the views expressed within the Resident Survey. Policy CC9 is therefore consistent with the provisions of the NPPF and Emerging Policy 86 of the Local Plan 2030.

3.1.11 Policy CC10 – The Provision of New Community Facilities (Objective g)

- Proposals that diversify or enhance the range of community facilities will be supported provided that the development:*
- a) *will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;*

 - b) *will not generate a need for parking that cannot be adequately catered for; and*

 - c) *is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.*

Local Evidence: Within the Residents Survey, additional or improved facilities for young people, play areas for children, upgraded park equipment, childcare/nursery facilities and a village hall facility (independent of the school) were afforded the highest priority.

Technical Evidence: Within rural areas, national planning policy promotes to deliver the social, recreational and cultural facilities and services the community needs (para.92 of the NPPF). This policy seeks to address the potential for new community facilities within the village and reflects the views expressed within the Resident Survey.

3.1.12 Policy CC11 - Supporting the Development of Small Businesses (Objective h)

(i) Proposals for the development of small business will be supported where they involve:

a) New builds or the conversion of existing buildings; and

b) The diversification of existing rural enterprises.

(ii) All such proposals will be assessed against the following:

a) Impact on residential amenity.

b) Access, traffic and car parking arrangements.

c) Impact on the landscape and character of the area.

d) Design.

Local Evidence: Most residents who are in employment work outside of the village. However, residents support the development of small businesses in the village and many already operate from home. It is important to support the opportunities that exist, e.g. homeworking, rural diversification, and small-scale businesses, in order to ensure that the village does not become a purely residential community.

Technical Evidence: The NPPF seeks to encourage economic growth and identifies how planning policy can support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (paragraph 83). It is also compatible with the NPPF objective of promoting a strong rural economy through neighbourhood planning.

Policy CC11 conforms with the provisions of the NPPF, Saved Policy E18 of 2002 Local Plan and Emerging Local Plan 2030, Policy 68.

3.1.13 Policy CC12 – Residential parking in new developments (Objective i)

The need for parking provision within new residential developments will be assessed against the Council's Adopted Parking Standards for Sustainable Communities. Proposals should:

a) provide sufficient parking to meet the assessed need;

b) ensure that any additional on-street parking does not result in significant congestion for other road users or a serious threat to road safety; and

c) avoid the creation of car-dominated environments through the appropriate location, layout and detailed design of the parking spaces.

Local Evidence: Within the Residents Survey, residents were concerned about parking in the village. Whilst on-street parking can bring activity to the street and help to calm traffic speeds, inadequate off-street parking can result in an environment dominated by cars, restricted traffic movements and unsafe conditions for pedestrians and cyclists. Providing an appropriate balance between the amount, type and form of car parking is therefore a key factor in designing a quality development.

Technical Evidence: The NPPF indicates that parking standards are influenced by the accessibility of the development, the availability of public transport, the size and type of property and local levels of car ownership. BBC's Parking Standards for Sustainable Communities sets out the overarching vision for parking within the Borough.

Policy CC12 conforms with the provisions of the NPPF, Saved Policy T15 of 2002 Local Plan and Emerging Local Plan 2030, Policy 32.

3.1.14 Policy CC13 – Developer Contributions and Community Infrastructure Levy (Objective j)

The following projects are identified as priorities for investment in local community infrastructure:

- a) *Enhancement of footways within the Parish with improved surfaces and lighting.*
- b) *Improvement of facilities at the existing playing field.*
- c) *Contribution to traffic surveys and implementation of improved traffic management in the village*
- d) *Enhancement to Community facilities*
- e) *Flash flooding prevention and alleviation measures to ensure that there are no adverse impacts on the surrounding natural, built and historic environment*
- f) *Improvements to communications infrastructure.*

Monies from the local element of the Community Infrastructure Levy will be applied to these various priority projects.

Local Evidence: The listed projects have been derived from the outcome of the Residents Survey. Additional or improved facilities for young people, play areas for children, upgraded play park equipment, childcare facilities and a village hall facility (independent of the school) were afforded the highest priority in the survey. In addition, concerns and matters raised included improvement of footways, flooding and improvement of traffic management within the village.

Technical Evidence: Paragraph 34 of the NPPF states that plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). supports the use of CIL to improve and provide community infrastructure. Emerging Policy 90S of the Local Plan 2030 states that new development will be required to provide, or contribute towards the provision of, measures to directly mitigate its impact on existing infrastructure.

Section 4 - Non-land Use Actions

4.1 Issues

4.1.1. A few issues have been raised whilst preparing the Neighbourhood Plan that are not directly related to land-use matters (although they might indirectly relate to the use of land in some form). As such, they are not matters that can be addressed directly by the provision of a planning policy in the Neighbourhood Development Plan. However, these are matters that are important to the residents of the parish. These matters together with actions for dealing with them are detailed below. If implemented they will help to achieve the vision and objectives of the Neighbourhood Development Plan

4.2 Traffic and Transport.

4.2.1 The layout of the main streets within the village and the design of many of the properties abutting them, together with the increased ownership of motor vehicles, has the effect of making these roads predominantly single track, requiring vehicles to pull in or reverse to allow oncoming traffic to pass. Parking restrictions do not represent an effective way of preventing the problem as there is no adequate enforcement and nowhere for displaced vehicles to park elsewhere

4.2.2 The Residents Survey showed clearly that local residents regarded traffic congestion and parking within the village as a current important issue which needs to be addressed.

