

An aerial photograph of the village of Willington, showing a mix of traditional stone and brick buildings, a church with a crenellated roof, a cemetery, and surrounding green fields. A large green circle is overlaid on the right side of the image, containing the title text.

Willington Neighbourhood Development Plan

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Willington Neighbourhood Development Plan

Preface

The 2011 Localism Act provided the opportunity for local communities to develop Neighbourhood Plans. The National Planning Policy Framework states that “Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and to deliver the sustainable development they need”.

This Plan is produced by the Willington Neighbourhood Plan Steering Group on behalf of Willington Parish Council, the qualifying body for preparing the Neighbourhood Development Plan. The plan is based on evidence of planning requirements and local need. It has been consulted on with the people of Willington, to ensure that it reflects the aspirations of our community.

The Steering Group wanted the residents of Willington to have a say in all aspects of the future of the village but most importantly it wanted local people to decide where new housing should be built and what green spaces are important to the community, rather than leaving this decision to Bedford Borough Council.

The Plan sets objectives on key themes such as housing, business development, green space and village assets so that the village can grow in a sustainable way ensuring that Willington remains a rural village and services and infrastructure are not overstretched.

The plan is intended to align with the proposed Bedford Borough Council Local Plan 2030. It has empowered the people of Willington to shape their surroundings, with a concise local neighbourhood plan setting out a positive vision for the future.

This plan represents the hard work of the Steering Group and the people of Willington and provides residents with a greater say in planning matters within an overarching sustainable development framework.

The Willington Neighbourhood Development Plan Steering Group would like to thank everyone for their contribution to the Plan.

Willington Neighbourhood Development Plan

Introduction

What is the Neighbourhood Development Plan?

Neighbourhood Development Plans enable local communities to shape the future of their area. Unlike the Parish Plan that we completed in Willington in 2010 it is part of the statutory development plan. The processes to be followed are specified in government guidance and the whole of our community will have to agree to the plan through a referendum of registered voters.

Once agreed, the Neighbourhood Development Plan will sit alongside the Bedford Borough “Local Plan”, both forming part of the statutory development plan. Again, unlike the 2010 Parish Plan, planning decisions will have to be made in accordance with the Neighbourhood Development Plan, unless material considerations indicate otherwise.

The Neighbourhood Development Plan is expected to be completed by 2020 and it will cover the period from 2020 to 2030.

Neighbourhood Development Plan meeting the Basic Conditions

The Government’s intention, set out in the Localism Act which became law in 2011, was for local communities to have a greater say in how their towns and villages developed through Neighbourhood Planning. However, these plans need to have regard to national policy and guidance, be in general conformity with strategic local policies, help to achieve sustainable development and not breach EU Obligations. Also, the plan must comply with human rights legislation.

The Bedford Borough Council Core Strategy and Rural Issues which covers the period up to 2021 is currently under review and is a material consideration for the development of lower level plans. The needs of the Borough up to 2030 will be updated by its 2030 Local Plan, to which it is intended that this Neighbourhood Development Plan will conform, when adopted. The level of housing required for Willington in the draft Local Plan 2030 is likely to be 25-50 dwellings, however this will not be finalised until the plan is adopted (expected in 2019).

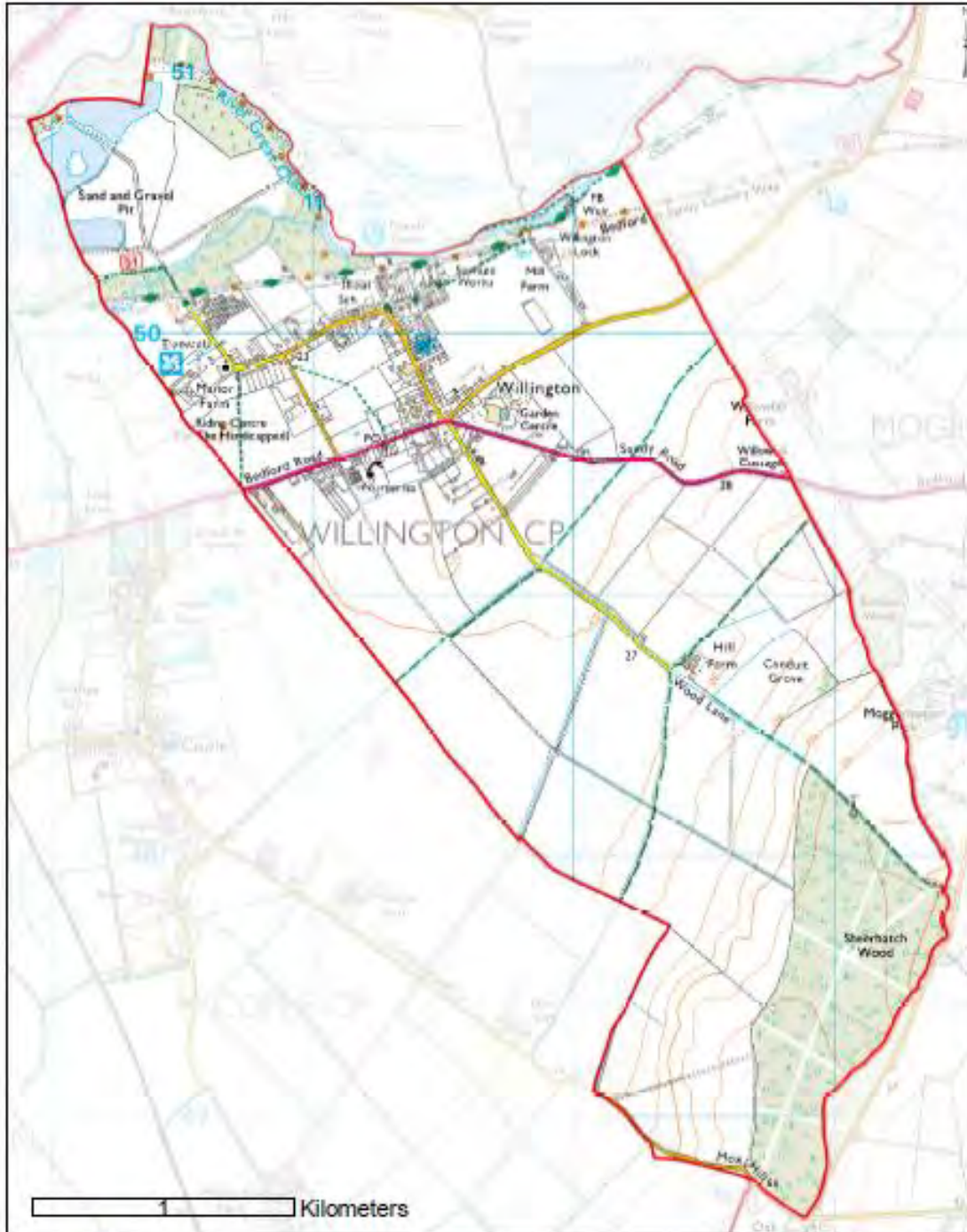
The Localism Act allows for more development to be allocated but requires that the minimum growth to provide for the needs of local residents is accommodated. While planning applications are still determined by Bedford Borough Council the Neighbourhood Development Plan gives people in Willington the ability to decide where the housing and any additional employment development should go.

