



MILTON ERNEST NEIGHBOURHOOD PLAN IMPLEMENTATION STRATEGY

The Neighbourhood Plan seeks to ensure that Milton Ernest remains a safe, successful and rural village with a balanced and diverse community. It will reflect the aspirations of the community and ensure that facilities and services are provided should any additional housing or business development be required and that such development retains and improves its character and value.

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Introduction

The Milton Ernest Neighbourhood Plan went to referendum on the 4th November 2021. The result was close, however, the majority voted in favour of the plan. Bedford Borough Council held an Executive meeting on the 24th November 2021, where the plan was adopted/made.

Moving forward, the parish council's involvement in the Neighbourhood Plan process will transition from a plan making focus to an infrastructure and project delivery focus.

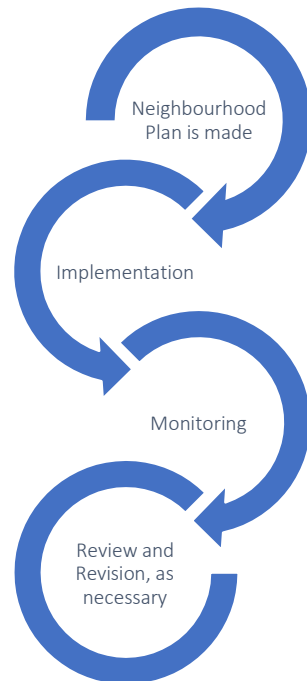


Fig 1 The process after a Neighbourhood Plan is made

Who is responsible?

The lead authorities for Milton Ernest Neighbourhood Plan are Bedford Borough Council (as the Planning Authority) and Milton Ernest Parish Council.

To be effective, there are two elements of the Milton Ernest Neighbourhood Plan which must be implemented and monitored.:

- The implementation and monitoring of the **policies** in the Plan.

Milton Ernest Neighbourhood Plan has been 'made' (i.e., brought into force or adopted) by Bedford Borough Council, and now forms part of the statutory development plan for the Milton Ernest neighbourhood area. Consequently, decisions by the Borough Council in its capacity as Planning Authority on whether to grant planning permission will need to be made in accordance with the Development Plan, unless material considerations indicate otherwise.

- The implementation and monitoring of **community actions** in the Plan.

Aspirational community projects are not part of the 'development plan' (they are not planning policies) but feature in the Neighbourhood Plan as they address important local issues. Regular review will ensure that these actions are being addressed by those responsible.

There is recognition that the implementation of the Neighbourhood Plan creates new opportunities for the Parish Council and this will be reflected in its working practices. It is anticipated that Bedford Borough Council will provide advice in terms of CIL spending, so that the Parish Council can get the best value from neighbourhood CIL spending in order to deliver the neighbourhood vision and objectives.

Milton Ernest Parish Council are committed to upholding the plan and delivering its aspirational community actions. It is key that the community is fully engaged in this process and with this intention the council has agreed to the forming of a Neighbourhood Plan Implementation Working Party (NPIWP).

This group will consist of a minimum of two parish councillors and five voluntary members of the community (a maximum of seven members). A draft Term of Reference has been written and priority is now being given to developing an appropriate role requirement and skill set. It is important to ensure that we achieve a balanced membership made up of community representatives who are able and willing to support the plan's implementation.

The Policies of the Plan

Milton Ernest Neighbourhood Plan contains 19 policies covering the following topics: Character, Natural Environment, Community Facilities, Sustainable development and Housing. (see appendix 2)

Milton Ernest Parish Council is a statutory consultee for all planning applications within the parish and therefore under a duty to respond to the local planning authority (BBC) within a set deadline. The council must provide a substantive response to every planning application and will therefore assume first tier responsibility for ensuring that all planning applications take into consideration the policies in the Milton Ernest Neighbourhood Plan.

The Policies of the Plan will be reviewed by the Neighbourhood Plan implementation Working Party under delegated authority from the Parish Council. Table 1 below contains suggestions relating to the consideration of the relevant Neighbourhood Plan policies in the context of the NPIWP process for reviewing planning applications and any relevant representations.

