

Tempsford Neighbourhood Plan



2021 to 2035

Tempsford Parish Council

Pre-Submission (Regulation 14) Draft for Consultation

November 2021

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The Parish Council would like to thank the following, who without their hard work and insistence on high standards, we would not have the plan to present today:

- The Steering Group of dedicated volunteers of Tempsford residents; Andrew Bennett (Chairman), Christine Creese (Secretary), Philip Joyce (Treasurer) and supported by Richard Infield, Juliet Pennington, Maureen Goddard, John Creese and Chris Bettles.
- Officers from various authorities from within Central Bedfordshire Council.
- Most importantly, the residents of Tempsford and members of parish clubs and societies who took part in open meetings and questionnaires and made this Neighbourhood Plan a true reflection of the Parish's concerns and priorities for the future.

2. Introduction

- 2.1. This document is the Neighbourhood Plan (the 'Plan' or 'Neighbourhood Plan') for Tempsford parish. It represents one part of the development plan for the parish over the period to 2035, the other part at time of publication being the Central Bedfordshire Core Strategy and Development Management Policies (CSDMP), adopted 2009. This will be superseded by the Central Bedfordshire Council Local Plan once complete and adopted.
- 2.2. Central Bedfordshire Council (CBC), as the local planning authority, designated a Neighbourhood Area for the whole of the Tempsford parish on 21 July 2017 to enable Tempsford Parish Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community under the leadership of the Tempsford Neighbourhood Plan Steering Group (the 'Steering Group').
- 2.3. Figure 1.1 below shows the boundary of the Neighbourhood Plan area, which shares its boundary with Tempsford parish.

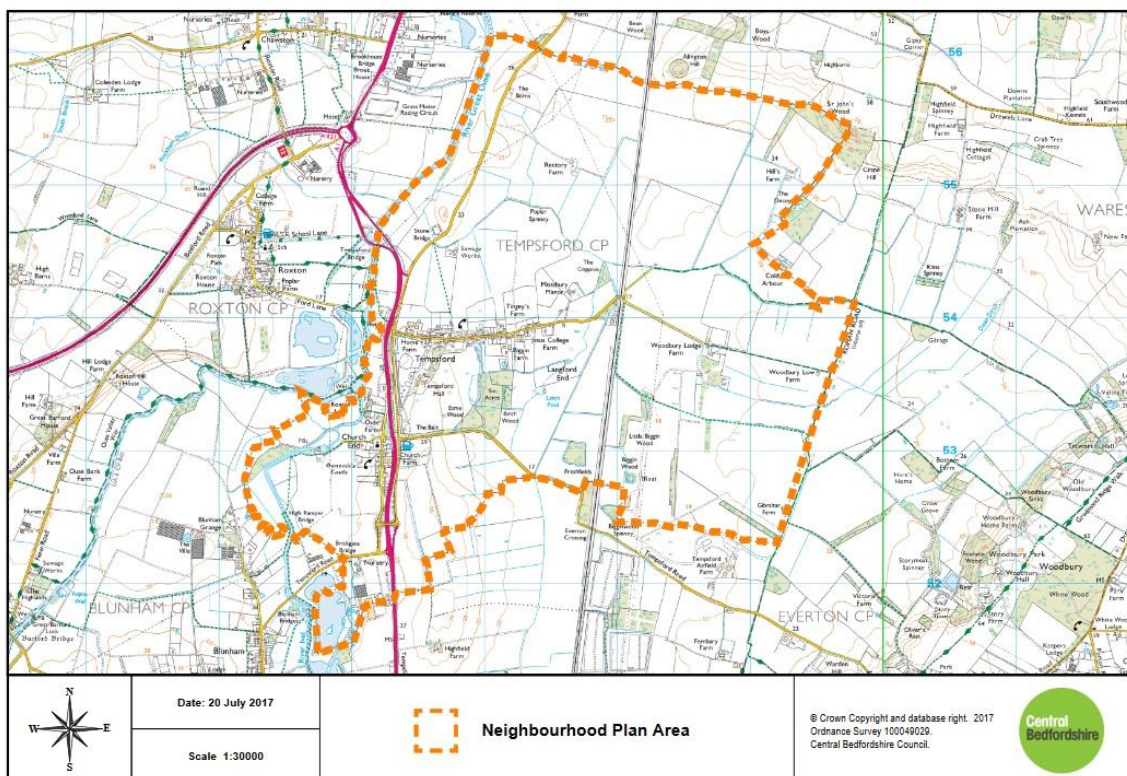


Figure 1.1: Neighbourhood Plan area

- 2.4. The Tempsford Neighbourhood Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). The Steering Group has prepared the Plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning land-use and development over the plan period 2018 to 2035. Due to the fact that in the early part of this period, CBC will have a new Local Plan, the intention is to review the Neighbourhood Plan when that is published.
- 2.5. The purpose of the Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development

within Tempsford. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Tempsford, its residents, businesses and community groups.

- 2.6. Each section of the Plan addresses a different topic area. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text. In addition to the policies, the Plan identifies a number of local needs and community aspirations that are not met through the planning system but which are important to the well-being of the community. The Plan also sets out a framework for monitoring and implementation.

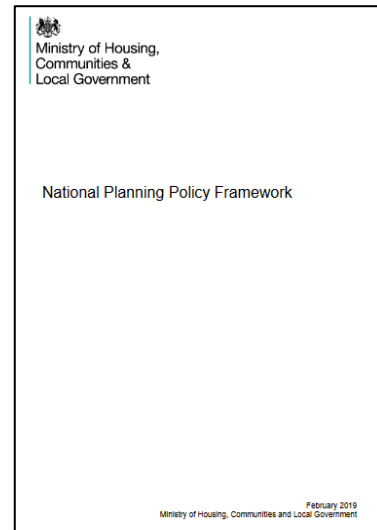
National policy

- 2.7. The Tempsford Neighbourhood Plan must have regard to the policies set out in the National Planning Policy Framework (NPPF).

- 2.8. The National Planning Policy Framework (NPPF) states:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹. (para 29)

Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”. (para 30)



- 2.9. Further guidance on the practical application of these matters is provided in national Planning Practice Guidance (PPG).
- 2.10. This Pre-Submission Consultation draft (Regulation 14) is being prepared and submitted to Central Bedfordshire Council in accordance with the revised NPPF published in February 2019.

¹ Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

Local Plan policy

- 2.11. The existing Central Bedfordshire Northern Core Strategy and Development Management Policies was adopted in 2009. There are also a number of saved policies from the Mid Bedfordshire Local Plan 2005. For convenience, throughout the Tempsford Neighbourhood Plan, these will be referred to as the ‘adopted Local Plan’.
- 2.12. An updated Central Bedfordshire Council Local Plan is currently being developed which will supersede these documents. The draft Local Plan was submitted to the Secretary of State on 30 April, 2018, following which an independent planning examination has been taking place.
- 2.13. The emerging Local Plan proposes a number of site allocations to deliver 20,000 new homes and 20,000 new jobs in Central Bedfordshire over the period 2015 to 2035. Policy SP1 states that these will be delivered via a combination of strategic and small – medium scale allocations throughout the area.
- 2.14. There are certain strategic sites noted in the Local Plan which, for the time being, have not been allocated because of the lack of certainty about national infrastructure commitments - including rail and road – that would unlock them for development. One of these areas is the Identified Location at Tempsford which would capitalise on its exceptional location for a new strategic rail interchange on the new East West Rail line and the existing East Coast Mainline. This potential is however dependent on route and station decisions which have yet to be agreed. Therefore following the adoption of the new Local Plan, CBC intends to undertake a Partial Review of it, which will potentially include such sites.
- 2.15. The Tempsford Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan. Therefore it must conform to the strategic policies in the CBC Northern Core Strategy and Development Management Policies 2009, as well as the saved policies from the Mid Bedfordshire Local Plan 2005. Whilst the emerging Local Plan is not yet adopted, it has reached Regulation 22, and the NPPF states, at Para 48, that *“Local planning authorities may give weight to relevant policies in emerging plans”* according to a set of criteria including what stage it has reached. The ‘emerging Local Plan’ is therefore a material consideration and has provided much of the strategic context for the Tempsford Neighbourhood Plan.

Consultation

- 2.16. The Tempsford Neighbourhood Plan was launched in Spring 2017 and has been developed through extensive engagement with the community including:

- Public exhibition and leaflet drops to all houses in the parish
- Face-to-face discussions with local organisations including local community groups, young peoples’ groups, local businesses, and voluntary and interest groups;
- A questionnaire distributed to all households
- Regular newsletter and press articles
- Presentations about the plan
- Presence at parish events.

- 2.17. A consultation statement will be attached to the final Submission Plan document.



Neighbourhood Plan Review

- 2.18. Notwithstanding the defined plan period to 2035, it is recognised that Neighbourhood Plans should be reviewed periodically. The defining basis for Neighbourhood Plans is the Local Plan. As previously mentioned, CBC is in the process of updating its Local Plan and it is therefore expected that an early review of the Tempsford Neighbourhood Plan will be required to take account of the changing strategic context.

Sustainability of the Neighbourhood Plan

- 2.19. A screening assessment was undertaken by Central Bedfordshire Council, which concluded that it is unlikely there will be any significant environmental effects arising from the Tempsford NP.
- 2.20. The Council consulted on its findings with three statutory consultation bodies: Historic England, Natural England and Environment Agency. The consultation period was from 12 July 2019 to 9 August 2019. The consultation email stated that if a response was not received it would be assumed that the consultee agrees with the Council's findings and conclusions.
- 2.21. The Council received a response from each statutory consultee, noting that they agreed with the Council findings that the Tempsford NP **does not require a full SEA to be undertaken**.
- 2.22. As part of this screening, Habitat Regulations screening was undertaken because plans that are likely to have significant impact on European sites require a Strategic Environmental Assessment in addition to an Appropriate Assessment (Habitat Regulation Assessment). This screening concluded that the Tempsford NP is unlikely to have significant impact on European sites and therefore the Tempsford NP **does not require a full HRA to be undertaken**.
- 2.23. This screening determination was made on 11th October 2019 and the Screening Report is contained within the Evidence Base for this Neighbourhood Plan. A copy of the Determination Letter is included in Appendix A. It will be amended accordingly following comments received during the Regulation 14 Pre-Submission Version Consultation and the finalised version will be appended to the Basic Conditions Statement when the Submission Version Plan is completed and submitted to the local authority.

3. Vision and Objectives

Challenges for Tempsford

3.1. The Tempsford Neighbourhood Plan seeks to address, as far as possible, the challenges that face the community. Challenges were identified through community consultation and are summarised below:

- a. Connectivity within the village, to the wider parish and to neighbouring settlements and facilities, is poor.
- b. The current village is effectively cut in half by the A1, making connectivity difficult.
- c. The current housing stock does not make it easy for young people and families to move into the area. There are not enough smaller and affordable homes.
- d. There is only one sewer serving three villages including Tempsford. Tempsford is at the end of the sewer line, which has flooded and overflowed in the past, both at the Church End side and in Station Road. With the developments already taking place – for instance at Blunham and Moggerhanger – and the prospect of further significant growth in development, there is concern that this will be exacerbated.
- e. There is not enough off-street parking, which causes both congestion and makes it less safe for pedestrians, especially children, the elderly and those with disabilities.
- f. Broadband provision has been patchy, which is not helpful in particular to the many members of the community who work from home in the parish.
- g. The emerging Local Plan includes land North, South and East of Tempsford (East of the A1) as 'Identified Areas for Future Development', which is stated as having potential capacity for 10,000+ homes. This would inevitably impact on the existing settlement and there will be a need to engage closely with CBC on this. In particular there is concern about any coalescence of the existing village with new development, loss of agricultural land and the fact that there is a significant area of flood plains within the Parish (see para 5.23 of the Tempsford Parish Character Assessment).
- h. There is no village shop in Tempsford, which means that local people have to travel further afield for staple goods

Vision for Tempsford

3.2. In consultation with the community, the vision for Tempsford is:

Our Vision for Tempsford in 2035

MAINTAINING AND PROTECTING TEMPFORD'S IMPORTANT CHARACTER FOR
GENERATIONS TO COME

OUR GOAL: TO DEVELOP A LEGALLY BINDING AND APPROVED PLAN THAT
PROTECTS AND DELIVERS FOR THE NEEDS OF OUR COMMUNITY

WHY WE NEED TO DO THIS:

Located in an area of growth and change, the settlement has nonetheless successfully retained its core character and individuality as a tranquil parish. Nearby development has provided additional services and employment opportunities that the community can take advantage of, but has been designed in a way that minimises its impact on Tempsford. In particular, the farming industry and associated landscape that is so intrinsic to Tempsford's character has not been eroded. Therefore, protecting the views and character of the parish is essential for the community who live there.

