

Great Barford Neighbourhood Plan



What is a Neighbourhood Plan?

- A document that sets out planning policies for the neighbourhood area.
- Written by the Local Community rather than the Local Planning Authority.
- A powerful tool to ensure the community controls its future development.

How did we get to where we are and what happens next?

Step 1: Getting set up and deciding on the neighbourhood area

The Parish Council resolved to create a Neighbourhood Plan. We decided to create a plan covering the whole parish. The Local Planning Authority agreed, and designated the area. We established a steering group, made up from both Residents and Councillors, and then started work.

Step 2: Community consultation and evidence

A Neighbourhood Plan is community led. The steering group undertook a parish wide survey – to find out what’s important where you live, what you’d like to improve, and what your vision for the local area is.

Then we started to gather evidence to back up the community’s ideas. We then produced the planning policies that will make the vision a reality.

This pre-submission consultation is to find out what you think about the draft Neighbourhood Plan. It will run for 7 weeks from 14th December 2020.

Step 3: Submitting the plan

Once the final draft Neighbourhood Plan is complete, it will be submitted to the Local Authority. They’ll check what has been done, and that all required documents have been submitted. The Local Authority will then arrange for a six week period to gather comments. These will then be passed to an independent examiner to check that the plan meets all essential conditions.

Finally, if the plan passes these tests, the Local Authority will organise a public referendum (vote), so that everyone who lives in the neighbourhood area can decide whether they support it.

If more than 50% of the voters are in favour of the plan, the Local Authority must adopt it, and it becomes part of the Local Plan. So any decisions about whether or not to grant planning permission in our parish in the future must be made by taking the Neighbourhood Plan into consideration.



Neighbourhood Plan - Summary

The Neighbourhood Plan process has enabled the Parish Council to investigate with our community what local issues are important. Based on those findings, the steering group has put together a draft document which has been able to define issues of concern, areas of local greenspace, important access networks, historic and landscape features.

A critical requirement of the plan was the need to meet the Borough's requirement to allocate sufficient land for the erection of 500 new homes.



Following public consultation exercises it became clear that there was a preference from those participating to keep additional development away from the floodplain and from the congested areas of the High Street, Silver Street, and the historic core near the river.

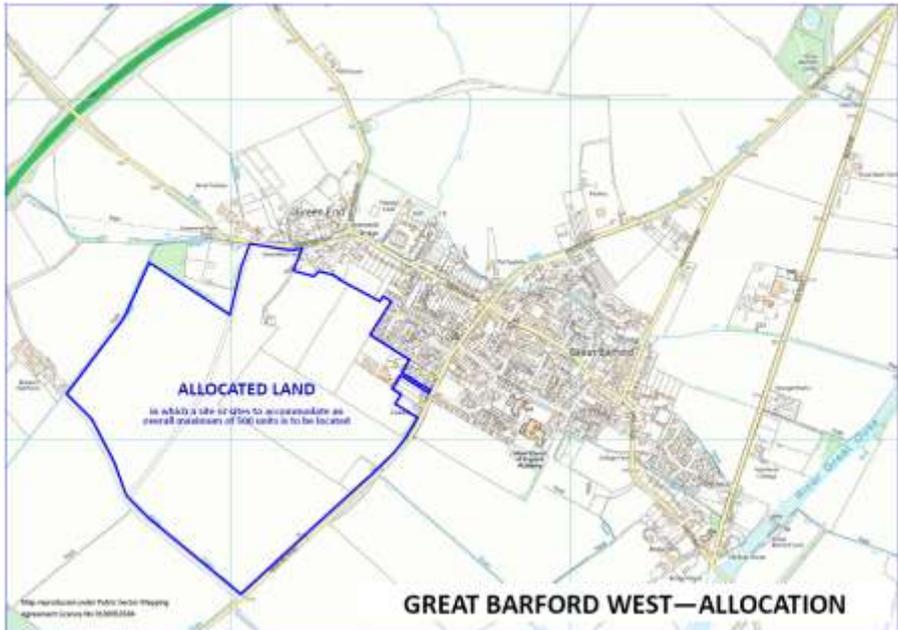
It is essential that the provision of new housing is accompanied by key infrastructure to meet the needs of new and existing residents. During our process, changes to the education system in the Borough saw our former lower and middle schools combine to become a primary. As a result of these changes, the demand for school places in the village has reduced and a new school site is no longer necessary.

Our village has many attractive streets and buildings. We want to encourage new development that fully respects these and creates attractive new spaces for us all to appreciate.



The GP surgery continues to struggle on an inadequate site in Silver Street. New development should address this, and so the Neighbourhood Plan proposes on or off site provision of a new medical centre with the opportunity to expand associated services.

Neighbourhood Plan - Summary



Although the allocated land could accommodate many more, only 500 houses are necessary. The complete area is therefore not required to be built out, so allowing for lots of green open space and amenities, or remain as agricultural.

The issues are set out in more detail in the draft plan. Due to the legal requirements of the Neighbourhood Plan process it is a lengthy document but we hope you will find it informative and you will be able to understand the processes we have gone through to achieve a sustainable future for our community.

The plan is important for the future of our village and we hope you will engage with us. All comments received will be considered very carefully.

Your views are very important.

Please tell us what you think.

Where to find further details

This Pre-Submission Consultation will run for 7 weeks from 14 Dec 2020.

The Great Barford Parish Council website, Neighbourhood Plan pages, will host the Draft Neighbourhood Plan document and supporting technical papers. Go on-line at:

<https://greatbarford.org.uk/neighbourhood-plan/>

All available information will be accessible to read/download from there.

Give your feedback

The on-line response form: [Great Barford Neighbourhood Plan Public Consultation \(Reg 14\) Comment Form](#) will be found with the Draft Plan documents. It is designed to be filled in and submitted on-line.

Please enter details in all boxes and submit a separate form for each section you want to comment on.

Hard copies of the form may be printed and returned to the mail box at:

The Parish Council Office

Green End Farm
108 Green End Road
Great Barford
Beds
MK44 3HD

or a consultation collection box at:

Great Barford Post Office
8-10 High Street
Great Barford
Beds
MK44 3LB

Need something clarified, or don't have internet access?

If you have a query, we may be able to help explain the contents of the Draft Neighbourhood Plan, or to arrange access for a short-term loan of a paper copy of the Plan document...

Contact the Clerk's Office on tel: 01234 870245
email: clerk@greatbarford.org.uk

We may be able to compile common queries and produce a FAQ for the website, or a leaflet for non internet users.

Covid restrictions permitting, we may try to host a Drop-In session to answer queries, part-way through the consultation, at the Village Hall – Date and details to be arranged.