4.2.3 The Parish Council will work together with the Highway Authority, public transport providers and other relevant agencies to develop a long term sustainable strategy for improvements to the existing highway network to: alleviate local traffic congestion, secure traffic calming measures and manage car parking in and around village to mitigate the impact of development on the community

4.2.4 In addition, the Parish Council will seek to ensure the retention of a valued bus service that provides important access and employment and is a distinct dependency for members of the village for such services. Where possible review the current limited service should the bus service providers find it economical to do so, with the aim to reduce car usage

4.2.5 This strategy will include the following areas identified for improvement:

- Support for average speed cameras, reduced speed limits and on-street parking, and improved highway/footpath maintenance standards.
- More designated footways, traffic calming, and improved disabled access attracted lesser support, although a significant number of responses were neutral.
- Upgrading and extending footways.
- Introducing white lines along the side of roads to mark recommended places for pedestrians and cyclists.

Section 5: Monitoring and Review of the Plan

- 5.1 The CCNDP Steering Group will ensure that the Plan is actively managed over the next 12 years. The CCNDP will be reviewed periodically to ensure that it addresses any changes in both national and local planning policies.
- 5.2 Responsibility for providing the leadership for the CCNDP will rest with Carlton and Chellington Parish Council. Each Annual parish Council meeting, after the Plan implementation will include a detailed report 'Update to CCNDP'. This will monitor the progress of the Plan in the previous year and the likely implications and impact of the Plan for the forthcoming year.
- 5.3 The Parish Council website <https://carltonandchellington.bedsparishes.gov.uk/> will carry an up to date report on progress with the Plan during its lifetime.
- 5.4 In 2023 and 2028 there will be thorough five year reviews of progress by the CCNDP Steering Group which has a wider community base. The purpose of these reviews will be to guide the Parish Council in its stewardship of the CCNDP and to consider whether a review of, or amendment to the Plan needs to be proposed to Bedford Borough Council.
- 5.5 In 2030, the Parish Council will recruit a new CCNDP Group to undertake a review and decide on the need for a subsequent Neighbourhood Plan. If it is decided that a new plan is required the CCNDP Group will develop it so that it is effective from 2031.

Section 6: Supporting Information

6.1 Glossary of Terms

Affordable Housing Social rented, affordable rented and shared ownership housing provided to eligible households whose needs are not met by the current market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provision to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

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

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

Core Strategy A Development Plan Document (DPD) setting out the spatial vision and strategic objectives of the planning framework for the area.

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

Development Plans This includes adopted Local Plans, neighbourhood plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004

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

Green Infrastructure A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage Asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

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

Historic environment All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

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

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

Local Planning Authority the public authority whose duty it is to carry out specific planning functions for an area. The Local Planning Authority is Bedford Borough Council.

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

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

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

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

Neighbourhood Plan A plan prepared by a Parish Council or Neighbourhood Forum for a particular Neighbourhood (made under the Planning and Compulsory Purchase Act 2004).

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

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

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

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

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

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

Rural Exception Site Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seeks to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where residential to enable the delivery of affordable units without grant funding.

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

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

Setting of a heritage asset The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive

or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

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

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

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

Windfall Site Sites which have been specifically identifies as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

6.2 Acknowledgements

The Parish Council would like to thank all those who have been involved with the preparation of the Neighbourhood Development Plan and in particular:-

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- All residents, local group and organisations that completed and returned survey forms as well as those attending consultation events and giving valuable feedback.

6.3 Reference documents

Town and Country Planning Act 1990

Localism Act 2011

Neighbourhood Planning (General) Regulations 2012

National Planning Policy Framework

National Planning Practice Guidance

‘Saved Policies’ of the Bedford Local Plan (October 2002)

Core Strategy and Rural Issues Plan (April 2008)

Allocations and Designations Local Plan (July 2013)