Early identification of the relevant policies should be highlighted on the NPIWP agenda so that members can easily identify which neighbourhood plan policies apply when considering the planning application.

A useful tool for making an initial assessment of planning applications could be a traffic light system, as follows:

- **Green** – fully meets policy requirements;
- **Amber** – partially meets policy requirements;
- **Red** – fails to meet policy requirements.

Where policy requirements are not being met, constructive suggestions for modifications and improvement of the scheme are helpful.

Where the concern is over specific aspects of a scheme, rather than the principle of the development, it is useful to highlight matters that could be dealt with through simple amendments to the plans or through use of planning conditions.

Table 1: Planning application representation suggestions

*Schedule 4(d) - Town and Country Planning (Development Management Procedure) (England) Order 2015 Recording of policies used in representations will enable monitoring of policies.

Role of Bedford Borough Council (BBC) Planning

Decision making on planning applications rests with BBC, as the local planning authority, and it will grant planning permission in accordance with its scheme of delegation for planning applications and in accordance with all relevant planning policies (including Milton Ernest Neighbourhood Plan). Bedford Borough Council is also responsible for enforcement.

Milton Ernest Neighbourhood Plan has the same legal status as other BBC statutory documents:

“A neighbourhood plan attains the same legal status as the Local Plan once it has been approved at a referendum. At this point it comes into force as part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

“If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan”. (38(5) of the Planning and Compulsory Purchase Act 2004)

Monitoring: Planning Policies

Responsibility for monitoring Neighbourhood Plans also rests with the Local Planning Authority and this function will be carried out by Bedford Borough Council.

It is envisaged that Bedford Borough Council will lead on monitoring the strategic delivery of the economy, employment and housing policies. The Borough Council's commercial property database: <http://apps.bedford.gov.uk/cps/search.aspx> and its annual Housing and Employment Monitoring Reports: <https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/monitoring/> will be used to determine whether the associated targets in the Neighbourhood Plan are being achieved.

In order to make sure that its plan continues to be effective, Milton Ernest Parish Council will, however, need to adopt local level monitoring. See Appendices 1 & 2.

The Parish Council will discharge this function to the NPIWP, which will monitor adherence to Neighbourhood Plan policies via:

- Planning decision notices issued by BBC
- BBC Officer reports underpinning decisions or recommendations
- Appeal decisions
- Enforcement activities

The NPIWP monitoring framework will also aim to address questions such as:

- Are planning applications being determined in accordance with Neighbourhood Plan policies?
- If not, are clear and valid reasons being given in officer reports?
- Are policies proving to be effective in shaping local authority and appeal decisions?
- If policies are not proving to be effective, then why?
- Are any significant issues arising that are not covered by Neighbourhood Plan policies?
- Have policies had unintended consequences that were not originally anticipated?
- How many policies are being used?
- Which policies are ineffective?
- Are there any policies missing?
- Do policies need rewriting?

The working party's monitoring framework should focus on whether or not proposals are approved and also look at conditions where planning permission is granted. Conditions may be a direct response to Neighbourhood Plan policies.

Monitoring of policies and decisions and officer reports might raise doubts; if so, then the first action should be to bring this to the attention of the local planning authority through the Parish Council. This could include instances where a departure from neighbourhood planning policy has been made, but the 'material considerations' that have underpinned that departure have not been made clear.

Ongoing monitoring will give clear indication of the effectiveness of the Plan. Reasons why a

neighbourhood plan may be ineffective in practice include:

- Policies are vague or comprise general aspirations, rather than providing a clear test against which development proposals must be considered;
- Issues are identified in the Plan, but are not then addressed in the policies;
- Policies are being interpreted differently than intended.

Where policies are ineffective, an early review can be undertaken to inform actions that need to be taken to address the issue, such as the need to redraft the policies of the Neighbourhood Plan.

The neighbourhood plan implementation working party will review progress of the policies and provide feedback to the Parish Council for inclusion in an annual monitoring report.

Community Actions – Aspirations and Projects

In addition to influencing decisions on future planning applications by the Borough Council, based on the policies of the Neighbourhood Plan and monitoring their effectiveness, the focus on implementation will include the aspirational Community Actions across several areas.