Modest growth within the village itself has brought a number of smaller, more affordable, sustainably constructed dwellings, which has attracted new families to the area, while providing homes for those who've grown up locally and wish to settle here.

Many people choose to live in Tempsford as it provides a rural green oasis of peace in an otherwise sufficiently developed landscape. The village is effectively comprised of two large cul-de-sacs with no through traffic which makes a significant contribution to that peace. As such it continues to be an ideal location for home-based businesses.

The greenness of Tempsford remains a significant asset, with much loved spaces, including the Millennium Garden, safeguarded for the enjoyment of future generations. Equally, the important heritage assets of the parish have been protected.

Walking and cycling, both within the village and to neighbouring areas, is encouraged and there are numerous local walks linking to the surrounding countryside. This, along with the ongoing support for the community bus, has helped to reduce reliance on the car, again adding to the peacefulness of the area.

The local businesses in the parish continue to thrive and there have been modest opportunities for growth.

Community spirit locally continues to thrive in its own special way, with the Stuart Memorial Hall and local churches continuing to provide focal points for local gatherings and celebrations.

Neighbourhood Plan Objectives

3.3. In order to deliver the Vision for Tempsford, the Neighbourhood Plan seeks to address the following objectives:

Objectives of the Tempsford Neighbourhood Plan

OBJECTIVE 1: Embracing growth, while protecting the individual tranquillity and character – of Tempsford. In particular preserving its historic buildings and its agricultural setting.

OBJECTIVE 2: Supporting a modest number of new homes, with a focus on smaller and affordable homes, to attract young people and families.

OBJECTIVE 3: Safeguarding the local green spaces that are valued by the community.

OBJECTIVE 4: Retaining and, where possible, expanding the range of facilities and amenities available for local residents.

OBJECTIVE 5: Maximising opportunities for safe walking and cycling in the parish, including the improvement of connectivity between the two parts of the village and to nearby settlements.

OBJECTIVE 6: Support existing businesses operating in the parish and provide opportunities for new ones where this can be achieved sustainably. In particular opportunities for those working from home will be sought as well as support for the farming industry.

OBJECTIVE 7: Supporting aspects of the parish that contribute to the visitor economy, including the preservation of heritage and landscape assets.

4. Local context

A portrait of Tempsford parish

- 4.1. The rural parish of Tempsford is situated in open countryside at the North-Eastern boundary of the county of Bedfordshire. The 2011 census recorded a population of 590 people, largely living in the main settlement of Tempsford village. The nearest larger settlements, beyond the parish boundary, are Bedford to the west, Cambridge to the east, St Neots to the north and Stevenage to the south.



Site of Gannocks Manor House, important historic feature of the parish

- 4.2. The parish has a long history of settlement, one of the earliest reminders being the earthwork known as the Gannocks, which dates to 921. The Domesday Book records four manors in Tempsford, including Tempsford Manor and Mossbury, which later became one, although the original manor houses no longer remain.

The western part of the parish lies within the Great Ouse Clay Valley, which follows the courses of the Rivers Great Ouse and Ivel including their confluence at Tempsford. The landscape here is categorised by hedgerows, woodland belts and parkland. The remainder of the parish sits within the Biggin Wood Clay Vale, a remote and very rural

landscape with scattered arable farms, which is home to the Tempsford airfield.

- 4.3. The village of Tempsford itself, located just before the junction with the A428 at the Black Cat Roundabout, is unusual in that it is effectively split in half by the A1. Residents refer to the two halves as Church End, to the west of the A1, and Station Road, to the east. The majority of community facilities are



Wesleyan Chapel

located in Church End, including the Stuart Memorial Hall, St Peter's Church, the Millennium Garden, Tempsford's two public houses, a children's playground and playing field and some local businesses. Much of this area falls within the Tempsford (Church End) Conservation Area, with a series of listed buildings.



*Gibraltar Farm, part of RAF
Tempsford*

- 4.4. Station Road is a linear development of residential properties and farms, some of which house small businesses. The western end was designated as the Tempsford (Langford End) Conservation Area in 1994 and is home to a number of listed buildings and structures. Tempsford Hall, the former headquarters of Kier Group Ltd is sited here, as well as the Wesleyan Chapel, football pitch and a small playground. At the eastern end of the village, the road is crossed by the main railway line from London to Peterborough. Beyond the railway line is Tempsford airfield, a former Royal Air Force station.

Profile of the community today

4.5. A detailed profile is provided as part of the evidence base, detailed in Appendix B, for this plan. In summary, the key aspects of the profile of Tempsford parish, as they relate to the Tempsford Neighbourhood Plan, are as follows²:

- There are families and young people living in the parish, but their numbers have fallen dramatically over the last decade. This could be as a result of lack of availability of housing of the size, tenure and price attractive to this sector. Indeed only eight homes were sold in the parish in the year 2017 to 2018.
- The number of retired people has grown significantly over the past decade, as has the number of residents aged 45 and over, suggesting that this retired cohort will continue and potentially grow further over the lifespan of the plan.
- House prices are high in the parish compared to nearby settlements. There is an above average number of detached homes and there appear to be instances of homes being expanded.
- Car ownership is high, with an average of 1.71 cars per household, above the national average of 1.16 cars. This is not surprising given the largely rural nature of the parish.
- A significant number of residents (12%) work from home, which is higher than the district and national average. It will be important to ensure that facilities to support and grow this sector are in place.
- The vast majority of people drive to their place of employment. The average distance travelled to work is 16 miles, with 30% travelling over this distance. This suggests a high number of out-commuters.

² Source: 2011 Census

5. Development, Housing and Design

Policy TEMP1: Spatial Strategy

- 5.1. In a parish such as Tempsford, with one principal settlement, it is important that development is directed to appropriate locations and that sprawl is avoided. The purpose of a settlement envelope is to help to provide that direction.
- 5.2. The adopted Local Plan classifies Tempsford village as a Small Village, where the scale of any new development will be limited to reflect the size and character of the community and will be expected to be conveniently located to access local services and facilities. The emerging Local Plan reinforces this, stating that within Settlement Envelopes of Small Villages, development will be limited to infill development, small-scale employment uses, and community facilities.
- 5.3. The purpose of Policy TEMP1 (see below) is to limit new development to sites inside the settlement envelopes. In order to help meet local housing need and at the same time to achieve sustainable development, however, the Neighbourhood Plan makes provision for a limited amount of small scale housing growth on small infill or redevelopment sites outside the Tempsford settlement envelopes. Policy TEMP1 sets out the criteria that proposals for new housing development outside the settlement envelopes must satisfy.

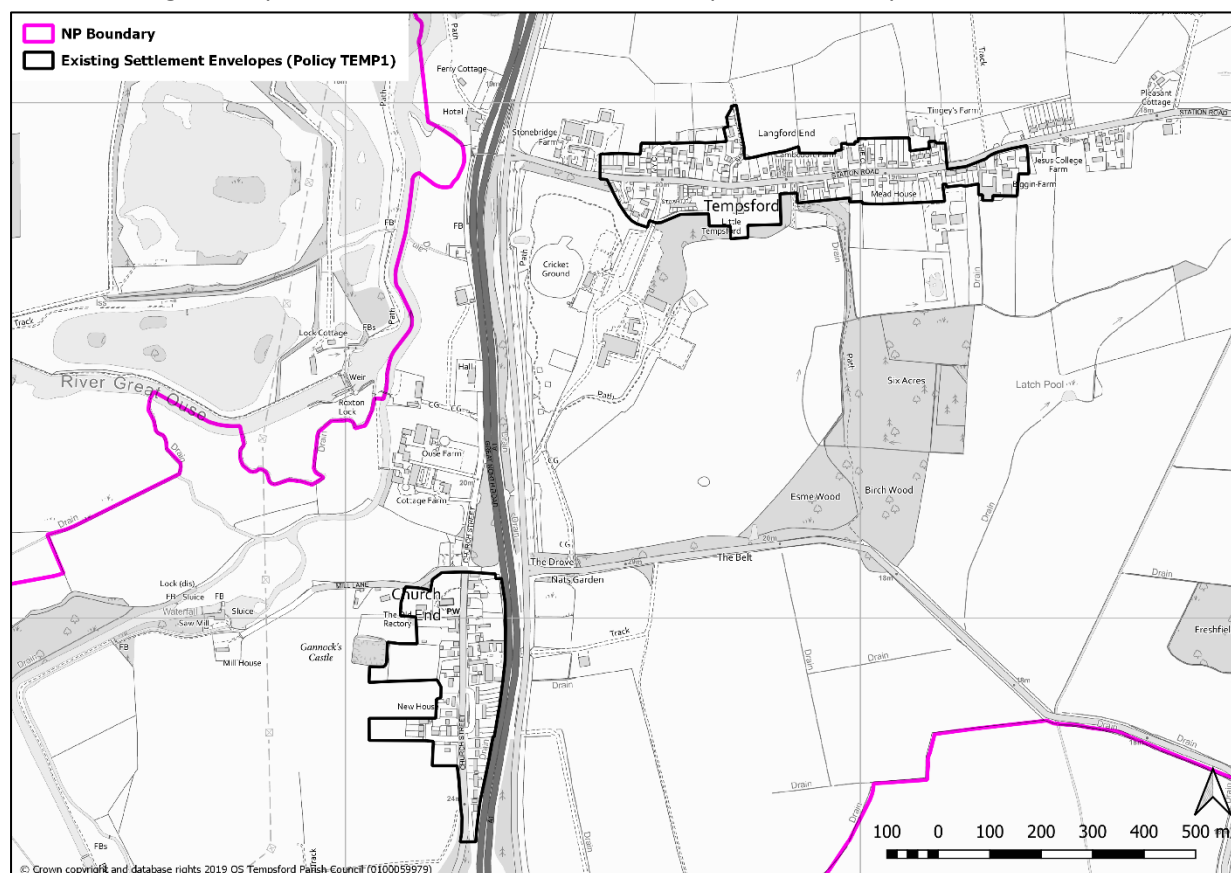


Figure 4.1: Map of Settlement Envelopes for Tempsford

POLICY TEMP1: TEMPSFORD SETTLEMENT ENVELOPES

A. Development in Tempsford parish will be supported within the settlement envelopes as shown on the Policies Map. Development proposals outside the settlement envelope will not be supported unless:

- i. It is in accordance with Central Bedfordshire Council Local Plan policies in respect of appropriate uses in the countryside; or the development preserves or enhances the character or appearance of the area; or**
- ii. where relevant, the development brings redundant or vacant historic buildings, for instance farm buildings, back into beneficial re-use; or**
- iii. it is on sites allocated for those uses in the Central Bedfordshire Local Plan or its successor; or**
- iv. it relates to necessary utilities infrastructure and where no reasonable alternative location is available.**

In determining development proposals substantial weight will be given to the value of using suitable brownfield land within the built up boundary of Tempsford for either homes and/or other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Policy conformity: NDP Objective: 1, 2; Adopted Local Plan (2009): CS1 ; Emerging Local Plan: SP7; NPPF: 20, 72

AIM 1: Prepare for early review of Neighbourhood Plan

- 5.4. Meeting housing needs, particularly for affordable housing, is a strategic priority for Central Bedfordshire. Key drivers for these policies are the demographic trends in the borough, the evidence of need for affordable housing set out in the strategic housing market assessment, and the needs of individual communities for additional housing of a range of costs and tenures as part of their development as communities and more sustainable places.
- 5.5. Policy SP1 of the emerging Local Plan sets a target of 39,350 homes to be delivered up to 2035, a figure that includes 23,528 homes that are already planned for or built and a proportion of 'unmet housing need' from Luton. These homes will be delivered through a series of strategic sites and small to medium scale allocations
- 5.6. There are no allocations provided for in the emerging Local Plan within the parish of Tempsford. However, land at North, South and East of Tempsford was included in the appendices of the submission Local Plan as a potential location for future growth. This will now be removed from the emerging Local Plan, but this site may be assessed further in the Partial Plan Review. This Partial Plan Review will consider the potential capacity for 10,000+ homes in this area, but this does not contribute to the existing Local Plan target of 39,350 homes. Central Bedfordshire Council has not provided specific targets for the delivery of new homes through Neighbourhood Plans, although this may change in the future and will be reviewed during the Partial Plan Review and subsequently the Neighbourhood Plan review. Currently, any new homes delivered through Neighbourhood Plans will effectively be treated as 'windfall'.
- 5.7. The proposed East-West rail link between Bedford and Cambridge will also likely impact on the area including Tempsford. On 30th January 2020 the preferred route option was announced,

which will link the stations in Bedford and Cambridge with communities in Cambourne and the area North of Sandy, South of St Neots.

