

Part B – Please use a separate sheet for each representation

Name or organisation: CODE Development Planners Ltd

3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input type="text"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to representations below.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please refer to representations below

(Continue on a separate sheet /expand box if necessary)

Please note. In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have been involved in the promotion of this site throughout the preparation of the BBLP 2040 and I would be able to assist the inspector with background and contextual information.

Please note the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

BEDFORD BOROUGH LOCAL PLAN 2040

(REGULATION 19)

JULY 2022 REPRESENTATIONS



Client: The Executors of the late [REDACTED]
Project: Alington Estate, Little Barford
LP policy ref: HOU19 and
LP para ref: 4.92 to 4.96 (inclusive)
Nature of comment: Support
Date: 29 July 2022

1 Introduction

- 1.1 These representations have been prepared by CODE Development Planners on behalf of the Executors of the late [REDACTED] in relation to the policies and evidence base of the regulation 19 Bedford Borough Local Plan 2040 (BBLP 2040).
- 1.2 These representations and the accompanying technical documents demonstrate that land within the control of the Alington Estate, Little Barford can deliver a new settlement of at least 4,000 new homes, circa 4ha of employment land and associated infrastructure. Therefore, in broad terms Policy HOU19 Little Barford New Settlement is supported.
- 1.3 These representations are accompanied and supported by the following technical documents:
- Representations to the Regulation 19 BBLP 2040 in relation to Policy TC1(S) and associated paragraphs, and paragraphs 4.12-4.13 and Table 2 of the BBLP 2040, and the Sustainability Appraisal, April 2022;
 - Drawing 068-001-014 Rev A: Areas available for allocation, March 2022 prepared by CODE Development Planners;
 - Drawing 60830-PP-500 B: Highway Access and Development Parcels – New Settlement (BBLP 2040 Reg 19 – HOU19);
 - Preliminary Ecological Appraisal, September 2021 (issue 3) prepared by Southern Ecological Solutions [land west of East Coast Mainline];
 - Preliminary Ecological Appraisal, July 2022 prepared by Southern Ecological Solutions [land east of East Coast Mainline line and west of A428 improvement];
 - Botany Assessment of Grassland Component of Little Barford CWS, September 2021 (issue 2) prepared by Southern Ecological Solutions;
 - Botany Assessment of RWE Buffer, September 2021 (issue 3) prepared by Southern Ecological Solutions;
 - Transport Assessment, September 2021 prepared by Richard Jackson Ltd incorporating the following:



- Drawing 60830-PP-014A: Sustainable travel options plan [although this drawing is embedded in the 2021 TA it has been superseded by drawing 60830-PP-018];
- Drawing 60830-PP-017: Proposed A428 grade separated junction location;
- Drawing 60830-S-004: Bridge at section 2 general arrangements and typical details;
- Drawing 60830-S-005: Bridge at section 9 general arrangements and typical details;
- Sustainable Transportation Technical Note, September 2021;
- Sustainable Transportation Technical Note Revision A, April 2022 prepared by Richard Jackson Ltd
- Drawing 60830-PP-018: Little Barford Sustainable Travel Strategy, April 2022 prepared by Richard Jackson Ltd
- Transport Technical Note, July 2022 prepared by WSP
- Site Specific Flood Risk Assessment (FRA), June 2021 (revision A) prepared by Richard Jackson Ltd;
- Surface Water Strategy, August 2021 prepared by Richard Jackson Ltd incorporating the following:
 - Drawing 60830-PP-200: Surface water strategy (sheet 1 of 5);
 - Drawing 60830-PP-201: Surface water strategy (sheet 2 of 5);
 - Drawing 60830-PP-202: Surface water strategy (sheet 3 of 5);
 - Drawing 60830-PP-203: Surface water strategy (sheet 4 of 5);
 - Drawing 60830-PP-204: Surface water strategy (sheet 5 of 5);
- Services Technical Note, September 2021 prepared by Richard Jackson Ltd incorporating the following:
 - Drawing 60830-PP-100A: Existing service records (sheet 1 of 5);
 - Drawing 60830-PP-101A: Existing service records (sheet 2 of 5);
 - Drawing 60830-PP-102: Existing service records (sheet 3 of 5);
 - Drawing 60830-PP-103: Existing service records (sheet 4 of 5);
 - Drawing 60830-PP-104: Existing service records (sheet 5 of 5);
- Tree Constraints Report, December 2021 (revision C) prepared by Southern Ecological Solutions incorporating the following:
 - Tree Survey Schedule;
 - Tree Survey and Constraints Plan;
- Heritage Impact Assessment, October 2021 prepared by Bidwells' Heritage;
- Archaeological Desk Based Assessment, December 2021 prepared by HCUK Group;
- Landscape and Visual Position Statement, October 2021 prepared by Fabrik;
- Drawing 60830-PP-502A Mineral Extraction Constraints Plan prepared by Richard Jackson Ltd;
- Noise and Vibration Constraints Technical Note, July 2022 prepared by WSP;
- Education Review, July 2022 prepared by Educational Facilities Management Partnership Limited