A non-statutory heritage assets register, access to the countryside, community involvement, and crossing the A6, are not part of the statutory Neighbourhood Plan but are just as important in delivering the community's aspirations and as the Qualifying Body, Milton Ernest Parish Council will play a key role in the delivery of these actions.

Implementation and who is responsible

Partnership working will be a key element in the successful implementation of the Community Actions and the main organisations and the roles that they can play are summarised below:

- Bedford Borough Council - Planning Policy, Development Management, Housing, Economic Development, Open Spaces, Recreation and Community Facilities – Highways, Education & Social Services
- Statutory Agencies e.g.: Environment Agency, Historic England, Natural England
- Local landowners

In its capacity as a statutory consultee, the Parish Council will seek to influence decisions by the Borough Council on housing, open space and recreation, economic development, community facilities and transport.

In addition, the Parish Council will work with other organisations to obtain funding to help achieve Neighbourhood Plan objectives.

Some of the Community Actions focus on monitoring or aspirations rather than delivery. The diversity of the actions necessitates a flexible approach to avoid duplication and ensure best use of the community's experience and expertise.

Implementation of a number of the Community Actions can be mapped to existing Parish Council priorities. In other cases, Community Actions may be pursued via the Borough

Council's representative to assist with external bodies and organisations. This will ensure that relationships with key stakeholders are maintained and maximised.

However, there is also recognition that the implementation of some of the Community Actions may necessitate:

1. The need for further PC Task and Review Forums;
2. The need for PC representation on additional outside bodies;
3. The need for professional planning support for the Neighbourhood Plan Implementation Working Party.

A flexible approach will ensure that all the community actions have been assigned to a specific body which will assume responsibility for promoting the aspirations in this section of Milton Ernest Neighbourhood Plan.

Strategic Infrastructure Projects

There are a number of potential strategic infrastructure projects identified in the Neighbourhood Plan which could be funded, or part funded by utilising the Parish Council's meaningful proportion of Community Infrastructure Levy (CIL).

There are also aspirational projects that comply with the wider criteria set out in the Community Infrastructure Levy (CIL) Neighbourhood Planning Toolkit 2017 and could be funded or part funded by utilising CIL.

The Parish Council will compile a list of the projects which the community sees as priorities for delivery and would like to see provided with CIL funds. These priorities will be informed by the adopted Neighbourhood Plan and the community will be consulted on any proposals.

Project ideas must take into account the amounts of money involved, potential match funding, timescales and delivery and the CIL Neighbourhood Portion must be spent on "the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area."

Responsibility for determining this preparatory work will rest with the Parish Council, which will work with NPIWP and the community:

- to identify and prioritise play, sport and open space projects which meet the criteria for funding.
- to identify and prioritise infrastructure projects which can be funded via the Parish Council's meaningful proportion of CIL receipts, in accordance with Regulation 59A or 59B of 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Projects to be funded from the parish's meaningful proportion of CIL receipts must be ratified at a full council meeting of Parish Council.

Monitoring: Community Actions.

In addition to monitoring whether community actions have been achieved, the impact and

outcomes of those actions should be assessed on a regular basis, including, for example, an assessment of economic, community and environmental impacts. For funded projects, outputs and outcomes often have to be monitored as a requirement of the funding.

For example, a community action may necessitate liaison with local service providers, local land owners or local authority services to discuss local issues or aspirations. It is then necessary to monitor whether those bodies act as a consequence of such liaison.

Monitoring frameworks can be utilised to show the following:

- **How many of the infrastructure projects have been delivered?**
- **How many of the projects are still relevant and applicable?**
- **Time phasing of projects**
- **The phase that the project is in**
- **Project outcomes**
- **Key actions**
- **Delivery Agencies**

Such frameworks will make it easy for the community actions to be reviewed on an annual basis and also allow projects that are at an early stage to be identified and tracked.