- 5.8. Bearing in mind Tempsford's classification as a Small Village, and particularly Local Policy 7, which states that '*development will be limited to infill development, small-scale employment uses, and community facilities*', the Tempsford Neighbourhood Plan does not seek to allocate additional sites for development. Instead, an early review of the Neighbourhood Plan will be undertaken to take into account the outputs of the Partial Review of the Local Plan and the implications of these, as well as the potential implications of the east-west rail link.
- 5.9. This will provide greater clarity about the amount of growth that Tempsford will be expected to accommodate over the new Local Plan period.

AIM 1: Prepare for early review of Neighbourhood Plan

An early review of the Neighbourhood Plan will be undertaken once the Partial Plan Review of the Central Bedfordshire Local Plan has established a new spatial strategy for the district. This will take into account the future housing requirements across the district and will set out a strategy for delivering Tempsford's contribution towards this housing requirement.

Policy TEMP2: Design and character of development

- 5.10. As a fundamental principle, all housing development should be of good quality, sustainable design and should seek to reflect the positive aspects of the character of the area. New development should encourage integration into village life by providing good connectivity to services and amenities where possible.
- 5.11. Despite its proximity to major A roads, Tempsford is a parish with a rural landscape that is home to a small but well-established community. The parish contains important archaeological and historic landscape features including 29 Grade II listed buildings³. These all contribute to the character and appearance of the parish.
- 5.12. There are two Conservation Areas in the parish: Church End and Langsford End and the Conservation Area appraisals contain useful information to set out the special characteristics of those areas. In addition, as part of the Neighbourhood Plan process, the Steering Group undertook additional work to identify Character Areas within Tempsford. These go beyond the extent of the Conservation Areas and take into account both historic and landscape features. The village is unusual in that it is effectively cut in half by the A1, hence two main character areas are identified: Church End and Station Road (the latter being divided into east and west of the railway line). The Character Areas and Conservation Areas are shown in Figure 4.2.

³ <https://britishlistedbuildings.co.uk/england/tempsford-central-bedfordshire#.XcqT19XgrIV>

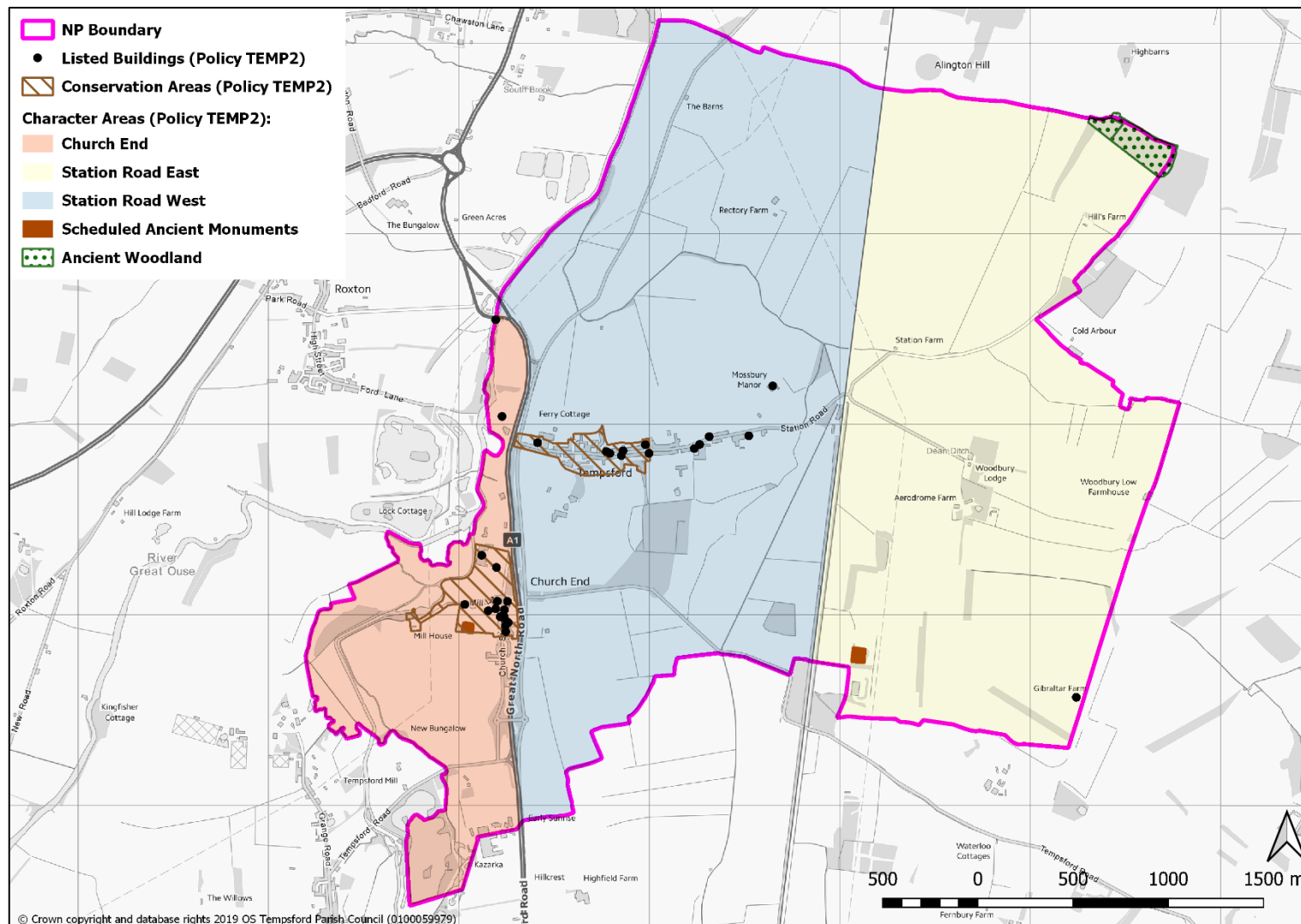


Figure 4.2: Conservation and Character Areas in Tempsford

5.13. The Tempsford Parish Character Assessment is contained in Appendix C. The work highlighted specific factors that are considered to enhance the character of Tempsford village. These attributes should inform future design in order to retain Tempsford as a place where people want to live. These centre on housing design that fits in with the surrounding area and is in character with that of a rural village rather than urban scene. The two identified Character Areas, Church End and Station Road (both East and West of the railway line), extend beyond the Conservation Areas and specific aspects of design are described below, by Character Area and generally across the village.

Church End:

- Retaining existing buildings and boundary walls where possible and discouraging their loss through any redevelopment. Where redevelopment occurs, original building materials should be retained and reused where possible.
- Protecting and retaining trees and hedgerows. If these are to be replaced, to do so with native species traditional to the area. Trees planted along the boundary with the A1 will be encouraged to help screen out noise and pollution.



“Hole in the Wall” – example of boundary walls and building materials



Barn at Church Farm with mature hedgerows

Station Road:

- Details and features of existing buildings should be maintained or sympathetically replaced where possible. The lines formed by existing buildings, boundary walls, iron-stone walls and hedges should be retained where possible.
- Retaining and using/reusing traditional materials, such as natural slates and handmade clay tiles for developments and redevelopments.
- The shape, size, materials and glazing patterns of traditional windows and doors should be retained.



Brickwork detailing on Estate house building



Example of sympathetic barn conversion

General design features:

- Larger residential schemes, should seek to include a variety of design features and materials reflecting the local context to enhance the character of the overall development. Design features should also include provision for wildlife as detailed in our local Wildlife Trust (BCN) publication “Homes for Wildlife and People”, published in January 2018.
- Development should seek to provide sufficient off-road parking in line with the Central Bedfordshire Design Guidelines for Parking. The internal space within new dwellings should be designed in accordance with Manual for Streets parameters. With no public transport locally residents are often reliant on their car(s). Combined with the historic nature of many of the buildings, which would have been built without cars in mind, there is little off-road parking provision, which serves to congest the road.
- Incorporating green spaces and green corridors within developments is important to retain a sense of openness, to reflect the rural nature of the parish within the settlement boundary and to provide areas for local enjoyment of nature.
- Accessible footways – access between properties and the road should be sufficiently wide enough and of a suitable surface to enable the use of those with mobility issues, including wheelchairs, motability scooters and pushchairs. Footway design should be in accordance with Manual for Streets⁴.

POLICY TEMP2: DESIGN AND CHARACTER OF DEVELOPMENT

A. Development is expected to conserve and enhance the Character and/or Conservation Area in which it is located, as shown in Figure 4.2 and on the Policies Map and described in the Tempsford Character Assessment. The design of new development should demonstrate how it has taken account of the local context and has reflected the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a character area.

4

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

- B. As appropriate to their scale, nature and location, development proposals should be guided by the Tempsford Conservation Area Appraisals and the Tempsford Parish Character Assessment and will be expected to demonstrate how they have sought to address the following matters:**
- i. It demonstrates high quality design that is in-keeping with the scale and existing character of buildings and layout in the area;**
 - ii. It preserves and sensitively incorporates existing natural features such as trees, hedgerows and verges within the site, with the aim of delivering a net environmental benefit for local people and wildlife;**
 - iii. It does not have a significant detrimental impact on the local views as set out in Policy TEMP11.**
 - iv. It considers how any detrimental impact on the views out to the surrounding countryside might be mitigated;**
 - v. It provides good pedestrian and cycle connections to the surrounding countryside;**
 - vi. It provides good pedestrian and cycle connections to the main services and transport modes within the parish;**
 - vii. It provides high quality boundary treatment;**
 - viii. It provides adequate storage for bins and recycling;**
 - ix. It provides adequate off-street parking for residents and visitors and well-planned on-street where required;**
 - x. It does not result in an unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion;**
 - xi. Traffic generation and parking does not adversely affect road and pedestrian safety; and**
 - xii. Contributions for the provision, extension and maintenance of accessible green space, including green space for sport and children's play space for the enjoyment of residents, are in accordance with Central Bedfordshire Council's open space provision.**
- C. The use of traditional building materials, or sympathetic alternatives, in new developments and redevelopments will be encouraged. Loss of facades – through, for example, rendering – must demonstrate that it will not have a detrimental impact on the character of the area.**
- D. Development proposals affecting heritage assets – including non-designated heritage assets - either directly or indirectly, should respect the significance of and context of the asset and demonstrate how they will contribute to the conservation and enhancement of the heritage assets through the most viable and sustainable method.**

Policy conformity: NDP Objective: 1, 7; Adopted Local Plan (2009): CS14, CS15, CS16, DM3, DM13; Emerging Local Plan: EE4, EE5, HQ1; NPPF: 124, 125, 126, 127, 149

Policy TEMP3: Energy efficiency in design

- 5.14. Support for sustainably designed dwellings was shown through the engagement process. This includes the potential to develop community energy schemes: there have been a few solar installations over the past decade in the parish.
- 5.15. The Climate Change Act 2008 commits the UK to an 80% reduction in CO₂ emissions by 2050. In June 2019, an announcement was made to reduce this further to almost 100% by 2050 - this is a big feat which will require everyone to be engaged, from households and communities, to businesses and local and national government. It is a UK legal instrument, separate from any EU directive⁵.
- 5.16. '2050 ready' mean homes built to have minimal energy use and net carbon emissions over the year because they are highly insulated, have low water demand and are fitted with or directly connected to renewable energy systems.
- 5.17. Nearly Zero-Energy⁶ requirements for new developments will come into force in 2019 and standards for ecologically sustainable homes and developments are now optional. However, planners and developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important in order to make best use of available sunlight.
- 5.18. The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include optional Building Regulations standards regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations).
- 5.19. There is an opportunity to improve and promote sustainability in respect of minimising the emissions from built development in the parish by:
- following basic passive environmental design in a 'fabric first' approach;
 - integrating renewable energy systems into new development and retrofitting existing buildings;
 - reducing water consumption through the use of grey water systems;
 - developing community energy schemes.
- 5.20. The Neighbourhood Plan seeks to encourage energy efficient and sustainable well-designed development.