2 Proposals being promoted

- 2.1 The Alington Estate – Little Barford is in a single ownership and totals 453ha. It comprises 309ha that will form site allocation HOU19, two areas of contingency land (one of 88ha and another of 28ha) and land included as part of the A428 Black Cat to Caxton Gibbet improvement (circa 28ha). The contingency land is available in the event that i) the route alignment chosen for East West Rail (EWR) impacts on the delivery of elements of Policy HOU19; and/or ii) additional land is required for biodiversity net gain, multifunctional green space or carbon off-setting. Drawing 60830-PP-500B identifies that not all land is proposed for built development.
- 2.2 Based on technical assessments undertaken to date (the scope of which is considered proportionate to this stage of the preparation of the BBLP-2040) the new settlement proposal is capable of delivering at least 4,000 new homes and in the region of 4ha of employment land. A capacity study will be submitted at an appropriate stage in the preparation of the BBLP 2040.
- 2.3 The achievement of this quantum of development has assumed the following:
- retention of listed buildings;
 - settings of listed buildings to be defined to avoid ‘substantial harm’;
 - no residential or employment development within fluvial flood zones 2 and 3;
 - except for the area immediately south of the gas power station (required for bridge crossing the ECM railway) retention of existing woodlands and belts of trees;
 - no development within the County Wildlife Site (CWS);
 - no development within easement of 100kv (or greater) high voltage overhead powerlines and associated pylons;
 - storage areas for surface water drainage detention basins currently calculated on a worst case scenario based on desk based soil assessment;
 - multifunctional recreational open space will include, inter alia, areas constrained by the high pressure gas mains, and high voltage overhead power cables and will encourage healthy lifestyles through the provision of safe routes to schools for walking and cycling in combination with green corridors for wildlife;
 - the definition of formal recreational open space provision is wider than the narrow definition of playing pitches and can include trim trails etc (refer to Sport England’s Strategic Outcomes Planning Guidance, 2019);
 - an average residential density of 30-35 dwellings per hectare.
 - no development within the inner and middle HSE zones of the high pressure gas main on the east side of the ECM railway;
 - education provision to serve the needs of the new settlement;
 - on site provision of schools will share facilities (eg hall, playing fields etc) with the community;
 - a site for a supermarket/convenience food retail store (2ha);



- facilities commensurate with designation as “local centre: key service centre” and neighbourhood centres under Policy TC1(S) of the BBLP 2040 and the Town Centres and Shopping Policies Topic Paper, April 2022;
- subject to arboriculture constraints and livestock considerations, a continuous leisure route adjacent to the River Great Ouse could be delivered on land within the control of the Alington Estate (opportunities to create circular loops off this riverside leisure route to connect with St Deny’s Church could be considered as further assessments are undertaken);
- development on the east side of the ECM railway, greater than circa 300 homes will require a second point of access.

3 Approach to site capacity

3.1 Technical assessments have established a net developable area, with a full capacity study to be submitted at an appropriate stage in the preparation of the BBLP 2040. However, a cautious approach to assessing the dwelling capacity of the site has been taken. We have already netted out from the site area the following features:

- flood zones 2 and 3;
- CWS;
- existing woodlands;
- areas constrained by high pressure gas mains;
- high voltage overhead electricity cables and associated pylons;
- surface water detention basins;
- schools; and
- a site for a convenience food store.

3.2 In addition to the above, assessments are on-going in relation to two areas to the east of the Barford Road close to the existing settlement of Little Barford, to determine the extent of the areas within them that could accommodate development without having an unacceptable effect on heritage assets. Again, following a cautious approach these areas have, for the purpose of testing the capacity of the site to deliver new homes, been excluded from the current net developable area. Subject to the conclusions of the assessments we anticipate further areas to contribute to the provision of new homes.