Monitoring the Broader Objectives of Milton Ernest Neighbourhood Plan:

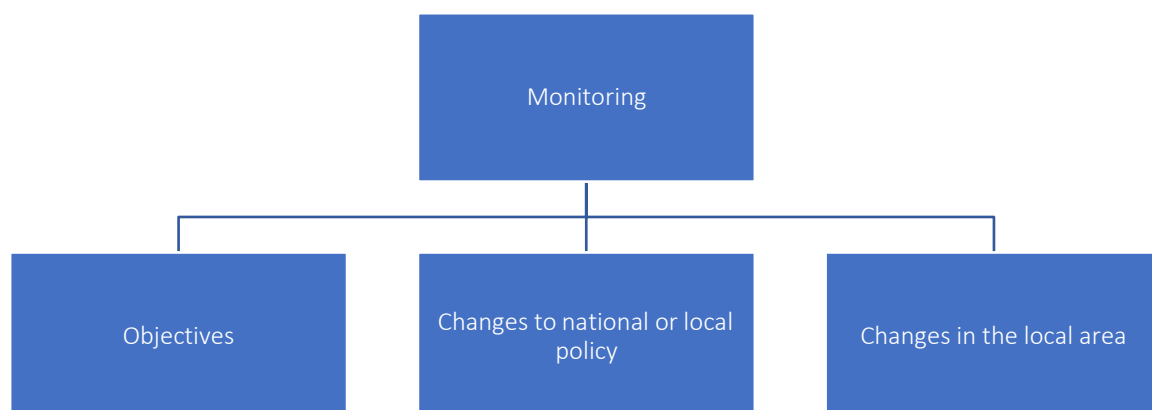


Fig 3 Further monitoring the Milton Ernest Neighbourhood Plan

Monitoring should also consider whether the broader objectives of the Milton Ernest Neighbourhood Plan are being achieved. Monitoring of planning decisions, projects and actions are all part of this but consideration of their collective outcomes is important and this is likely to require a more strategic and area-wide perspective.

The monitoring areas covered in Fig 3, including the delivery of an annual progress report, could be the work of Parish Council members or a key role for a new Neighbourhood Plan Implementation Working Party. Draft Terms of Reference for a working party are attached in Appendix 4.

Neighbourhood plans should help to achieve sustainable development, so the overall question would be whether the plan is delivering or has delivered growth and whether that

growth has been sustainable (considering social, economic and environmental impacts and outcomes).

Changes to Policy and Guidance

In addition to monitoring the impact of the Milton Ernest Neighbourhood Plan, it will be necessary to monitor changes to external policies.

Changes to national policy and guidance could erode the policies of the Milton Ernest Neighbourhood plan, if the new policies and guidance are at odds. Changes to the National Planning Policy Framework, Planning Practice Guidance and other relevant policy and guidance would need to be assessed. National policy is a material consideration in planning decisions that could justify a departure from the policies of a Neighbourhood plan.

Similarly, impact of changes to local policy would need to be considered, for example through the preparation and adoption of the Borough's 2040 Local Plan. As a consequence, a revised or new Local Plan could result in policies differing from the Milton Ernest Neighbourhood Plan, with the policies in the most recent plan carrying more weight.

So, changes to national and local policy may result in a need to revise the Milton Ernest Neighbourhood Plan, in order to address any consequent incompatibilities.

Changes to other types of legislation should also be monitored. For example, changes to permitted development rights may undermine Neighbourhood plan policies.

Changes to Local Context

Monitoring should also look at changes to the local area. More recent evidence on the local area may indicate significant changes in economic, social and environmental conditions.

Such changes could include new employers moving into the area, loss of employment, new or improved infrastructure, closure of shops, schools or pubs, significant new projects or a range of other factors. House prices may have increased, or they may have stagnated and there may be viability challenges. There may have been population changes. Environmental issues may have been addressed or there may be new environmental challenges. Consequently, there will need to be an overall appraisal of local economic, social and environmental changes. Any of these factors may indicate a need for modification of the Milton Ernest Neighbourhood Plan.

Review and Revision of the Milton Ernest Neighbourhood Plan

Reviewing the Neighbourhood Plan to assess any need for revision should be done as part of the monitoring process.

Any number of bodies, such as the Local Planning authority, statutory, strategic bodies and local stakeholders could highlight a need for revision. However, the actual decision to revise the Milton Ernest Neighbourhood Plan and subsequent actions to achieve this can only be taken by the qualify body; Milton Ernest Parish Council.