POLICY TEMP3: ENERGY EFFICIENCY AND DESIGN

A. Proposals must seek to maximise the sustainability of development. The design and standard of any development is encouraged to achieve the highest level of sustainable design, in order to minimise the energy consumption and climate impacts of new buildings. Measures should include:

- i. Siting and orientation of new buildings to optimise passive solar gain.

⁵ Low-carbon neighbourhood planning (2018) *A guide to creating happier, healthier, greener communities*

⁶ Near Zero Energy Building (NZEB) and Passivhaus: <http://www.passivhaus.org.uk/filelibrary/PassREg/UK-PassREg.pdf>

- ii. The use of high quality, thermally efficient building materials.
 - iii. Installation of energy efficiency measures such as loft and wall insulation, double glazing and low energy heating systems.
 - iv. Incorporating on-site energy generation from renewable sources such as solar panels.
 - v. Reducing water consumption through the use of grey water systems.
 - vi. Providing low carbon sustainable design to avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and only where necessary off-site measures to deal with any remaining emissions.
 - vii. Providing the infrastructure for adequate electric vehicle charging points that can be accessed by each dwelling or public building, where new parking provision is expected to be made.
 - viii. Alterations to existing buildings are encouraged to demonstrate how energy reduction has been incorporated into the design and construction.
 - ix. The incorporation of electric car charging points into development proposals will be strongly supported.
- B. The sensitive retrofitting of energy efficient measures in historic buildings is encouraged, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets. This could be achieved through:
- i. measures to reduce heat loss, which could include secondary glazing in listed buildings with wooden windows that meet the latest relevant British standard; and/or
 - ii. the replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally.
 - iii. Proposals to develop community energy schemes are strongly encouraged and will be strongly supported.

Policy conformity: NDP Objective: 1; Adopted Local Plan (2009): CS14, DM1, DM2, DM3; Emerging Local Plan: CC1, CC2, HQ1, HQ11; NPPF: 149, 150, 151

6. Community Infrastructure

Policy TEMP4: Allotments and Community growing spaces

- 6.1. Allotments provide an opportunity for people to grow their own food and be more self-sufficient. They contribute to reducing the reliance on importing food and the associated higher energy costs of doing so and are particularly important for households on tighter budgets and those with smaller gardens.
- 6.2. Whilst allotments are an important source of space for growing, they are often not in the most convenient location for all users and plots are often too large for users' needs. An alternative solution is the concept of community growing spaces. These can be designed into new developments, and thus closer to residents' homes and, as the name suggests, involve collective growing by residents. More specific guidance can be found at www.verdantearth.co.uk/community-growing-spaces/.



Example of a community growing space

- 6.3. There are currently no allotment plots within Tempsford. There had been provision at both Church End side and Station Road; however these were lost to development in the 1990s. The Neighbourhood Plan engagement revealed that were one to be located in the parish, 30% of respondents would use it. The majority of these residents were from the Station Road side of the village.
- 6.4. CBC's Recreation and Open Space Strategy suggests that there are opportunities to increase the usage of both existing and new sites and that plans should investigate opportunities for new provision in areas where there are no existing allotment sites. Sites are expected to be local to the home (within 10 minutes' walk). The CBC Local Standards in relation to the provision of Children's Play Space, Facilities for Young People and Allotments is included at Appendix D.
- 6.5. Policy TEMP4 supports the provision of new allotment/community growing space in Tempsford.

POLICY TEMP4: ALLOTMENTS AND COMMUNITY GROWING SPACES

Proposals to provide new allotment/community growing space as part of development will be strongly supported, subject to it being provided in an appropriate accessible location and conforming to the quality and quantity standards set out in the Central Bedfordshire Recreation and Open Space Strategy: Chapter 2⁷.

Policy conformity: NDP Objective: 3, 4; Adopted Local Plan (2009): CS3, DM5; Emerging Local Plan: EE13; NPPF: 149, 150, 151

Policy TEMP5: Playgrounds and youth facilities

- 6.6. One of the aims of the Tempsford Neighbourhood Plan is to encourage more young families into the parish. The community of Tempsford has made clear that play areas are seen as particularly important – for all ages of children. Whilst there is much green space and open fields, formal play space for children is important too.
- 6.7. There are currently two playgrounds and two football pitches, in the parish. Station Road playground for young children only has two swings, one for a child and one for a baby, a small roundabout for use by one person, a slide and a climbing frame. It used to have a basketball net but this was moved to the Station Road youth football pitch located within Kier parkland which was installed in 2014. The football pitch includes nets, basketball posts (although no court); it is regularly maintained. Church End playground incorporates a football pitch, recreation ground, swings, slide and climbing fort.



Station Road playground



Church End playground



Football pitch

- 6.8. These are well-used but many residents would like to see them better maintained, with updated play equipment, that appeal to teenagers as well as young children, and provision of facilities such as benches. In Policy TEMP5 supports this provision. Provision should be maintained to the standards required by Sports England and the CBC Local Standards in relation to the quality and quantity of open space provision set out in the Recreation and Open Space Strategy: Chapter 2 (also shown in Appendix D of this document).
- 6.9. The Play areas are shown in Figure 5.1.

⁷ https://www.centralbedfordshire.gov.uk/migrated_images/chapter-2-recreation-1_tcm3-14101.pdf

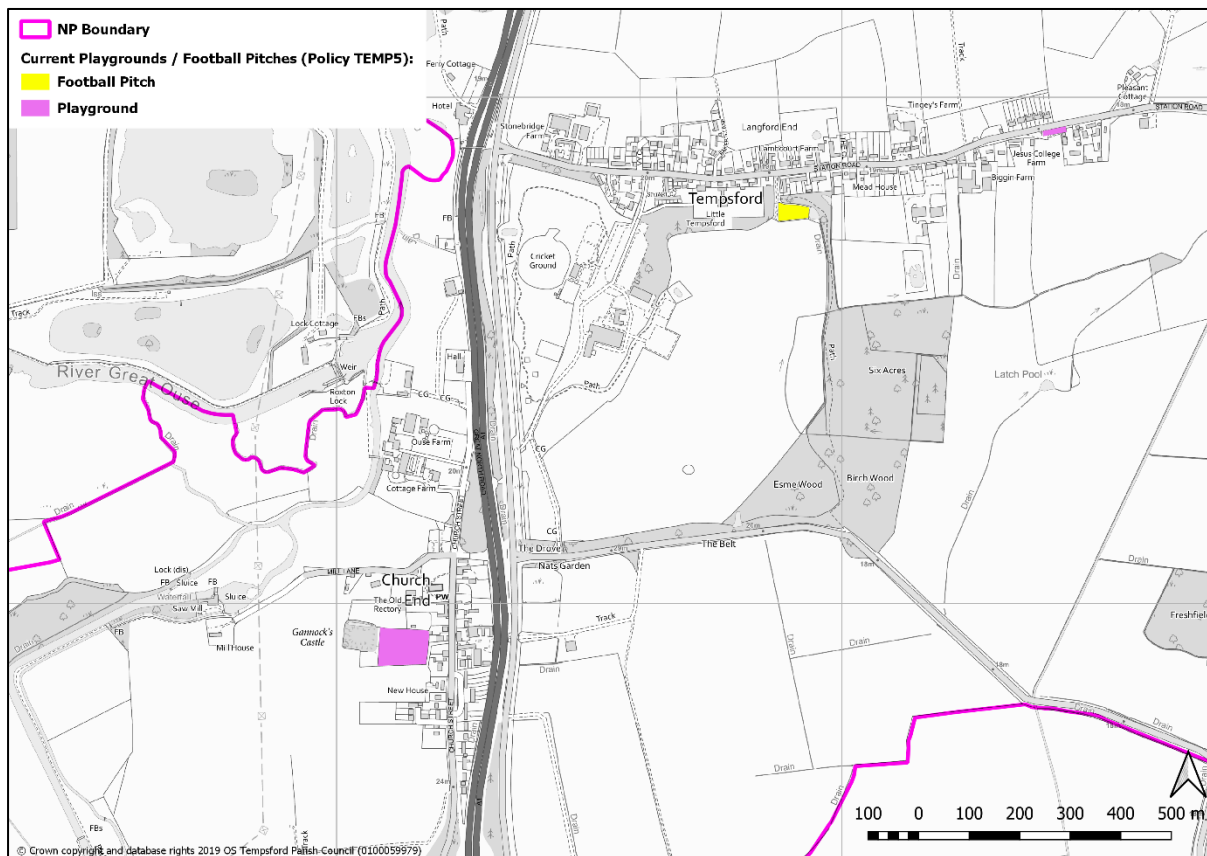


Figure 5.1: Play grounds and youth facilities

POLICY TEMP5: PLAYGROUNDS AND YOUTH FACILITIES

A. In order to provide for the needs of families, children and teenagers, development proposals which deliver the following shall be strongly supported:

- i. The improvement in the quality of existing play areas to conform with Sport England standards.
- ii. The provision of additional and improved youth facilities, for instance including a skate park, bike track, football nets and outdoor gym equipment.

B. The delivery of new facilities or improvements to existing facilities will be secured through Section 106 contributions or Community Infrastructure Levy funding.

Policy conformity: NDP Objective: 3, 4; Adopted Local Plan (2009): CS3, DM5; Emerging Local Plan: EE13; NPPF: 91, 92, 96, 97

7. Employment

- 7.1. The 2011 Census revealed that Tempsford parish had 303 people in employment, equating to 71% of the economically active population. These people work in a range of sectors, notable manufacturing, construction and wholesale retail, although there was also a higher than average number of people working in agriculture. There are numerous mainly arable farms in the parish. Beyond this, there are only a limited number of small businesses in the Parish, which tend to be located in converted farm buildings and are not always within the settlement envelope. The majority of local workers therefore commute out; the location of the Parish makes it an ideal area for commuters both to local centres of employment and, with close proximity to good rail and road connections, to Stevenage, Cambridge, Bedford and London. Interestingly, the number of self-employed people in Tempsford is very high compared to the wider area and many of these people choose to work from home.
- 7.2. Historically, the parish has had numerous local shops including a convenience store, a bakery and a butcher. All of these have since been converted to residential properties, with the exception of the Farm Shop on Station Road, which is well-supported by the local community. The majority of public houses that served the village have closed over the years. The Wheatsheaf remains although it is described as more of an eating venue than a public house. The former Anchor pub, which was a hotel, has been recast as a members club. Although there are a limited number of small businesses in the Parish, over time there has been a loss of some and it is not considered likely that new build would attract new companies to the area.
- 7.3. The Community Survey of 2017 revealed:
- Support for safeguarding the existing employment in the parish including limited support for additional business units, potentially to include co-working, flexible units, with the former goods yard in Station Road noted as potentially suitable;
 - Support for the reintroduction of a community shop to serve everyday needs;
 - Support for the local drinking and eating establishments; and
 - Concern about inadequate broadband provision in terms of both speed and reliability.
 - Support for encouraging visitors and enhancing visitor information
- 7.4. **Provision of employment-related activities within the Parish** - Any employment-related provision could be through the re-use of existing buildings, including any empty or disused buildings. Due to the scale and character of the village of Tempsford, such uses should be quiet in nature and be suited to sit within a residential environment (unless the property to be used is not within a residential environment). This would indicate that class E uses would be appropriate. It is considered, therefore, that there is no need for this Neighbourhood Plan to allocate any additional land for employment development opportunities. In addition, the NPPF and the Development Plans of CBC already give support and encouragement to rural enterprise and the re-use of redundant farm buildings and this Plan supports such re-use.
- 7.5. **Provision of a small-scale convenience shop for the Parish** - Residents would like the convenience of a shop to provide everyday food and other items, but the loss of the existing shops shows that there is a lack of usage and such provision would unlikely to be viable on a commercial basis. Provision, therefore, may need to be accomplished through a facility such as a

“community” shop if there is sufficient community support and active involvement to achieve this.