3.3 Although further reductions to the net developable area are anticipated from the following, a generic allowance has been made for these by applying a ratio for those elements that are accepted as being included in and excluded from a ‘net site area’:

- community facilities and local services (in addition to the previously assumed food store);
- bridge structures;
- noise buffers (ECM railway, A428 improvement and gas power plant); and
- biodiversity net gain.



3.4 Due to the ratio applied (whilst already having netted out the items in paragraph 3.1 above), it is likely that the number of new homes achievable from the Little Barford new settlement will increase once a capacity study and associated masterplan have been prepared. Such an approach provides confidence at this stage in the preparation of the BBLP 2040 that allocations for at least 4,000 new homes, 4ha of employment land and the necessary supporting social infrastructure is deliverable. Housing trajectories will be provided at an appropriate stage in the preparation of the BBLP 2040.

4 **Soundness of policy HOU19**

4.1 Paragraph 35 of the National Planning Policy Framework (NPPF) states that, “*Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are ‘sound’ if they are:*

- a) **Positively prepared** – *providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.*
- b) **Justified** – *an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*
- c) **Effective** – *deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*
- d) **Consistent with national policy** – *enabling the delivery of sustainable development in accordance with the policies in this Framework.”*

4.2 We contend that in broad terms the current wording of Policy HOU19 is sound, however the following sections consider various elements of the policy wording to assess its robustness in relation to the tests of soundness but also in relation to its ability to inform and guide a planning application.

5 **East West Rail**

5.1 The landowner support EWR. However, until there is an announcement on the chosen route, we consider direct references to it within Policy HOU19 veil the sustainability credentials of the Little Barford new settlement. Our representations to the Sustainability Appraisal, April 2022 and the Transport Technical Note that accompany these representations, demonstrate that although the site’s proximity to EWR was a factor in BBC’s allocation for a new settlement, there are additional reasons (which have not currently been assessed by BBC in its SA) to justify the site’s selection. Even in the absence of EWR the location of Little Barford and the extent of land within the ownership of the Alington Estate means that it still out performs the reasonable alternatives against the SA objectives.



5.2 Whilst the modifications we are seeking to Policy HOU19 remove direct reference to EWR, the replacement wording “sustainable travel nodes” would include EWR.

6 **Supplementary Planning Document (masterplan and design code)**

6.1 Whilst the principle of a supplementary planning document (SPD) could be supported by the landowner, it is not justified within BBC’s evidence base. The need for a strategic masterplan, design code and site/development specific infrastructure delivery plan (IDP) is supported by the landowner. The site is in a single ownership and will be delivered through the master developer model. The comprehensive planning and delivery of the site will be achieved through other, more streamlined means that can still be produced with stakeholder engagement and agreed ahead of or within the site wide planning application process.

6.2 Furthermore, we contend that the process of preparing and adopting an SPD would fetter the effectiveness of the plan to deliver the required number of new homes from the site within the plan period. This element of the policy (and through extension the BBLP 2040) is unsound on the basis that it does not meet the tests of “justified” or “effective”. The remedy would be for a strategic masterplan, design code and site/development specific infrastructure delivery plan to be prepared by the master developer through a series of stakeholder engagement sessions/events and for them to be approved and conditioned as part of the site wide (outline except for strategic infrastructure) planning permission.

7 **Strong local community based approach**

7.1 There are different models for successfully managing the assets of the new settlement for the long term benefit of the community that will be created. There is no justification provided within BBC’s evidence base that community ownership of assets is a superior model than other examples. It is too early in the development of the proposals to know which will be the most viable and beneficial to the new community. This strategic policy should maintain sufficient flexibility that allows for a range of options to come forward as the details of the proposals are established through later stages of the planning process.