Updating the Milton Ernest Neighbourhood Plan

There is no timeframe within which neighbourhood plans are required to be reviewed or

updated. However, over time the Milton Ernest Neighbourhood Plan, its policies and community actions will become out of date.

The Department for Levelling Up, Housing and Communities provide guidance on the Neighbourhood Plan system introduced by the Localism Act, including key stages and considerations. Appendix 1 provides information and guidance on updating a Neighbourhood Plan and covers the following:

- When will it be necessary to review and update a neighbourhood plan?
- How are minor neighbourhood plan or Order updates made?
- How are more substantive neighbourhood plan updates made?
- Do neighbourhood plan updates require a referendum?
- How is the decision on whether modifications change the nature of the plan made?
- Does a neighbourhood plan have to be updated every two years?

Conclusion:

Neighbourhood plans are fundamentally a new tool to give communities more control over the type, location, size, pace and design of development in their area, introduced under the Localism Act 2011 as part of a suite of new community rights. Implementing, monitoring and revising the Milton Ernest Neighbourhood Plan will create new opportunities for Milton Ernest and these must be fully exploited for the benefit of the community.

Appendix 1

Milton Ernest Neighbourhood Plan Implementation. December 2021

Delivery and implementation

The process of making a neighbourhood plan is only the beginning. If plans are to meet their aims and objectives, they will usually require support and continuing review by the local community and the Borough Council.

Monitoring and Review

Plan makers are required by legislation to monitor the effects of their plans. As part of the statutory development plan this will usually be carried out by the Borough Council as local planning authority or at the national level. Some impacts may, however, warrant local level monitoring - and Parish Council group will do this to make sure that our plan continues to be effective.

Given that neighbourhood plans are a relatively recent concept and not many have been made, the issue of reviewing the plan has not yet arisen in Bedford Borough. The frequency at which this should happen is up to the Parish Council responsible for the plan but the following table gives guidance.

What is being reviewed?	Possible timescale	Reason
Community Actions/ Aspirational	Annually, possibly as a standing item at the annual general meeting	Community Actions are not part of the 'development plan' (they aren't planning policies) and weren't subject to examination or referendum but feature in Neighbourhood Plans as they address important local issues. Regular review ensures that these actions are being addressed by those responsible for their implementation (usually the Parish Council).
Specific Policies	Annually-5 yearly depending on nature of policies	Review times will depend on the nature of the policy. For example: - Where they relate to a specific allocation or proposal, they may cease to be relevant once that development is implemented (although that doesn't mean that the Plan must be updated to exclude them). - Government guidance may change, or other circumstances occur such as an appeal or court decision, so that policies require review to remain relevant. - Local circumstances may change Given that policy amendments will need to undergo the same legal process as producing a neighbourhood plan, you may decide that this is too onerous unless a major plan review is required. It has not yet arisen but it may be possible to produce a statement setting out which policies may no longer apply in decision making.
Strategic Environmental Assessment and Habitat Regulations Assessment (SEA and HRA)	Depends on likelihood of significant effects Monitoring should be ongoing, with reviews in response to (major) development proposals	All plans will be screened for likely significant effects and assessments will be required where likely significant effects are identified. Monitoring will be required to ensure that development does not result in 'harm' and that mitigation is implemented. Review will depend on the outcomes of monitoring.
The Neighbourhood Plan	5-10 yearly or in line with Local Plan review	Most plans are reviewed during their lifespan to ensure the policies remain relevant. The frequency of review will depend on local circumstances. Plans should also be reviewed in line with the Local Plan reviews to ensure they are not superseded by it. It has not yet been asked but it may be possible for the Borough Council to produce a statement setting out which NP policies are 'saved' and will continue to apply in decision making when a new Local Plan is adopted.