Emerging Bedford Borough Local Plan 2030

Appendix 1: Carlton and Chellington Parish- Heritage Environment

Monument Data

SMR Number	Site Name	Description
MBD58	ROMAN ROAD, (Viatores no 170a)	A Roman road, traced running from Irchester to Kempston
MBD540	CROPMARKS, North of Carlton	A scatter of large and small discrete enclosures, a ring ditch, and a pit alignment
MBD547	RING DITCHES, North West of Red Barn	Series of ring ditches running approx W-E on S side of River Ouse. Defined to south by pit alignment
MBD603	LIMESTONE QUARRIES, North of Carlton Hall	Probable Post Medieval quarries are visible as earthworks on lidar imagery, north of Lavendon. The individual quarries, of which there are fourteen, are small, averaging about 60metres across
MBD711	CHELLINGTON DESERTED MEDIEVAL VILLAGE	A polyfocal village, preserved as an extensive area of earthworks & associated roads and ridge & furrow
MBD992	MOAT, Carlton Hall	Sub-rectangular medieval moated site, with 3 attached enclosures and fishpond. Dovecote survives as standing building within moat
MBD1617	CROPMARKS	Linear cropmark at right angles to River Ouse
MBD1781	LINEAR & RECTILINEAR CROPMARKS AND ROMAN OCCUPATION, West of Carlton	Extensive area of regular linear cropmarks, with surface finds indicating presence of substantial Roman buildings
MBD2554	CHURCHYARD CROSS, Carlton	A very worn churchyard cross is recorded at Carlton
MBD2824	HOLLOW WAY	The remains of a hollow way of medieval date, part of the old route to St Mary's Church. Seen on historical mapping and mid-20th century aerial photography, now remains only as a slight dip defined by weed growth. A dip believed to be a part of the monument was recently infilled
MBD3221	RIDGE AND FURROW, Chellington historic parish	Ridge and furrow recorded from aerial photographs, in the area of the deserted settlement at Chellington
MBD5103	RIDGE AND FURROW, Carlton historic parish	Ridge and furrow in the parish of Carlton.
MBD5154	HOLLOW WAY, South East of Chellington	Suggested route of former hollow way
MBD6795	ROMAN SLAG PATCH, South East of Carlton Hall	Concentrated slag patch, in area where a Roman pottery sherd was found while digging a hole for a gate post
MBD7116	BRICKFIELD	Site of former brickworks in operation 1882 – 1916
MBD8705	LINEAR CROPMARKS/TRACK South of Carlton Hall	Cropmarks representing a trackway and possible ponds/pits and other linear cropmarks.
MBD8870	BAPTIST CHURCHYARD	Post Medieval? Baptist Churchyard.
MBD8871	St. MARY'S PARISH CHURCHYARD	Medieval Parish Churchyard

MBD8872	St. NICHOLAS' PARISH CHURCHYARD, Chellington	Post medieval churchyard. Church now redundant. Gravestone toppled to create footpath.
MBD10448	ROAD METALLING	Roman Road
MBD13088	CARLTON HALL WOOD, Ancient Woodland	An ancient woodland.
MBD13092	FREER'S WOOD, Ancient Woodland	An ancient woodland, deemed to be of local interest.
MBD14729	CROPMARK North West of Northey Farm	Rectangular cropmarks seen at this location, unlikely to be archaeological
MBD14730	CROPMARKS, South West of Carlton Church	An area of indistinct cropmarks
MBD16448	CROPMARK, South East of Carlton village	Small sub-rectangular cropmark
MBD16449	ENCLOSURE AND LINEAR CROPMARK, South of Freer's Wood	Cropmarks of an enclosure and a linear feature with an unclear relationship
MBD16450	MULTI-PERIOD ENCLOSURE CROPMARKS, North of New Barns Farm	A probable Iron Age to Roman multiphase settlement site is visible as cropmark on aerial photographs to the northwest of New Barns Farm. The site comprises, curvilinear enclosures, boundary ditches, a rectilinear enclosure and possible trackway or field system
MBD16451	CROPMARK, East of Carlton School	A possible Iron Age or Roman rectilinear enclosure is visible as a cropmark on aerial photographs. The possible settlement enclosure, measuring 52metres by 48metres, is located south of Fishers Farm. A linear feature is also visible to the north east of the enclosure and may be associated
MBD16452	IRON AGE/ROMANO-BRITISH CROPMARKS; N of Hooper's Spinney, Carlton	A possible Iron Age to Roman boundary ditch with at least two adjoining small curvilinear enclosures is visible as cropmarks on aerial photographs. The features are located southeast of New Barns Farm
MBD16453	SETTLEMENT CROPMARKS; NE of Hooper's Spinney, Carlton	The cropmarks of possibly Iron Age boundary ditches and settlement enclosures are located south of New Barns Farm and are visible on aerial photographs taken in 1996 and 2005. They show a number of conjoined curvilinear enclosures and linear features.
MBD16483	CURVILINEAR ENCLOSURE CROPMARKS; SE of New Barns Farm, Carlton	A possible Bronze Age and/or Iron Age curvilinear enclosure is visible as a cropmark on aerial photographs. The possible settlement enclosure is located southeast of New Barns Farm. There is a possible entrance on the south side, as well as two projecting linear ditches.
MBD16484	IRON AGE/ROMANO-BRITISH SETTLEMENT CROPMARKS; E of New Barns Farm, Carlton	The cropmarks of two phases of probable Iron Age and Roman settlement enclosures are visible on aerial photographs, southwest of The Spinney. A possible Banjo type enclosure which connects to curving boundary ditches and associated smaller curvilinear enclosures likely represents the earlier phase of the site. A large possibly Roman rectilinear enclosure appears to