8 **Conservation Area Designation**

8.1 The landowner is supportive of the principle of a conservation area designation for an appropriate area of the site and we are working with the Council in the preparation of suitable evidence to support the process. However, the process of designating a conservation area is separate from the local plan process and the delivery of the policy should not be intrinsically linked to the designation of a conservation area. Development within a conservation area is controlled by the Planning (Listed Buildings and Conservation Areas) Act 1990 and therefore it should not be necessary to include text in the allocation policy,



9 Gypsy and Travellers

- 9.1 The Gypsy and Traveller Accommodation Assessment, November 2021 only identifies the number of pitches BBC considers are required within the plan period. However, the alternative options for the number of pitches to be provide or options for how those pitches should be distributed does not appear to have been assessed through the sustainability appraisal (SA) process. Although paragraph 4.12 of the BBLP 2040 states that the identified need for additional Gypsy and Traveller pitches and additional plots for Travelling Show People forms part of the borough's overall housing need, it is not clear why alternative options for the selection of allocation sites to include provision has not be subject to SA. We therefore contend that the inclusion of reference to the provision of pitches for Gypsy and Travellers and plots for travelling show people within Policy HOU19 is not justified and requires further consideration by BBC to demonstrate that its strategy is appropriate.
- 9.2 The associated reference in paragraph 4.13 of the BBLP 2040 to Little Barford (Policy HOU19) should also be amended to reflect the outcome of further SA.

10 Education

- 10.1 The landowner supports the onsite provision of new schools to support the development. Education Facilities Management has reviewed BBC's evidence base documents supporting the BBLP 2040 where their relate to education. The Education Review, July 2022 submitted with these representations identifies that the detailed wording within Policy HOU19 is not justified and risks not being effective in the delivery of the education provision that the new settlement will generate. This representation suggests modification to the wording of Policy HOU19 to remedy our concerns.

11 Modifications required to Policy HOU19

- 11.1 The landowner broadly support Policy HOU19 and confirm that a new settlement at Little Barford will deliver at least 4,000 new homes, circa 4ha of employment land and associated infrastructure to support a new community. However, modifications are required to ensure robustness against the tests of soundness and improve the legibility of the policy. To achieve both aspects the following modifications are required to Policy HOU19.

Little Barford

- 4.92 Land at Little Barford is allocated as a new settlement, contributing to the delivery of the Bedford Local Plan's spatial growth strategy. The development of Little Barford will make a key contribution towards the additional homes required to be delivered across the borough by 2040, delivering at least 4,000 new homes overall, of which an estimated 3,800 will be within the current plan period.
- 4.93 The new settlement is located to the north east of Bedford, close to the neighbouring town of St Neots. The East Coast Main Line railway line runs north to south through the site and the proposed A428 Black Cat to Caxton Gibbet relief road runs through the site providing an opportunity for a strategic road junction, **albeit not required as part of the new settlement**. In addition, **there is the potential** EWR



will be crossing in the vicinity, possibly through the site, and will include a station offering the opportunity of a highly sustainable site accessible by rail and the strategic road network. In addition to the allocation site there is further land within the same ownership which is identified as ~~a contingency areas~~, should land be required to facilitate the EWR route and / or station, or other infrastructure that is currently unforeseen or precise details are unknown within the site. The allocation site and contingency land are illustrated by the plan below.

- 4.94 The proximity of the site to the existing Little Barford employment area to the north offers the opportunity to locate new employment development by way of extension and / or in other areas of the site to benefit the local economy and provide further employment opportunities.
- 4.95 The site has unique locational strengths and qualities which, if properly realised and guided by appropriate design principles, will enable it to deliver best practice current and future innovations-it to be an exemplar for low carbon living and innovation.
- 4.96 The potential to designate a conservation area at Little Barford is being investigated by the Local Planning Authority.

Policy HOU19 Little Barford New Settlement

As identified on the Key Diagram and Policies Map, land at Little Barford is allocated as a new settlement to create a landscape led ~~beautiful~~, healthy and sociable community ~~located in close proximity to the proposal for a new station on the East West Rail line~~ delivering at least 4,000 new homes and in the region of 4 hectares employment. It will provide all the key services and facilities to address its own needs, including health, education, retail, culture and community components, and will foster a strong local community based approach to the ~~ownership and~~ long-term stewardship of assets.

The new settlement will have a distinct identity based on a landscape led approach which values and enhances the natural environment and responds directly to its context. The settlement will be developed to a high design quality achieved through a process of master planning and design coding and will incorporate a range of homes, employment, an integrated and multi-purpose green infrastructure network lending context and character to walkable neighbourhoods which will enable residents to meet the majority of their day to day needs locally and ~~achieve access to the new East West Rail station~~ by active travel modes. Access to the East Coast Mainline station and potentially future East West Rail station should also be achieved by sustainable travel modes.