Policy TEMP6: Protection of drinking establishments

- 7.6. **Safeguarding the local pubs** - The protection of public houses is supported vigorously by CAMRA, the Campaign for Real Ale. Not only do they provide local employment, but also a valued community space. The Neighbourhood Plan seeks to safeguard the only remaining drinking establishment, The Wheatsheaf, unless it can be shown that they are commercially unviable.

STOP PRESS: Currently The Wheatsheaf is closed and we're waiting for confirmation of what will happen. UPDATE THIS SECTION AND REMOVE ALL HIGHLIGHTED IN RED

POLICY TEMP6: PROTECTION OF DRINKING ESTABLISHMENTS

- A. Development proposals to change the use of drinking establishments (Class sui generis) will only be supported if such a use is demonstrably unviable. In order to demonstrate this, evidence will be required to show that the existing public house has been actively marketed for its existing use for a period of not less than 12 months at a reasonable market value for drinking establishment floorspace, that are comparable to the market values for drinking establishment floorspace in that general locality.
- B. Proposals for the expansion of existing public houses (Class sui generis) in the neighbourhood area to develop appropriate community-based activities, such as a restaurant will be supported, subject to complying with other policies within the plan and provided the scale, design and materials are in keeping with the local character and reinforce the local distinctiveness of the surroundings.
- C. Where a change of use of an existing or former drinking establishment is permissible, proposals to bring forward uses with a clear social benefit to the existing community will be strongly supported.

Policy conformity: NDP Objective: 4, 6, 7; Adopted Local Plan (2009): CS3, DM8; Emerging Local Plan: HQ3; NPPF: 91, 92

Policy TEMP7: High speed broadband

- 7.7. **Broadband coverage in the Parish** – The availability of good high speed, broadband connectivity is particularly important given the existing number of people working from home and the desire to support and grow this sector. His demand has increased profoundly following the start of the COVID-19 pandemic. There has now been high speed broadband installed in some parts of Tempsford, largely in Church End. However the Neighbourhood Plan supports any proposals that will enable a better level of service across the whole built up area including ensuring that any new development is connected to the network.

POLICY TEMP7: HIGH SPEED BROADBAND

All new residential, commercial and community properties within the Neighbourhood Plan area must be served by a superfast broadband (fibre-optic) connection.

The only exception will be where it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be either possible, practical or economically viable. In such circumstances, sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date on an open access basis.

Policy conformity: NDP Objective: 4, 6; Adopted Local Plan (2009): CS9, CS14; Emerging Local Plan: HQ5; NPPF: 112

8. Movement

Policy TEMP8: Encouraging walking and cycling

- 8.1. With the high levels of car ownership and associated road congestion, it is important that people are encouraged to use alternative modes of transport where possible. Walking and cycling in particular should be supported for their wider health and wellbeing benefits as well as environmentally friendly aspects. The Local Plan requires new development to have good access to sustainable transport links, including buses and walking routes, and the Neighbourhood Plan supports this.
- 8.2. There are a number of footpaths, bridleways, and permissive routes throughout the Parish which allow residents good access to the surrounding countryside. Marked routes include The Kingfisher Way linking Tempsford to Baldock and the established Heritage Trail around the village. The Neighbourhood Plan consultation revealed a series of additional routes that could be enhanced either as recreational routes or functional routes, linking to neighbouring parishes and facilities. Additional suggestions from the consultation were:
- Creation of a cycle route from Tempsford to Sandy
 - Creation of a cycle route from Tempsford to St Neots
 - Creation of a cycle route from Tempsford to Great Barford to link up with the existing National Cycle Route at Blunham
 - Creation of a cycle route from Tempsford to Little Barford and on to St Neots to enable cycle access to Tesco and the wider network of cycle ways
 - Creation of a new walk within Esme Wood
 - Extension to the footpath from the field off Bakers Lane in Station Road to the bank of the River Ouse, linking up with the existing footpath along the riverbank.
- 8.3. Importantly, there was a call to improve the pedestrian link between two halves of the village, perhaps with the addition of an underpass and connections to the existing footpath network on each side. The existing rights of way network, and potential enhancements as detailed above and in Policy TEMP8, is shown in Figure 7.1.

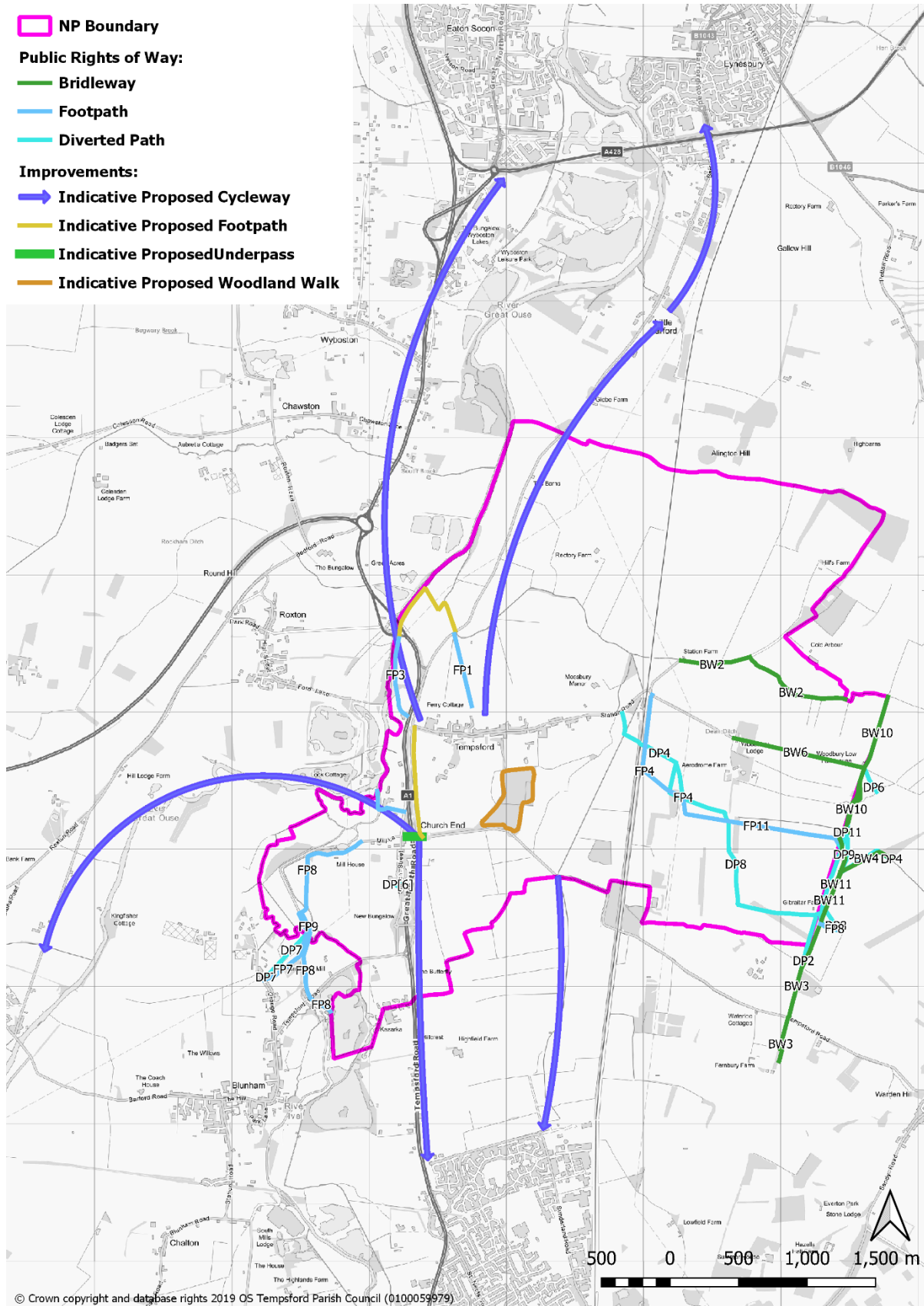


Figure 7.1: Existing rights of way network, and potential enhancements

POLICY TEMP8: ENCOURAGING WALKING AND CYCLING

- i. To ensure that residents can access social, community, public transport, retail and other important facilities both within Tempsford and in neighbouring settlements, new developments should ensure safe pedestrian, and where feasible cycle, access to link up with the existing footpath and cycleway network, as defined in Figure 7.1.
- ii. Development proposals that would help to deliver the following linkages, will be supported:
- iii. Creation of a cycle route from Tempsford to Sandy
- iv. Creation of a cycle route from Tempsford to St Neots
- v. Creation of a cycle route from Tempsford to Great Barford to link up with the existing National Cycle Route at Blunham
- vi. Creation of a cycle route from Tempsford to Little Barford and on to St Neots to enable cycle access to Tesco and to the wider network of cycle ways
- vii. Creation of a new walk within Esme Wood
- viii. Extension to the footpath from the field off Bakers Lane in Station Road to the bank of the River Ouse, linking up with the existing footpath along the riverbank
- ix. Development of an underpass under the A1, to facilitate pedestrian movement

Policy conformity: NDP Objective: 5,; Adopted Local Plan (2009): CS4, DM9; Emerging Local Plan: EE12; NPPF: 91, 98, 102, 103, 104

Policy TEMP9: Parking provision

- 8.4. The issue of car parking, in particular the lack of availability of off-road parking spaces, was raised consistently by the community during the engagement process. The parish has high levels of car ownership, well above the district and regional average, and also no public transport serving either end of the village.
- 8.5. Many of the older properties in the parish provide insufficient off-street parking for the number of cars owned by those occupying the dwellings. Some of this is because the housing was built at a time when car usage was not taken into account. This is particularly the case in Station Road. The result of this, is that as car ownership has grown, there are now high levels of on-street parking which has led to narrow roads, making it difficult for vehicles to pass, particularly emergency vehicles, buses and service vehicles. It also makes it more dangerous for pedestrians who have to cross the road between parked cars.
- 8.6. The community is keen that all new dwellings should have sufficient off-road parking spaces to cater for the residents, visitors and service vehicles. Policy TEMP9 seeks to address this by requiring the minimum off-road parking standards for any new development, as set out in the Central Bedfordshire Design Guide⁸ and Parking Strategy⁹, and encouraging these to be exceeded where possible.

⁸ http://www.centralbedfordshire.gov.uk/Images/new-design-guide_tcm3-11672.pdf

⁹ https://www.centralbedfordshire.gov.uk/migrated_images/car-parking-strategy_tcm3-13392.pdf

POLICY TEMP9: PARKING PROVISION

- A.** There will be a presumption against the loss of publicly accessible car parking in Tempsford parish. Any proposals that would result in the loss of existing publicly available car parking spaces must provide at least the same number of publicly accessible spaces in an equivalent location.
- B.** Development proposals that generate an increased need for parking must provide adequate and suitable off-street parking in order to minimise obstruction of the local road network in the interests of the safety of all road users, including pedestrians and cyclists.
- C.** Alongside any new public car parking provision, the following will also be required to be provided as part of that provision:
 - i.** dedicated bicycle parking facilities, preferably covered and secure; and
 - ii.** future-proofed four hour or faster electric vehicle charging points (or wireless charging facilities) that are affordable, reliable and open access.
- D.** For all new residential developments, including redevelopments where there is an increase in the number of bedrooms in a property, the minimum number of car parking spaces to be provided will be in accordance with the Central Bedfordshire Council's Design Guide and Parking Strategy. Parking spaces can take the form of spaces or garaging/car port facilities but must be permanently available for parking use. Additionally, appropriate levels of parking shall be provided for visitors and service vehicles.