		overlie the banjo-type enclosure and has a possible entrance on its east side.
MBD16485	D-SHAPED ENCLOSURE CROPMARK; NE of New Barns Farm, Carlton	The cropmark of a D-shaped enclosure of probable Iron Age or Roman date is visible on aerial photographs. There is a terminally-defined entrance in the NE side, opposite the longer straight side of the enclosure. The site is surrounded by faint traces of further ditches and possible enclosures which may be associated with the enclosure.
MBD16894	CARLTON MEDIEVAL VILLAGE	The medieval settlement at Carlton was mainly a linear settlement that has expanded to the south within the post medieval and modern periods
MBB21801	SECOND WORLD WAR – SEARCHLIGHT BATTERY	Site of searchlight battery from the Second World War.
MBB21831	MEDIEVAL ROUTE FROM HARROLD TO PAVENHAM IN CARLTON AND CHELLINGTON PARISH	Remains of a medieval track connecting Harrold Bridge to Pavenham via Chellington deserted medieval village, vestiges of which seen as a hollow way, tracks and enclosure field boundaries.
MBB21832	MEDIEVAL ROUTE FROM CARLTON TO STEVINGTON	Former road running from Carlton (Bridgend) to Stevington (West End).
MBB21861	FORMER CARLTON TO TURVEY ROAD	The road connecting Carlton to Turvey from the end of what is now The Marsh through to Spring Close Farm. The road is shown on maps around the mid-18th century, and its exact route established using lidar data.
MBB21863	Former Road(s) from Carlton and Chellington to Felmersham	The routes, identified from historical mapping and lidar, of the road from Carlton via Chellington to Felmersham. These ran along the area between the modern road and the Great Ouse,
MBB21866	GREEN LANE AND PRE-ENCLOSURE TRACK NORTH OF CARLTON	A probable track running through the Moor open field prior to Enclosure in 1806. Its route leads from close to Victoria Farm on the Moor out to Wigney Meadow. The western part of its course remains as a green lane, the eastern half as a field boundary.
MBB21869	CHELLINGTON PARSONAGE SITE AND ENCLOSURE	The site of Chellington Rectory, or Parsonage House, based upon multiple items of mapping and documentary evidence.
MBB21872	LATE PREHISTORIC/ROMAN SETTLEMENT ENCLOSURE; S of Blackwell Spinney, Carlton	Cropmarks of a possible later prehistoric or Roman settlement enclosure visible on aerial photographs. The enclosure is rectilinear and defined by a single ditch. The eastern and northern sides are less regular in shape and the entire enclosure is sub-divided NW-SE by a parallel ditches and there is a hint of a further sub-division of the northern half. There is also a possible pit visible as a dark cropmark in the northern corner.
MBB21873	IRON AGE/ROMAN DITCHED ENCLOSURES; SW of Midway House, Carlton	A small circular enclosure or ring ditch, attached to a length of linear ditch and possibly dating the Bronze Age or Iron Age, is visible as cropmarks on aerial photographs taken in 2011.
MBB21874	POSSIBLE RING DITCH; NE of Great	A possible ring ditch visible on historical aerial photographs and previously thought to be

	Oaks Wood, Carlton	archaeological in nature, though it is likely to be natural, possibly a fungus ring (also known as fairy rings), which can show as darker rings of grass within pasture.
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National Designated Heritage Assets

Listed Buildings (marked as triangles on the map below).