A strategic masterplan and design code is to be prepared by the ~~Council landowner~~ in conjunction with the ~~Council landowners~~, stakeholders and local community ~~and adopted as a Supplementary Planning Document~~. ~~This document~~ These documents will need to be produced ahead of ~~the determination submission of the any~~ planning application for the site wide proposal and will demonstrate how the new settlement will deliver the policy principles below. The process of preparing the strategic masterplan and design code and will include/have reference to:

- A Natural Capital impact assessment and biodiversity study with appropriate mitigation and enhancements;
- A Green Infrastructure strategy;
- A transport and movement strategy including infrastructure needs and the relationship to sustainable transport and active modes of travel East West Rail;
- A phasing strategy to ensure that infrastructure investment is provided in tandem with or ahead of the development it supports (this will include a site/development specific ;
- ~~An~~ infrastructure delivery plan setting out the timing, funding, and provision of green, social, and physical infrastructure, including schools, community facilities and local centres in tandem with housing development);
- Character assessment ~~and master planning~~;
- ~~Design coding~~;
- A strategy for sustainable long-term governance and arrangements for the stewardship of community assets;



- A detailed assessment of the mineral resource within the Mineral Safeguarding Area to examine quantity, quality and feasibility of extraction;
- A site specific flood risk assessment including identifying opportunities to reduce surface water run-off and flood risk on and off site;
- A detailed heritage impact assessment.

~~In order to~~ To ensure that this allocation delivers a high quality the new settlement, ~~is~~ brought forward in a high quality, strategic and comprehensive manner, planning permission will only be granted where the planning application following the adoption of the strategic masterplan and design code. ~~Development must demonstrate~~ how the proposal it has been holistically planned to accord with the objectives of the Local plan and the specific principles below:

GREENER

- i. ~~The provision of high quality planning, design and place making, and management of built and public realm so that the Little Barford A~~ new settlement ~~is~~ characterised as a distinctive place that capitalises on local assets ~~and establishes environments that promote health, and wellbeing;~~
- ii. The provision of a multifunctional green infrastructure which:
 - seeks to ~~retains, and~~ enhance ~~s, or mitigate the site's natural capital;~~
 - ~~r~~-connects, and increases accessibility to the green infrastructure network including the River Great Ouse and on site woodland areas;
 - ~~-~~provides well integrated green space (formal, natural and allotments);
 - ~~-~~promotes health and well being; and
 - provides biodiversity environmental net gains;
- iii. As part of the green infrastructure network, cycle and pedestrian links to facilitate active travel within the neighbourhoods and surrounding areas;
- iv. Integration of Sustainable Drainage Systems into the network of open spaces, to mitigate potential flood risk, and measures to ensure resilience to climate change including measures to ensure the efficient use of energy and water in accordance with Policy ies 93, 51(S), 52 to 54 (inclusive);
- ~~v. The Council will consider whether any areas of the Little Barford settlement merit designation as a Conservation Area. In the event of its designation, development must preserve and where opportunities arise, enhance its special interest.~~
- ~~vi. The protection and / or enhancement of heritage and biodiversity assets within and surrounding the site, to include:~~
 - ~~Any new development should contribute positively to local character and distinctiveness and enhance or better reveal the significance of any designated heritage assets affected;~~
 - ~~Pre-determination archaeological evaluation in all areas which will potentially be impacted by development and where the nature and significance of the archaeological resource does not necessitate preservation in situ;~~
 - ~~Development should also seek to sympathetically reuse built heritage and retain those non-designated heritage~~
 - ~~assets of archaeological interest in situ, including above ground settlement and associated earthworks, which make a positive contribution to the appearance, understanding, appreciation and interpretation of the historic settlement;~~
 - ~~Submission of a biodiversity report with appropriate mitigation and enhancements.~~

[The protection and/or enhancement of heritage and biodiversity assets conflicts with other parts of the policy which permit mitigation. Suggest that this sentence is deleted and the bullet points given separate roman numerals and moved to under placemaking.]