Policy conformity: NDP Objective: 5, 6, 7; Adopted Local Plan (2009): CS4, DM9; Emerging Local Plan: T3; NPPF: 106

9. Environment

Policy TEMP10: Local Green Spaces

9.1. Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says 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), tranquillity or richness of its wildlife; and*
- *local in character and is not an extensive tract of land.*

9.2. The following six areas are considered to fulfil all of the criteria of the NPPF:

1. Millennium Garden Sanctuary
2. Football pitch/play area, Church Street
3. Esme Wood (comprising Esme Wood, Birch Wood and Six Acres Wood)
4. Green strip between the Link Road and the A1
5. Playground, Station Road
6. Playing Field, Station Road

9.3. Figure 8.1 (next page) shows each of the Local Green Spaces. Details of how each area fulfils the Local Green Space criteria are included in Appendix D.

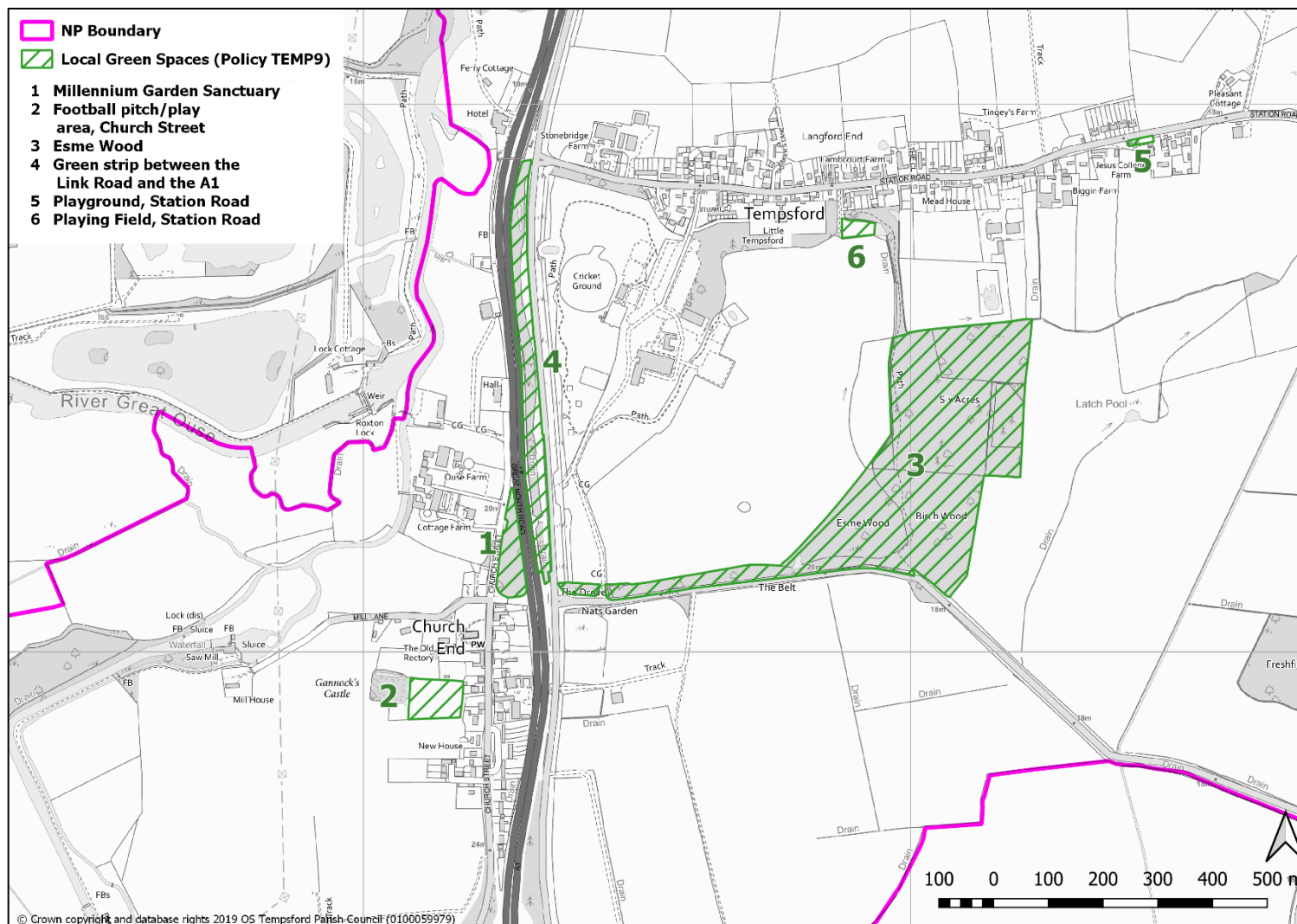


Figure 8.1: Local Green Spaces

POLICY TEMP10: LOCAL GREEN SPACES

A. The following six areas shown on the Policies Map are designated as a Local Green Spaces:

1. Millennium Garden Sanctuary, Church Street
2. Football pitch/play area, Church Street
3. Esme Wood (Esme Wood, Birch Wood and Six Acres Wood)
4. Green strip between the Link Road and the A1
5. Playground, Station Road
6. Playing Field, Station Road

B. Local policy for managing development on a Local Green Space should be consistent with policy for Green Belts (NPPF para 145). Proposals for development will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space or that very special circumstances exist, for example where it is essential to meet specific necessary utility infrastructure and no feasible alternative site is available.

Policy conformity: NDP Objective: 3; Adopted Local Plan (2009): CS15, CS16, CS17, DM5; Emerging Local Plan: EE2, EE13; NPPF: 99, 100, 101, 145

Policy TEMP11: Protection of locally-significant views

- 9.4. The parish of Tempsford, comprising the two halves of the historic village, is set against the backdrop of the flat, expansive agricultural landscape which affords far-reaching views. These views are considered to hold particular local significance as they contribute to the sense of remoteness of the parish and provide a tangible connection back to the agricultural heritage of the area. Whilst it might be considered restrictive to attempt to preserve every view out towards the countryside, the purpose is to provide a flavour of what is valued by the community so that this can be considered as part of any development proposal. The aim is to preserve the long-distance views that are felt to contribute significantly to Tempsford's local character. The most significant views are as follows:

Station Road Locations

Photo Location No.	Name/Description of view
No. 1	East of rail line. South-East view towards Little Biggin Wood
No. 2	East of rail line. View towards Woodbury Low Farm
No. 3	East of rail line. View towards Woodbury Lodge Farm
No. 4	East of rail line. View South towards Aerodrome Farm
No. 5	East of rail line. View South from Cold Arbour
No. 6	East of rail line. View South-East towards Cold Arbour
No. 7	East of rail line. North-West towards Rectory Farm & Parish boundary with Little Barford
No. 8	East of rail line. North-West towards Rectory Farm & Parish boundary with Little Barford
No. 9	East of rail line. North-North-East towards Rectory Farm & boundary with Little Barford
No. 10	West of rail line, from rail crossing West towards Mossbury Manor

No. 11	From Station Road, South-West to Jesus College Farm
No. 12	From Station Road, North-West towards Mossbury Manor
No. 13	From Station Road, North to Tingey's Farm
No. 14	At Bakers Lane, North towards Stone Bridge/Sewage Works

Church End Locations

Photo Location No.	Name/Description of view across fields
No. 15	South-East from Gannock Castle towards Sawfords Meadow
No. 16	South-West from Gannock Castle to High Ramper Bridge
No. 17	West from Gannock Castle towards Mill Lane and River Ivel
No. 18	North-West within Gannock Castle grounds
No. 19	South from Mill Lane towards Gannock Castle
No. 20	North-West from Mill Lane towards boundary with Roxton
No. 21	South from Mill Lane to High Ramper Bridge
No. 22	North-West from Church Street towards Gannock Castle
No. 23	South-West from entrance to Church End towards River Ivel

- 9.5. Full details of the views, including photographs and text explaining why they are special, are included within the Tempsford Neighbourhood Plan Character Assessment in Appendix C. A map, illustrating the views, is included at Figure 8.2.
- 9.6. Policy TEMP11 requires that development proposals are designed in a way that safeguards the locally-significant view or views concerned. It attempts to provide the flexibility required for the wide range of development proposals which will come forward within the Plan period. In the majority of cases proposals will be of a minor nature and will have little or no effect on the identified views. In circumstances where the proposed development would be likely to have an impact on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment.

POLICY TEMP11: PROTECTION OF LOCALLY-SIGNIFICANT VIEWS

The Plan identifies 23 locally-significant views in paragraph 7.20 and in Figure 7.4. As appropriate to their scale and nature, development proposals within the shaded arcs of the various views as shown on Figure 7.4 should be designed in a way that safeguards the locally-significant view or views concerned.

Policy conformity: NDP Objective: 1; Adopted Local Plan (2009): CS15, CS16, DM4, DM5; Emerging Local Plan: EE5; NPPF: 124, 125, 127

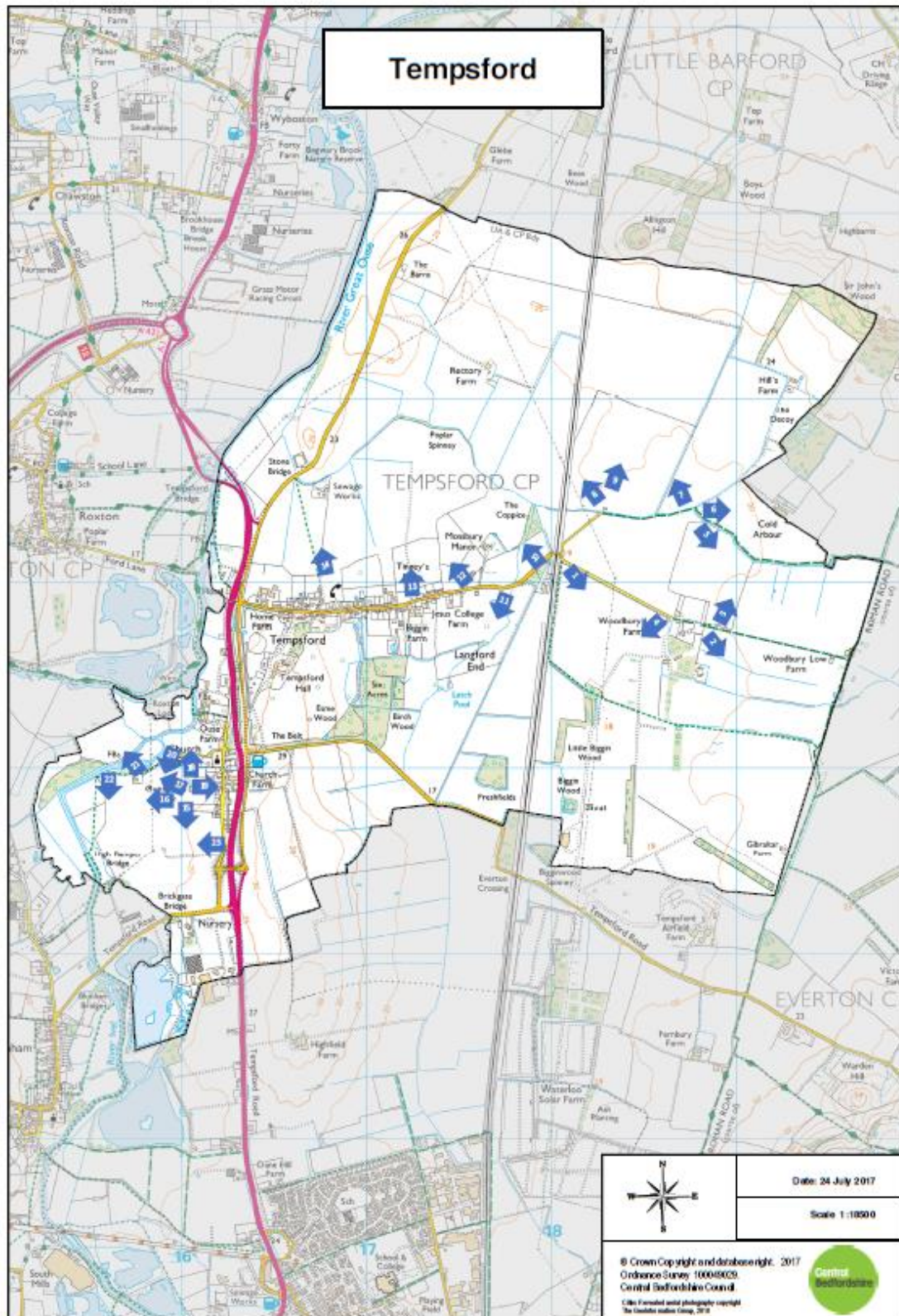


Figure 8.2: Map showing the extent of view from the village to the open countryside

10. Monitoring and implementation

10.1. The Parish Council is the official body responsible for the Neighbourhood Plan. It established a Steering Group – comprising councillors and residents - to lead on its development of the Plan. Once the Plan has been ‘made’, the work of the Steering Group effectively comes to an end. There are, however, a series of actions that will need to be undertaken, not least the early review of the Plan, and for this reason, the Parish Council might consider extending the role of the Steering Group. This could include the same members or provide an opportunity for new members to join.