Name: PARISH CHURCH OF SAINT MARY

Designation Type: Listing

Grade: I



Name: FISHERS FARM BARN

Designation Type: Listing

Grade: II

Name: BRAEHEAD

Designation Type: Listing

Grade: II

The Marsh

Name: MARSH FARMHOUSE

Designation Type: Listing

Grade: II

Name: STONEHAVEN

Designation Type: Listing

Grade: II

Name: FAULKNER'S FARMHOUSE

Designation Type: Listing

Grade: II

High Street

Name: 2, HIGH STREET

Designation Type: Listing

Grade: II

Name: THE ANGEL PUBLIC HOUSE

Designation Type: Listing

Grade: II

Name: KNOWLE COTTAGE

Designation Type: Listing

Grade: II

Name: 25, HIGH STREET

Designation Type: Listing
Grade: II

Name: LYE COTTAGE
Designation Type: Listing
Grade: II

Name: HOMESTEAD
Designation Type: Listing
Grade: II

Name: STAYESMORE MANOR
Designation Type: Listing
Grade: II

Name: ROWAN COTTAGE
Designation Type: Listing
Grade: II

Name: TWILDO
Designation Type: Listing
Grade: II

Name: 28, HIGH STREET
Designation Type: Listing
Grade: II

Name: 26, HIGH STREET
Designation Type: Listing
Grade: II

Name: 24, HIGH STREET
Designation Type: Listing
Grade: II

The Causeway

Name: BAPTIST MEETING HOUSE
Designation Type: Listing
Grade: II

Pavenham Road

Name: 21, PAVENHAM ROAD
Designation Type: Listing
Grade: II

Bridgend

Name: CROSSWAYS
Designation Type: Listing
Grade: II

Name: LABURNHAM HOUSE
Designation Type: Listing
Grade: II

Name: CARLTON POST OFFICE AND VILLAGE STORES
Designation Type: Listing
Grade: II



Name: 10, BRIDGEND
Designation Type: Listing
Grade: II

Name: THE DEN
Designation Type: Listing
Grade: II

Name: CHELLINGTON HOUSE
Designation Type: Listing
Grade: II

Name: 8, BRIDGEND
Designation Type: Listing
Grade: II
The Moor

Name: 7, THE MOOR
Designation Type: Listing
Grade: II

Name: 25, THE MOOR
Designation Type: Listing
Grade: II

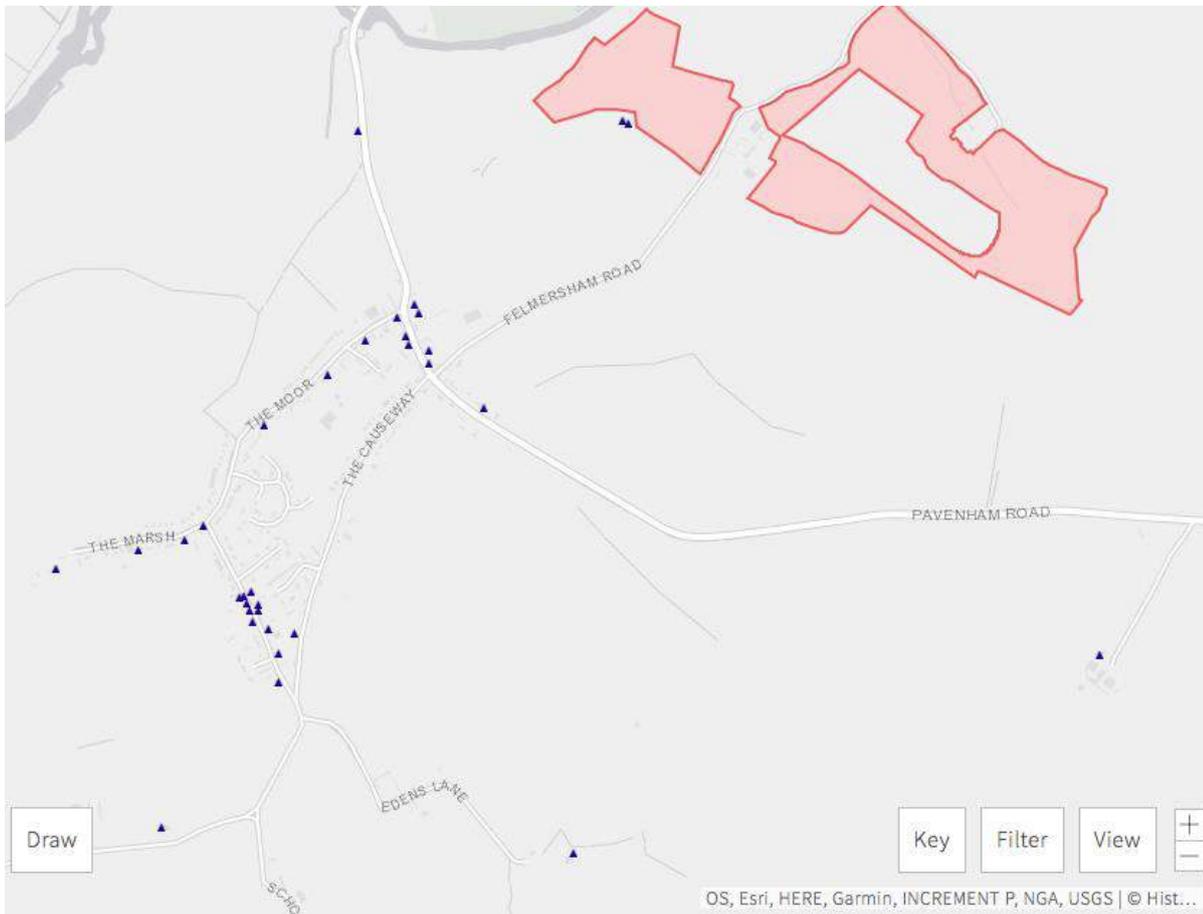
Name: MOORFIELD
Designation Type: Listing
Grade: II

Chellington

Name: MONUMENT TO SIR ROBERT DARLING, 1 1/2 METRES FROM SOUTH EAST CORNER OF CHANCEL, ST NICHOLAS CHURCH
Designation Type: Listing
Grade: II

Name: Tri-Focal Deserted Medieval village, Chellington. (marked in red on the map below)
Designation Type: Scheduling
Grade: Not Applicable to this List Entry

Name: ST NICHOLAS CHURCH
Designation Type: Listing
Grade: I



Non Designated Heritage Assets

In addition to the formal listed buildings those listed below are listed within Bedford Borough Councils Monument under various designations including 18th and 19th Century houses/cottages, post medieval buildings or deemed of local interest:

The Moor

- 51 The Moor
- 17 The Moor
- 15 The Moor
- 19-21 The Moor
- 41-45 The Moor

The Marsh

- Marsh Cottage
- 27 The Marsh
- The Grange

High Street

- The Yews, 4 High Street
- 27 High Street
- Barn rear of 29 High Street
- 34-36 High Street
- 37 High Street
- 40 & 42 High Street
- 41 & 43 High Street
- 45 & 47 High Street

Felmersham Road

- Barn and Dovecote, Lodge Farm
- Lodge Farm threshing barn
- Hill Farmhouse
- Farm Cottage, Village Farm

Pavenham Road

- 3-9 Pavenham Road
- 2 Pavenham Road
- 20 Pavenham Road
- 22 Pavenham Road
- Village Farmhouse