PLACEMAKING

- v. Place making based on a landscape led approach to creating a vibrant place which is sensitive to local character and creates distinctive neighbourhoods;



- vi. ~~Any New development must contribute positively to local character and distinctiveness and enhance or better reveal the significance of any listed building or scheduled monuments affected.~~
- vii. ~~In order to preserve the more than special interest of St Denys Church, and the significance of other heritage assets including well-preserved medieval settlement earthworks, no development shall take place between the Church and buildings fronting Barford Road;~~
- viii. The provision of a range of house types and tenures in accordance with the most up to date assessment of housing need, including affordable housing in accordance with required levels as set out in Policy DM1(S) to meet the needs of the wider community including the ageing population;
- ix. The provision of a mix of ~~beautifully and imaginatively high quality~~ designed homes at a range of densities reflecting the context and character of different parts of the site, in particular lower densities in accordance with the historic character of the western side of the site and higher densities, where it is deemed appropriate, in areas with higher accessibility to sustainable transport nodes ~~the East West Rail station~~ and local centres;
- x. The establishment of an area within the new settlement that can be designated as a local centre: key service centre to for the purpose of Policy TC1(S);
- xi. The provision for a wide range of construction opportunities, offering prospects for a variety of house builders and developers including small and medium sized enterprises and including the provision of serviced plots for self-build and custom build homebuilding in accordance with Policy DM5;
- xii. The provision of serviced sites for secondary and primary schools including early years facilitates at the heart of the local neighbourhoods to serve the need generated by the new development. ~~;(2 x 5.5ha 4FE primary and 1 x 10.1ha 8FE secondary schools); Due to the lack of capacity in existing schools, additional capacity will be required to be open prior to the occupation of the first dwelling. Financial contribution towards secondary school provision-In the first instance this will be sought onsite but a detailed strategy will be produced within the site/development specific IDP that will consider the most appropriate approach to the phasing of this provision as the development comes forward;~~
- ~~xiii. The provision of pitches for Gypsy and Travellers and plots for travelling show people where need is identified in a Gypsy and Traveller Accommodation Assessment;~~
- xiii. Part of the multifunctional recreational open space will include ~~the~~ the provision of leisure and sports facilities at accessible locations in line with current standards to serve the settlement;
- xiv. The provision of multi-functional community space and healthcare facilities within local centres at the heart of walkable vibrant sociable neighbourhoods;
- xv. The fostering of healthy living through access to green space as a key driver of the settlement design and opportunities for local food production;
- xvi. The establishment at an early stage in the development of the new settlement of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities. Such arrangements are to be funded by the development and include community representation proportionate and appropriate to the asset to ensure residents have a stake in the long-term development, stewardship and management of their community;
- xvii. Layout and design of the new settlement should incorporate appropriate mitigation measures in relation to high pressure gas pipelines, overhead power lines and noise sources including railway lines.
- ACCESSIBLE
- xviii. In accordance with the transport and movement strategy, the provision of a balanced package of measures to encourage smarter transport choices to meet the needs of the new development including the integration of technology to deliver 'on-demand' travel information and measures to reduce the number of single occupancy car trips;
- xix. Measures should maximise the opportunities for active travel through the provision of a network of footpaths, cycle ways and bridleways to enhance permeability within the site and to the adjoining area and will include:
- connections between communities across the East Coast Main Line at a minimum of two locations,



- new footway and cycle routes including the integration of National Cycle Network (NCN) route 12 through the site,
 - links to sustainable transport nodes ~~the East West Rail station~~ including the provision where appropriate of a dedicated shuttle bus service from the site,
 - measures to facilitate access by bus services across the site,
 - provision of charging points for electric vehicles,
 - car clubs and mobility hubs,
 - appropriate measures to facilitate autonomous vehicles,
- xx. A programme of measures to facilitate accessibility and minimise and mitigate the traffic impacts on the local and strategic road network to include:
- widening of Barford Road and any necessary new junctions,
 - widening of the existing footway and conversion to a cycle / pedestrian route on Barford Road up to the A428 roundabout,
 - provision of a multi-user route close to the alongside River Great Ouse (the alignment of the route shall not conflict with other principles of this policy) with the feasibility of the and potential to cross the river being explored ,
 - The development is dependent on the delivery of transport improvements which will need to be secured before development can take place in accordance with an agreed site/development specific Infrastructure Delivery Plan.

PROSPEROUS

- xxi. The delivery of new neighbourhoods that are sociable, vibrant, and walkable (20 minutes) neighbourhoods with equality of access for all. The new settlement will provide a range of community services and facilities including health, education, retail, culture, community meeting spaces, multifunctional open space and sports and leisure facilities;
- xxii. Approximately 3.6 ha of industrial and warehousing employment land, to be located at an appropriate location as part of the new settlement adjacent to and act as an expansion of the existing Little Barford employment area;
- xxiii. Installation of super-fast broadband for all businesses and community facilities and also for all dwellings to support home working, at the outset of each phase of development.