APPENDIX 2

NEIGHBOURHOOD PLAN

POLICIES

Policy	Outcomes	Indicators of success	Delivery Agencies	Key Actions Required/ Review
CHARACTER				
Policy ME C1: Settlement Policy Area Development or redevelopment within the Milton Ernest Settlement Policy Area (SPA) as indicated on Figure 9 will be acceptable in principle provided that it is consistent with other policies in this plan. Development outside the SPA will not be permitted, except where otherwise stated within this document or in accordance with Bedford Borough Council's development plan policies.				
Policy ME C2: Design quality, context and amenity Development must be sympathetic to and respond to the best qualities of the surrounding environment and built-form, as described in the Character Assessment (appended to this Plan), and expressed in terms of size, height, style and historic growth, as well as the presence and setting of statutory and non-statutory designated heritage assets, and impact on the privacy on adjacent properties, respecting local residential amenity. Notwithstanding this, the design of new buildings may incorporate contemporary design principles where appropriate. Proposals will be supported where they: • Take account of the most recent evidence of heritage significance where development could better reveal their significance;				

• Take account of potential harm to the significance of non-designated heritage assets (including those identified in the Character Assessment and any future Local List); and • Preserve the heritage significance of heritage assets through any proposed new alterations or new development in their setting, except where any loss of significance accords with local and national policy requirements.				
Policy ME C3: Local Green Spaces The following areas, as identified on Figure 6, are designated as Local Green Spaces: 1. The playing field 2. Riverside Meadow Development on the Locally Designated Green Spaces will not be permitted unless it is inconsistent with national policy on Green Belts				
Policy ME C4: Natural Areas Development that would have an adverse impact on the Milton Ernest Natural Areas (MENA), as shown on Figure 6, that cannot be satisfactorily mitigated will not be approved. These include: • Eight sites within Huntsman’s Way area development; • One site off Radwell Road; • one site at end of River Lane; • Three sites at the junction of Radwell Road and the A6;				

and Land between terraced housing and Marsh Lane.				
NATURAL ENVIRONMENT				
Policy ME NE1: Ecology Other than for minor householder extensions, new developments must provide a biodiversity net gain, enhancing features of significant ecological value and habitats including (but not limited to) existing ecological corridors, natural landscape features, watercourses and woodland.				
Policy ME NE2: Natural Environment and Views New development must maintain, and where applicable enhance the amenity of the natural environment. Open public views to key historical and natural features that define the village, as described in the Character Assessment, must be maintained and include: - Views of the church, church green and the associated area. - Views of Milton Ernest Hall (currently limited to the upper floor and chimneys). - Views to the river. Views of open countryside from Radwell Road towards Radwell village.				
Policy ME NE3: Characteristic Features New developments must protect features of the natural environment so as to maintain the character of the village. These features include (but are not necessarily limited to) the				

trees and verges along the A6 and Radwell Road, and the tall trees around the vicarage of All Saints Church. Retention of such features shall reinforce the rural setting of the village and built form. Any new access into the site allocated in Policy ME H1 should be designed to minimise the loss of existing vegetation.				
Policy ME NE4: Lighting Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution through: • The number, design, specification and position of lamps; • Full shielding (at the horizontal and above) of any outdoor lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and • Limiting the correlated colour temperature of lamps to 3000 Kelvins or less. Any lighting scheme must not impact negatively, particularly near edges of areas of ecological value including woodland and green spaces – specifically near habitats used by bats and other light-sensitive protected species.				
COMMUNITY FACILITIES				
Policy ME CF1: Social and Community facilities Subject to the satisfactory consideration of viability issues the				

following existing social and community facilities, should be protected from loss: • The Queens Head public house; • The Church of All Saints; • Milton Ernest Lower School; • The village hall; • The playing field; • Open spaces, as shown on Figure 6; and • The coffee shop, post office and village shop (currently located within the garden centre). Proposals for new or improved social and community facilities will be supported subject to the following criteria: • The proposal would not have a significant negative impact on the surrounding amenity nor local environment. • The proposal should be accessible to all and be designed with flexibility in mind such that it can be adapted for multiple use and activity over time. • The proposal would preserve the significance of any affected designated heritage asset.				
Policy ME CF2: Public Rights of Way Where existing routes forming part of the Public Right of Way network run through proposed development sites the route shall be retained, where justified improved and incorporated into the development proposals. Such routes should be well integrated with the development, such that they are safe and attractive for all to use. The stopping up of green routes will not be permitted. Any proposal that would result in harm to or loss				