Bridgend

- Converted Barn 1 Bridgend
- 2 and 4 Bridgend
- 5-11 Bridgend
- 6 Bridgend
- The Old Brewhouse, rear of 12-13 Bridgend
- Old Village School 14 Bridgend
- 16 Bridgend
- 18 Bridgend
- 25 Bridgend
- 29 Bridgend
- 33 Bridgend

Edens Lane

- Nicholas Farmhouse

Rectory Close

- Carlton Cooperage

The Causeway

- The Fox Inn



- Jeddah Cottage
- Stable 3 The Causeway

Turvey Road

- Barn Carlton Hall

In addition the properties listed below are considered to be part of the character and landscape of the village and are locally designated heritage assets

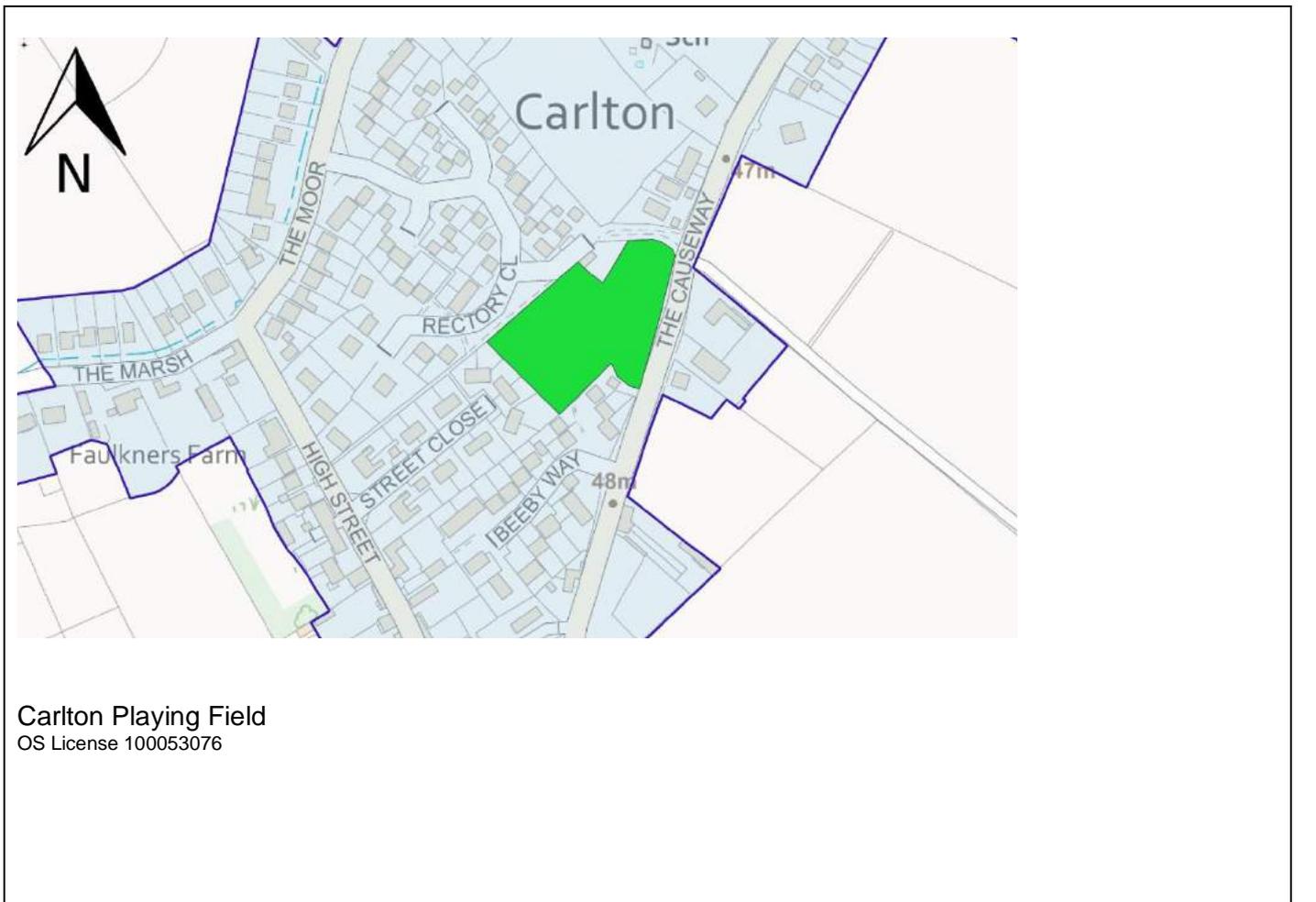
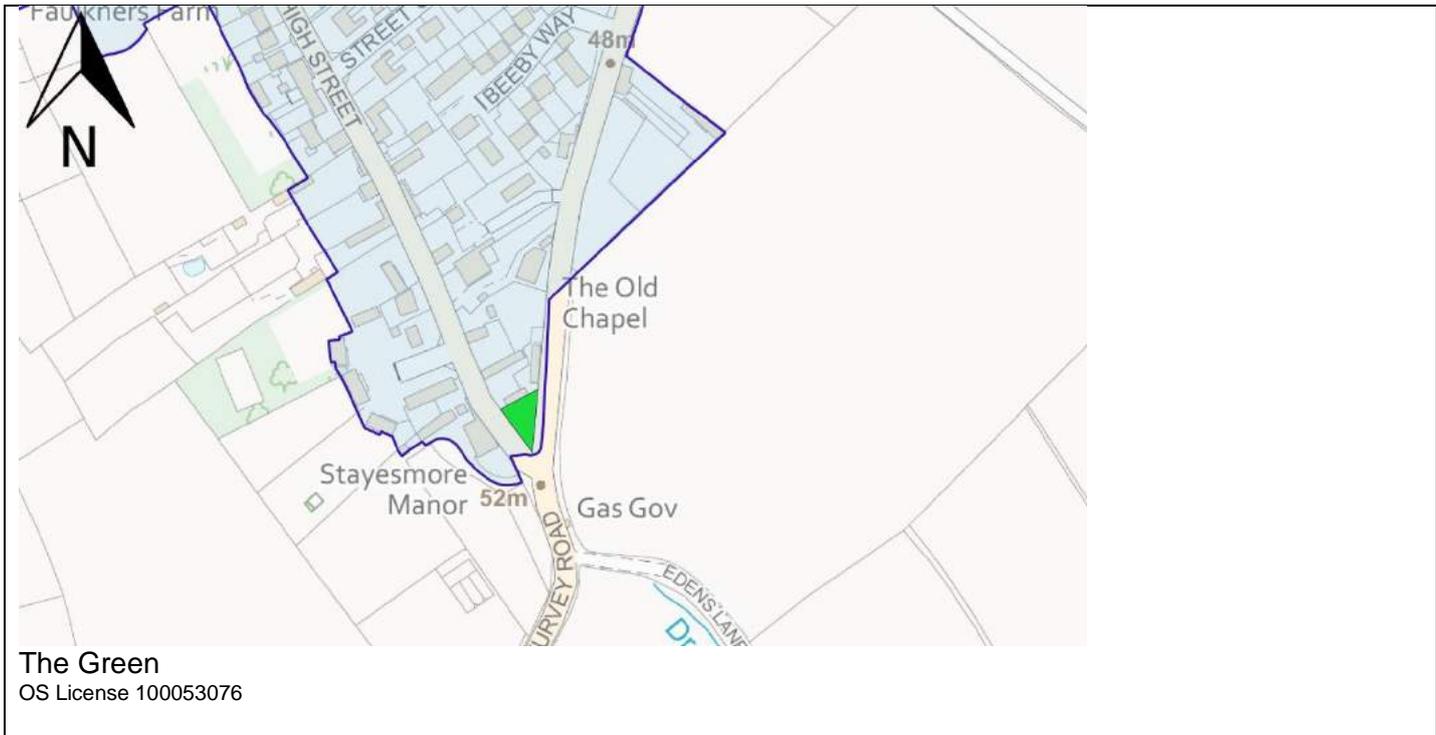
- 1 Pavenham Road
- Hill House Farm farmhouse Pavenham Road
- Bunker near Hill House Farm at top of Pavenham Hill
- Abandoned farmhouse near Freer's Wood
- Royal Oak Public House, Bridgend
- Hall Farm Dovecote
- Oak Tree at the Playing Field
- Harrold/Carlton Bridge and the raised causeway leading up to it