10.2. Specific actions that will need to be undertaken are as follows:

- Pursuing the Non-Policy Actions detailed in Section 10 of this document
- Commenting on planning applications or consultations relating to the Area
- Monitoring the application of the policies to ensure they have been applied consistently and interpreted correctly in response to planning applications
- Maintaining a dialogue with Central Bedfordshire Council regarding the timing and content of the emerging Local Plan and the Early Review
- Undertaking an early review of the Tempsford Neighbourhood Plan and its policies to take into account the Local Plan Early Review.

10.3. In addition, there are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):

- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable a development which would otherwise be unacceptable in planning terms.
- A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to an existing public highway as part of a planning application.
- The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and is levied by the District Council. Different charge rates apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. The Central Bedfordshire CIL Preliminary Draft Charging Schedule was published for a six-week consultation period on 14 January 2013. The second stage of consultation, the publication of the Draft Charging Schedule, was carried out in the summer of 2015. CBC is currently reviewing the schedule following the withdrawal of the

Development Strategy in November 2015. There is no agreed timescale for future work at this stage (February 2019)¹⁰.

- 10.4. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the Tempsford Neighbourhood Area.
- 10.5. An additional action, therefore, that the Parish Council will undertake, is to set out a Spending Priority Schedule for developer contributions to be spent on.

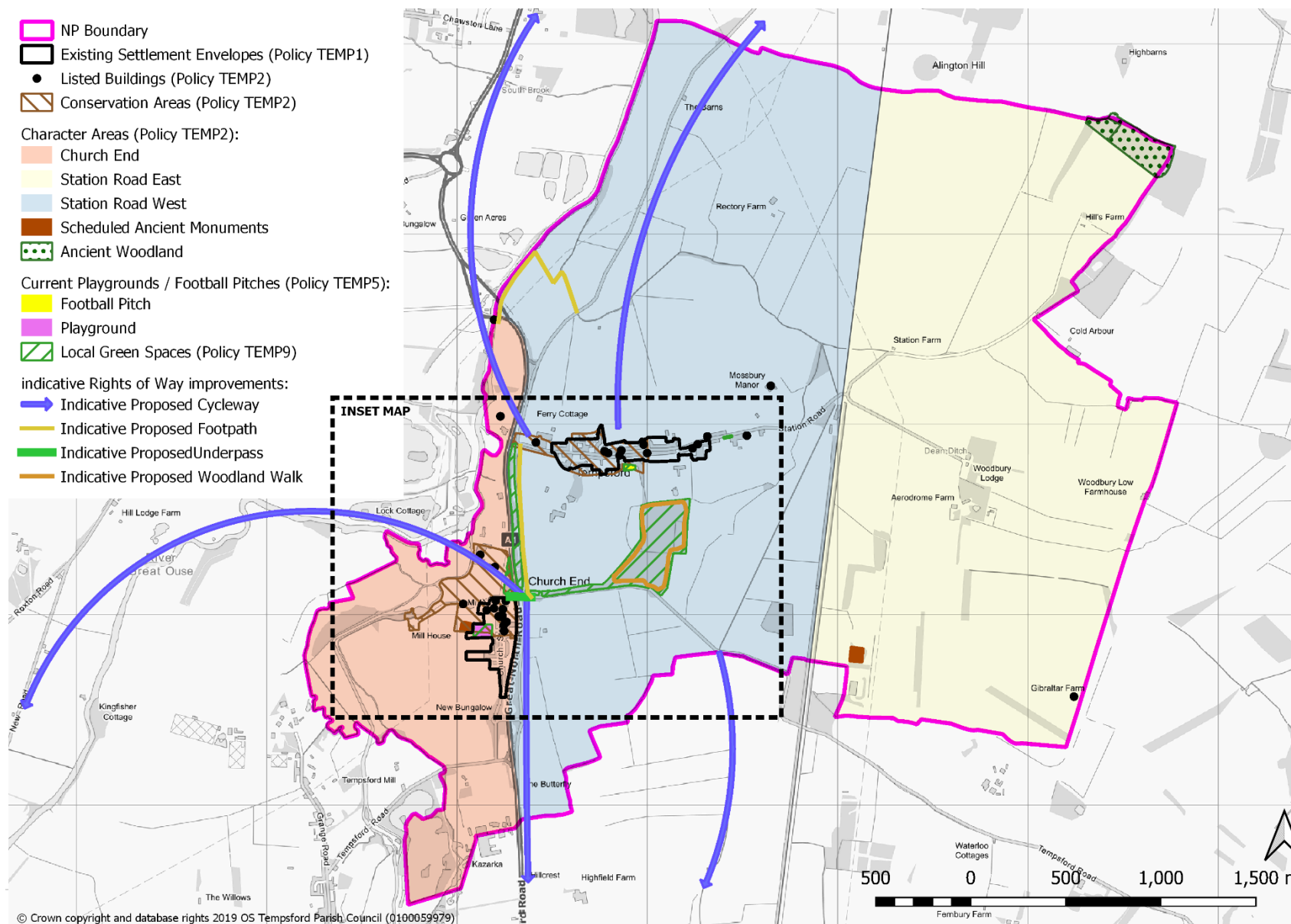
¹⁰ https://www.centralbedfordshire.gov.uk/info/44/planning/441/community_infrastructure_levy

11. Non-Policy Actions

Ref	Issue	Possible actions	Lead agencies and partner
Community Infrastructure			
1	Play equipment in the two play areas needs to be upgraded and better maintained, along with supporting facilities to increase their use	Undertake an audit of the play areas, identifying their suitability and quality against national standards, and consider additional equipment that might be provided. Suggestions of additional facilities include canopies to make them all-weather, provision of exercise equipment and benches.	PC, CBC
2	Lack of allotment provision	Contact local landowners to find out if they can offer space for allotments.	PC, local landowners
Environment			
3	Concerns about air pollution in the village, particularly stemming from the strategic road network.	Liaise with the local authority to understand the problem including consideration of measuring tubes at key locations, with further tree planting if pollution levels are shown to exceed the legal limit.	PC, CBC
Transport and Movement			
4	Speeding traffic through the village	Continue to promote the Speedwatch campaign.	PC, local residents, County Council, police

Ref	Issue	Possible actions	Lead agencies and partner
5	The desire to maintain the Ivel Sprinter as a local community transport	Work with partners to secure ongoing funding for the service.	PC, local community, potential sponsors, County Council
6	Improve walking and cycling opportunities	Explore options to create additional recreational and functional walking and cycling routes within the parish, connecting to the existing path network.	PC, neighbouring parishes, County Council, local cycling/walking groups
Economy			
7	Lack of a local convenience store	Explore opportunities for the development of a community store to be located within one of the community buildings or local business.	PC, local community, local businesses, community facilities
8	Encouraging tourism	Explore option to develop interpretation signage at historic sites in the parish. Increase access and education and protect heritage of Tempsford Airfield	PC, Tempsford Airfield

12. Policy Maps



Glossary

- **Affordable housing** - Social rented, affordable rented, shared equity and intermediate housing, provided to eligible households whose needs are not met by the market
- **Change of Use** - A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and will be set by Central Bedfordshire Council, once adopted.
- **Conservation Area** - an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **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
- **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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Local Green Space** - Local green space designation allows local communities to protect green spaces of local importance for reasons including setting and nature conservation. Local communities can identify green spaces through their local and neighbourhood plans, which will then receive protection equivalent to green belt land.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Non-strategic policies** - Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people** - People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Section 106 agreement** - A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Settlement envelope**: The physical boundary of a settlement, defined to differentiate between built-up parts of the settlement and open countryside.
- **Supplementary Planning Documents (SPD)** - Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail

to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.

- **Use Classes Order** - The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

APPENDIX A

A copy of the HRA/SEA Screening Determination letter received from CBC.

The Screening Determination Statement can be found in the Evidence Base for the Neighbourhood Plan.



Clerk to Tempsford Parish Council
69 Station Road
Tempsford
BEDS
SG19 2AX

Your ref:

Our ref: TEMP/SEA/19

Date: 11/10/2019

Dear Mrs Collins

SEA Screening Determination of Tempsford Neighbourhood Plan

In accordance with Regulation 9 of the SEA Regulations 2004, Central Bedfordshire Council, as the responsible authority, has determined on **11th October 2019** that a **strategic environmental assessment (SEA)** of the emerging Tempsford Neighbourhood Plan **is not required** as it is unlikely to have significant environmental effects.

As part of this SEA screening, Habitat Regulations screening was undertaken because plans that are likely to have significant impact on European Sites require a Strategic Environmental Assessment in addition to an Appropriate Assessment (Habitat Regulation Assessment). This screening concluded that the Tempsford NP is unlikely to have significant impact on European sites and therefore the **Tempsford NP does not require a full HRA to be undertaken.**

In making this determination, the Council has had regard to Schedule 1 of the Regulations and has carried out consultation with the statutory consultation bodies. An assessment against Schedule 1 of the Regulations and comments made by the consultation bodies are set out in the attached SEA Screening Determination Statement.

The above determination was made based on information provided by the Tempsford Parish Council on the content of the emerging Plan, in this instance: the draft Tempsford Neighbourhood Plan submitted to the Council on 6th June 2019.

Should the content of the Final Submission Plan be revised and/or there is a material change in the environmental characteristics in the locality (e.g. any new or any changes to nature conservation designations), then the screening

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

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process will have to be reviewed and determination reconsidered to take account of the changes.

This may result in changes to the above determination. It is Tempsford Parish Council's responsibility to inform Central Bedfordshire Council about any changes before the final submission of their Neighbourhood Plan.

A copy of the statement will be available in due course for inspection at the Council website at:

https://www.centralbedfordshire.gov.uk/info/45/planning_policy/473/neighbourhood_planning/3

It will also be available on request at: Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ.