of a green route must be justified, and any harm minimised.				
SUSTAINABLE DEVELOPMENT				
Policy ME SD1: Sustainable building design Applications for development are encouraged to demonstrate accordance with the appropriate BREEAM standards in use at the time of submission. Encouragement is also given to schemes that meet Passivhaus standards. Housebuilders are encouraged to register for assessment under the Home Quality Mark. This should show how resource efficiencies and climate change adaptation measures will be incorporated through aspects such as the layout of the proposed development, orientation, massing, landscaping and building materials.				
Policy ME SD2: Development impacts Any new business, commercial and industrial development must demonstrate that the design mitigates operational noise, dust, smells, traffic, artificial light, pollution and other nuisances as far as possible. Applications must demonstrate that traffic connected to the development will not have an unacceptable impact on the village in terms of congestion and safety. In addition, applications must demonstrate that adequate parking for customers and staff will be provided.				

Policy ME SD3: Flood risk Developments shall avoid being in areas of medium or high flood risk as defined by the Environment Agency. Any proposals for development in these areas will need to be supported by sequential and exceptions testing. Development shall not increase the risk of flooding elsewhere downstream of the development. Proposals for development must incorporate measures that manage and minimise flood risk and surface water run-off. Sustainable Drainage Systems (SuDS) should be incorporated in and form an integral part of new open space and the network of green infrastructure wherever possible. These should be designed in line with guidance from Bedford Borough Council and may incorporate, but not be limited to, the following measures: • Attenuation ponds. • Raingardens within the urban realm. • Green walls and roofs. • Permeable surfaces in areas of parking. • Planting of trees. Where SuDS are to be provided, they should be designed such that they are in harmony with the surrounding landscape.				
HOUSING				
Policy ME H1: Rushden Road housing allocation				

Land at Rushden Road, identified on Figure 9 in the plan is allocated to meet the Local Plan 2030 minimum requirement of 25 new homes in Milton Ernest. The layout and scheme design must reflect the principles established in the Milton Ernest Neighbourhood Plan Masterplanning report, being: a) Vehicular access must only be provided from the A6. For the avoidance of doubt, no vehicular access (with the exception of access for bicycles and emergency vehicles) from Marsh Lane will be permitted. Any new access into the site allocated in Policy ME H1 should be designed to minimise the loss of existing vegetation and facilitate sensitively designed crossing and traffic calming schemes along Rushden Road b) The design of the scheme and development density must reflect the Character Area 'compatible to traditional character' as described in the Character Assessment. c) A permanent 'buffer zone' at least 10 metres wide of public amenity land must be created along the entire boundary with the adjacent farmland and shared boundaries with the two listed buildings (in order to preserve their significance). This could be achieved, for example, by the provision of a woodland area or public allotments. d) A permanent buffer zone, at least 5 metres wide, to screen the new buildings from overlooking residential properties to the west, south and east. Proposals for development on land at Rushden Road should provide a mix of housing types, predominantly including a mix of				
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starter homes, family homes (3/4 bedrooms) and homes specifically for older people. A heritage Statement of Significance and Impact Assessment will be required in order to describe the significance of the surrounding heritage assets and the likely impacts upon them. This document will need to incorporate or be accompanied by the results of a pre-determination archaeological evaluation.				
Policy ME H2: Design All proposals for new development must reflect best practice design principles as established in the National Design Guide. In Milton Ernest, the design of new development must be appropriate to the location and the character of the area as described in the Character Assessment, taking into account: • The appropriate housing density. • The historical context. • Good compatibility with local character and natural surroundings. Where affordable housing is to be provided these should be designed such that they are tenure-blind (that is, they are indistinguishable from market housing). Where there is an up-to-date evidenced need, the proposal should provide units suitable for senior residents. Such housing provision should be located within easy access of shops, facilities and public transport services. Housing should be well-integrated within the wider neighbourhood and be designed in				

accordance with the HAPPI principles.				
Policy ME H3: Parking Proposals for new development shall provide parking in line with standards and design guidance established in the Bedford Borough Council Supplementary Planning Document (Parking Standards for Sustainable Communities) or a subsequent update of this. The preference is for car parking spaces to be provided off-road so as not to add to existing pressures. Parking should, where required, be close to the home to avoid on-street parking and should be set back from the main building line to avoid parked cars from visually dominating the street scene. Car parking spaces should be water permeable or drained off-road parking to prevent run-off. Parking courts should be avoided where possible. In the event that these are the only practicable solution, the parking spaces should be limited in number and be overlooked by active development frontages.				
Policy ME H4: Housing Standards Each dwelling must be designed to be suitable for, or easily adaptable for, a range of potential occupants. Good levels of space, natural lighting, thermal comfort, privacy and security should be provided. New developments must contribute to safe environments and support crime prevention.				