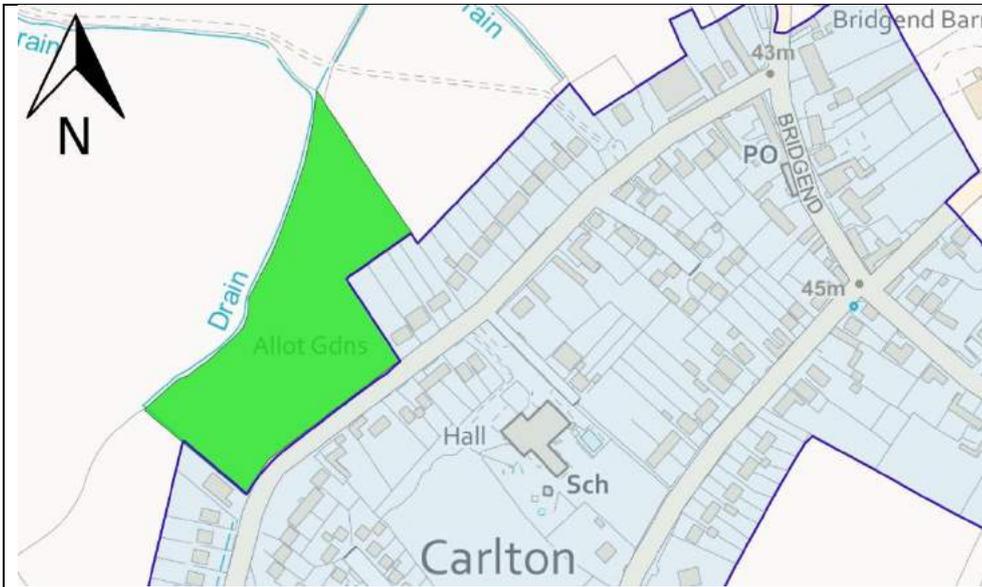
Appendix 2: Local Green Spaces

Table 1 – Local Green Space Assessment

Name of LGS	Reasonably Close Proximity to the Community	Demonstrably Special to the Local Community	Local in Character and not an Extensive Tract of Land
1.The Allotment Gardens	Located off The Moor, close to the Village Hall and the Primary School. The site is located within close proximity to the community it serves.	The allotments are well used and in active community use. Valuable community asset run by Carlton Allotment Society	On the edge of the village and measures 1.2685 ha.
2. The Playing Field	Located off The Causeway and is easily accessed by residents of the village.	Important for its recreational value. It is used by village groups. Residents walk, picnic and play there. It is important to the health and well-being of the village. It is the site of the Carlton Oak which is over 200 years old and the tree symbol is often used in branding including by the School and the Parish Council.	It is an integral part of the village and measures 1.4360 ha.
3. The Green	Located at the intersection of the High Street and The Causeway at the edge of the village and is easily accessible by residents of the village.	It is important to the village since it is the focus for the annual remembrance service. It is a grassed area with seating as well as the village memorial.	It is an integral part of the village and 0.0542 ha.

Map of Green Spaces in Carlton

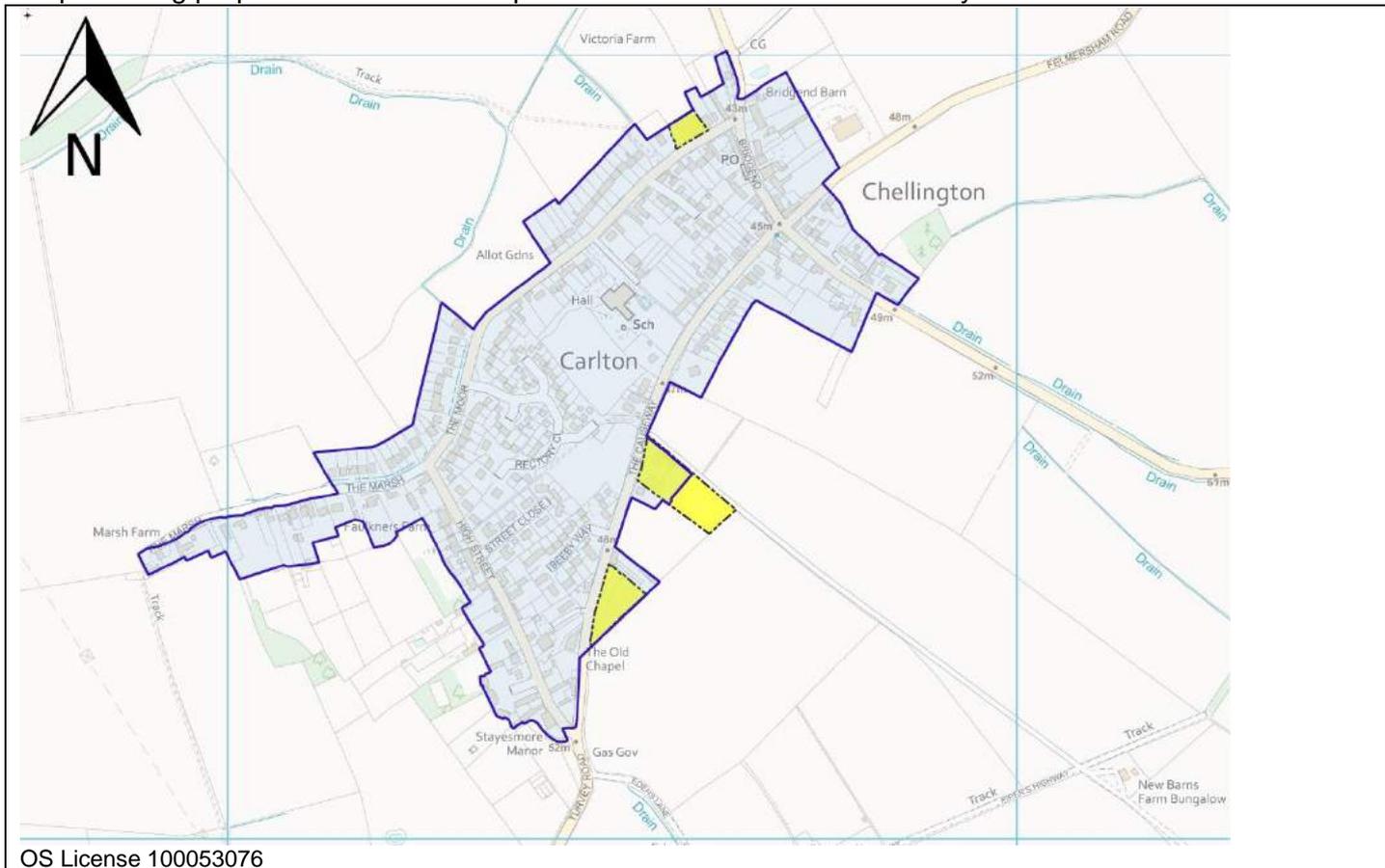




The Allotments
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Appendix 3: Proposals Map

Map showing proposed sites for development and revised Settlement Policy Area



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Key

- : Proposed SPA
- : Line Conservation areas



Proposed sites. (Please note that the site at 51-55 The Causeway is partly within the current SPA and partly out as permission has been granted as an exception site under current Borough Council Policy)