Yours sincerely

Tom Price
Neighbourhood Involvement Officer

Direct telephone 0300 300 6784

Email tom.price@centralbedfordshire.gov.uk

CC:

Environment Agency

Historic England

Natural England

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

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APPENDIX B Evidence base documents

All background evidence documents can be found on the Tempsford Parish Council website:
<http://www.tempsford.org>

- [Census, \(2011\)](#)
- [Central Bedfordshire Council Design Guide \(2014\)](#)
- [Central Bedfordshire Landscape Character Assessment \(2015\)](#)
- [Central Bedfordshire Leisure Strategy \(2012\)](#)
- [Central Bedfordshire Pre-Submission Local Plan 2015-2035 \(January 2018\)](#)
- [Core Strategy and Development Management policies \(2009\)](#)
- [Luton & Central Bedfordshire Strategic Housing Market Assessment Update - Report of Findings \(2015\)](#)
- [Manual for Streets, \(2007\)](#)
- [Mid Bedfordshire Green Infrastructure Plan \(2008\)](#)
- [National Planning Policy Framework \(2019\)](#)
- [Tempsford \(Church End\) Conservation Area Appraisal \(1971\)](#)
- [Tempsford \(Langford End\) Conservation Area Appraisal \(1994\)](#)
- Tempsford Parish Profile (2018)
- Tempsford Village Character Assessment (2018)

APPENDIX C – Tempsford Parish Character Assessment

See separate appendix, which forms part of the Neighbourhood Plan.

Appendix D – Recreation and Open Space: Local Standards

Central Bedfordshire Council sets out the following Local Standards in relation to the provision of Open space, Children's Play Space, Facilities for Young People and Allotments.

Type of Open Space	Quantity
Countryside Recreation Sites	3.19 ha per 1000 population
Urban Parks	0.22 ha per 1000 pop. Major Service Centres only 0.39ha per 1000 pop. (Minor towns where/if required)
Large Formal Recreation Areas	1.20 ha per 1000 population
Informal Recreation Areas	2.6 ha per 1000 population
Small Amenity Spaces	0.55 ha per 1000 population
Children's Play Spaces	0.11ha per 1000 (activity area only). Plus buffer zone of 10-20m from nearest dwelling.
Provision for Young People	0.05ha per 1000 (activity area only). Plus buffer zone of 20-30m from nearest dwelling.
Allotments	0.37 ha per 1000 population (15 plots)
Cemeteries and Churchyards	2.03 burial plots per 1000 population

APPENDIX E Local Green Spaces

1. Millennium Garden Sanctuary, Church Street, Tempsford



Tempsford Hall Park was created and landscaped as a setting for the newly-built Tempsford Hall at the end of the eighteenth century. Remnants of the park and its planting occur here and there all over the village, and it is these patches of mature woodland which help to give Tempsford its distinctive character. The Millennium Garden is one such remnant.

As a result of the creation of a new A1 trunk road in the early 1960s, the one-and-a-half-acre site which the Garden now occupies was cut off from the rest of the park. Abandoned and neglected, it became overgrown, untidy and inaccessible. Then in 1999 a group of enterprising Tempsford residents led by Steve Cooney came up with a rescue plan - a project to restore the woodland together with the grand entrance to the Hall and its Park which two centuries earlier had opened on to the Great North Road. This stretch of the old road is now Church Street. The area would become a woodland garden sanctuary created to celebrate the new millennium.

The Highways Agency who then owned the land were happy to part with it for the nominal sum of £1, and money was raised from various quarters to enable the group to embark on the project. The site was brought under control, the grand entrance whose wall, still intact, is original, was restored with new replica iron gates and railings matching those shown in old photographs. Paths were created meandering through the wood. A second, more modest

entrance was opened at the opposite end of the Garden adjoining a green space on the outside which is now home to memorials to Tempsford's twentieth century wartime past. And the once neglected area became a woodland sanctuary garden for wildlife and people.

Some of the stately trees now standing in the wood may well belong to the original parkland; others have made their way in over the years. So there is a varied mix of deciduous trees of different ages - beech, elm, horse-chestnut, sycamore lime and most especially oak, together with evergreen species like holly and yew which come into their own in the winter months. Trees and shrubs planted in memory of past Tempsford residents have also become part of the Garden. And in spring the woodland floor bursts into life with a carpet of early-flowering bulbs.

Any statutory designations	Site allocations	Planning permissions
None	None	None
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
The Millennium Garden Sanctuary lies towards the cul de sac end of Church Street, near St. Peter's Church and is easily accessible by all the community.	<p>The Millennium Garden is a welcoming and attractive place, spoilt only by the incessant roar of the A1 traffic. There is a large clearing in the centre where people can sit and enjoy their surroundings, and in December this provides the setting for a yearly Candlelight and Carols event which brings together the people of Tempsford to enjoy festive food and music around a huge fire. The recently renewed paths, marked out by candles to guide people in the dark, turn the wood into a place of magic and mystery.</p> <p>The Garden is still maintained by local volunteers, some part of the original group who created it, some newcomers to the village. It stands as a memorial not only to Tempsford's history but also to twenty-first century achievement born out of community spirit and enterprise.</p>	The Millennium Garden, owned by Tempsford Parish Council, is 1.5 acres in size.

2. Football pitch/ play area, Church Street, Tempsford



The Playing Field was given by Deed of Gift to the village of Tempsford in 1939 by the Wynne family in perpetuity, provided that it remains a playing field, and in default it returns back into Wynne ownership. The orchard and picnic area are part of that gift.

The Wynne family inherited the Tempsford Estate from the Stuarts (whose own history is so bound up with the history of Tempsford) and they are now the current owners of the Estate.

The Playing Field consists of a football pitch with nets and a basketball post. The play area for younger children lies to the right of the football pitch and consists of two swings, a roundabout, two springers, a climbing frame with slide and a separate, larger slide. The orchard and picnic area to the rear of the Playing Field were created on the gifted land as part of the project initiated in 2003 to rediscover Gannock Castle and to acquire Heritage status for it. Thanks to this initiative and much hard work on the part of a group of residents who became the "Friends of Gannock Castle", Gannock Castle is now a Scheduled Ancient Monument and has the same degree of protection as Stonehenge.

The Playing Field itself has its own historical significance. A geological survey of the site as part of the archaeological work on Gannock Castle showed up evidence of a linear boundary or track beneath the field, and on the surface there still remain traces of ridge and furrow cultivation dating from the Middle Ages.

In Tempsford as in other small villages across the country our green spaces act as both present-day amenities and guardians of past history.

The area is regularly inspected and maintained by Tempsford Parish Council.

Any statutory designations	Site allocations	Planning permissions
None	None	None
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
The Football Pitch/play area is situated just off the west side of Church Street at the side of the public footpath leading to Gannock Castle.	Although the village is surrounded by farmland, there are no open spaces where children can play, and therefore, as with the Station Road play area, this site provides vital local outdoor space for families.	Owned by Tempsford Parish Council, Church Street Playing Field, together with the children's playground, and the orchard and picnic area to the rear, occupy 1.5 acres.

3. Esme Wood (comprising Esme Wood, Birch Wood and Six Acres Wood), Station Road, Tempsford



The Wood is owned by the Tempsford Estate and local people are allowed access via a permissive path which runs through it. It is managed for timber although large-scale felling is rare. The wood comprises Esme Wood, Birch Wood and Six Acres Wood, although is known commonly locally as simply Esme Wood.

Any statutory designations	Site allocations	Planning permissions
None	None	None
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
Esme Wood lies about one-third of the way down Station Road and occupies the space between Station Road itself and Everton Road to the south,	Esme Wood was originally known as Six Acre Wood but an additional piece of woodland was created at the end of the 19th century, possibly to celebrate the birth of William Esme Montagu Stuart son of the then owners of Tempsford Hall. Esme was his parents' only child, and tragically he was to die aged only twenty-one at the Battle of the Somme in 1916. His grief-stricken parents endowed a village hall in his	The woodlands are approximately 32 acres in size.

<p>alongside the parkland attached to Tempsford Hall. It is within a short walking distance for all Station Road residents; slighter longer distance for Church End residents.</p>	<p>memory and in the memory of all those from Tempsford who perished in the First World War, and the name Esme Wood has become the local name for the whole of this piece of woodland.</p> <p>The Wood consists mainly of oaks, elms and horse chestnuts, some of a considerable size and may date back to the original landscaping of the park at the end of the 18th century. It is home to many species of woodland birds including nuthatches, tree creepers and woodpeckers, and it offers potential nesting sites for buzzards and red kites. It also has at least one badger sett.</p> <p>Many people use and enjoy the Wood, particularly joggers, walkers, bird-watchers and dog-walkers. It is also of interest to students of historic woodland since it bears the marks of ancient land-use.</p> <p>All in all, Esme Wood is an attractive, interesting and much valued piece of local woodland.</p>	
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4. Green strip between the Link Road and the A1



This piece of land measuring approximately 500metres in length and 30metres across sits between the A1 and the Link Road, and stretches from the Station Road junction with the Link Road to the Everton Road junction. It is actually a piece of the parkland once surrounding Tempsford Hall but cut off by the creation of the Link Road in the late 1990s. It now belongs to the Highways Division of Central Bedfordshire Council.

On the A1 side it is partially bordered by the old wall of the Tempsford Estate, and on the Link Road side by a line of coppiced hazel trees which then becomes a line of native shrubs. Behind this border there are a number of large trees including poplar, sycamore, lime, horse chestnut, ash, oak and field maple. Some of these trees may be remnants of the old parkland.

There is an open stretch in the centre where shallow ponds were created to establish a habitat for the rare great-crested newts whose original home in Tempsford Hall parkland was destroyed by the building of the Link Road.

A group of taller trees, poplars, limes and others, towards the Station Road junction is home to a large rookery which has been there for at least a decade and probably much longer. The rooks return each spring to rebuild their nests and can be seen foraging on the wide verge on the opposite side of the road.

The strip of land narrows after the Everton junction and eventually becomes a line of colourful mainly native shrubs which make an attractive approach from the south to the Station Road part of Tempsford, particularly where it is bordered on the other side of the Link Road by the remaining parkland of Tempsford Hall.

At the Station Road end the tree belt stops at the boundary wall of Tempsford Park and there is open space up to the footbridge over the A1. A large and stately plane tree occupies a focal point in this space.

Any statutory designations	Site allocations	Planning permissions
None	None	None
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land
Situated between the two halves of the village, Station Road and Church End.	This piece of land which tends to be neglected because of its isolated position is in fact of significant importance. With its trees and shrubs, it acts as a visual barrier screening the view of the A1. It also creates a noise baffle cutting out much of the roar of the traffic. And finally, it helps to protect the residents of Station Road from the high levels of pollution caused by proximity to this busy road. This is the kind of odd piece of land which occurs in many villages, unnamed, taken for granted and little used. But it is in fact these neglected pockets of trees and greenness which are crucial to the well-being of the residents.	The Buffer zone measures approx. 500 metres in length and 30 metres in width.

5. Playground, Station Road, Tempsford



The play area is approx. 0.2 acres and is on the site of the old village pond, commonly known as Frog Hall, which was filled in using ash from the building of Little Barford Power Station. It consists of two swings, a roundabout, climbing frame, a slide, a bench and litter bin, and there is sufficient space for ball games. This facility is for the benefit of the younger children of the village, the older children have a play area elsewhere in the village for football, etc.

The apparatus is of a good standard and is regularly inspected and maintained by the Parish Council who also organise the grass cutting. The area is fenced off from the road and is bordered by farmland and housing.

Any statutory designations	Site allocations	Planning permissions
None	None	None
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land

The playground is sited in the centre of Station Road, within easy walking distance for Station Road families.	The playground is of significant value because, although the village is surrounded by farmland, there are no places for young children to play other than their own back gardens. The facility is well used both at weekends and, particularly during the lighter evenings, after school mid-week.	The playground, owned by Tempsford Parish Council, is 0.2 acre in size.
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6. Playing Field, Station Road, Tempsford



The playing field land belongs to the Kier Group Ltd who have granted a 99 year lease to Tempsford Parish Council. It consists of a football pitch with nets, and posts for basketball.

The Parish Council organises regular grass-cutting and maintenance, and has provided a tall and robust fence to surround the area.

The playing field is a pleasant open space, bordered by woodland and parkland.

Any statutory designations	Site allocations	Planning permissions
None	None	None
NPPF Criteria		
Close to the Community	Demonstrably special to the local community?	Local in character / not extensive tract of land

The playing field sits just off Station Road, next to Esme Wood, within a short walking distance for families who live on Station Road.	The playing field is of significant value because, although the village is surrounded by farmland, there are no places for children to play other than their own back gardens.	The playing field measures 0.3 of an acre.
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