Encouragement is given to schemes that meet the Nationally Described Space Standards.				
TRANSPORT				
Policy ME T1: Traffic mitigation Proposed developments must demonstrate what measures will be put in place to mitigate against any increase in traffic, or changes in traffic patterns on Radwell Road or Thurleigh Road as a result of that development. This could include journey planning advice, cycle storage or improved access to a bus stop. Any proposed traffic measures shall be designed such that they do not impact on the setting of heritage assets.				
Policy ME T2: Active travel Support will be given to proposals for development that incorporate improved and extended footpaths and cycle paths where appropriate. They should be direct, convenient and safe to use. Wherever possible, proposed new development should provide natural surveillance of public spaces and a safe pedestrian environment. Proposals for non-residential use should support and enable active travel through inclusion of safe, secure and convenient cycle parking as well as changing facilities where appropriate.				

Proposals for development that reduce the capacity or safety of existing active travel infrastructure, including footpath or cycle space, will not be considered favourably.				
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APPENDIX 3: Community Actions/Aspirations Implementation, Monitoring and Delivery Plan

Action/Aspiration	Outcomes	Indicators of success	Delivery Agencies	Key Actions Required/ Review
CHARACTER				
Project / Aspiration ME C1: Non-statutory heritage assets As indicated in the Character Assessment, the presence of non-statutory heritage assets contributes to the sense of place and local distinctiveness of Milton Ernest. As an ongoing project, the Parish will consider preparing a local list of such assets which make an important contribution to the character of the village.				
COMMUNITY FACILITIES				
Project / Aspiration ME CF1: Access to the countryside The provision of improved routes as part of the Public Right of Way network and, where possible, new routes, is strongly encouraged. Where new routes, or improvements to existing routes, are provided, they should accord with best practice design principles, including that established by Sustrans in the 'Handbook for Cycle Friendly				

Design’ and ‘Greenway Management handbook’. The Parish Council is keen to work with partner organisations, such as the Highways Authority and Sustrans, to explore the feasibility of delivering new or improved routes to and from the countryside, including: • A footpath/footway/cycle way linking Milton Ernest and Radwell; • Access along the whole of the riverbank area within the village, including new information boards about the importance of its protection. • A linear park/nature area to the north of the proposed new development site on the A6 (see Figure 9); and • Establishment of a circular walking route of around five miles all within the parish envelope.				
SUSTAINABLE DEVELOPMENT				
Project / Aspiration ME SD2: Statement of Community Involvement Community involvement will help shape more locally responsive planning proposals. Applications for major development and or those in the setting of a heritage asset must be accompanied by a Statement of Community Involvement. The Statement must include: • How consultation was carried out and				

why the method of consultation was appropriate; • The responses to the consultation; and • How the proposals have taken into account the responses				
TRANSPORT				
Project/Aspiration ME T1: Crossing the A6 The Parish Council will investigate the potential for a public realm improvement scheme along the A6 in partnership with Bedford Borough Council. Any such scheme would be subject to community involvement, with the intention being to minimise the impact of vehicular traffic on the setting of the A6 and to help facilitate a safer environment. Specifically, it will include arrangements for safer cycling to Clapham and beyond through an effective cycle crossing facility of the A6 or a footway/cycle path on the northern side or a combination of such arrangements. Additionally, any scheme would create a better balance between pedestrian and vehicle space and reduce the severance caused by the A6. This could, at least partially, be achieved by narrowing the road with the created space used for planting, seating or other environmental benefits.				

Appendix 4

Draft Terms of Reference Neighbourhood Plan Implementation Working Party