It is important to ensure that any changes in the village are sustainable. We want to improve the quality of life of present and future generations and ensure that those who live and work in the village are supported to lead healthy and fulfilled lives. To help achieve these objectives surveys were undertaken. Village residents were asked to identify key areas of concern, particularly with reference to transport, housing and the preservation of the identity of Willington as a rural community with green spaces for the enjoyment of all.

Willington Neighbourhood Development Plan

Willington Neighbourhood Plan Boundary

Willington was designated a “Neighbourhood Area” by Bedford Borough Council on 25th November 2015 and is formed of land with the boundaries on the map below.



Parish of Willington

BEDFORD BOROUGH COUNCIL

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Willington Neighbourhood Development Plan

A History of Willington

Introduction to Willington

The modern village of Willington is set within a landscape which holds evidence of human occupation for a least two thousand years.

Willington is a village with a rural character and is fortunate to enjoy a range of landscape settings from the River Great Ouse clay valley, and East Marston Clay Vale with its roots in the market gardening industry and shaped by gravel extraction, to the South Eastern reaches of the Parish where the landscape transitions to the Mid Greensand Ridge at Sheerhatch Wood.

The parish sits within the Marston Community Forest and Ouse River Valley Park, contains the Grange Estate and is traversed by national cycle route 51, all offering opportunities for outdoor recreational pursuits.

The village is rich in heritage, home to the famous historical listed Dovecote and stables, Danish Camp, a number of listed and unique buildings, and the more recent historical assets of the old station sidings and matchstick woods.

The village also benefits from a variety of facilities - school, shop and post office, pub, churches, village hall and garden centres.

The Danes, the Saxons and earlier

In 1984 archaeologists working near Willington discovered evidence of a small pre-historic farmstead down by the river. It dates from the early Iron-Age, between 500 and 100 BC. Another ancient feature in the Parish is the most extensive and complex crop-mark site of the Roman period in Bedfordshire. This early settlement was situated where a Roman road crossed the waterway known as the Deans. Later the Willington/Cople Parish boundary cut this settlement in half.

In the late Iron-Age and early Roman times peoples' homesteads were scattered throughout the Parish. Many were midway between the river and the ridge on which Sheerhatch Wood stands. It is probable that Willington village grew up along the river in the ninth century. In the tenth century Willington was a Danelaw frontier settlement, between the Danish fort at Tempsford and the English stronghold at Bedford. The series of moats by the "Danish Camp Visitor Centre" may date from this period.

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Written records

Surviving local records of the manor begin 1382, just after the Peasants' Revolt, and the first impression is of a self-sufficient agricultural community living peacefully here despite all sorts of national disasters in the fourteenth century, the Wars of the Roses in the fifteenth century and the dissolution of the Monasteries in the sixteenth century,

Willington was a substantial community. More than 100 men are listed in the early fifteenth century court rolls. Most of these men would be heads of households living in the parish.

Willington was a single-manor parish, in the hands of major landowners, for over 800 years:

- Before the Domesday survey it belonged to Aschil, one of Edward the Confessor's men who held extensive lands in Bedfordshire.
- The Barony of Bedford from 1086
- The Honour of the Mowbrays from 1265
- The Howards, dukes of Norfolk from about 1481
- The Gostwicks from 1529
- The Dukes of Marlborough from 1731
- The Dukes of Bedford from 1775 until the early twentieth century,

Important women in history

For much of its history Willington manor was under the control of important wealthy women. From 1362 to 1389 it was held by Elizabeth de Vere, step-mother to the Mowbray lord of the time. He accused her of destroying thousands of trees and she was fined about £900 in damages. This was a very large sum of money in those days.

Between 1405 and 1412, Willington and many other manors in the Mowbray estates, were in the custody of Joan Queen of England, second wife of Henry IV.

Between 1432 and 1483 the widow of the second Duke of Norfolk held a life interest in Willington. She was Katherine Neville, a member of the Royal House of Lancaster. Her husband and their household visited Bedfordshire in 1411, but it is not known whether Katherine visited Willington after that date.

In 1556 the manor belonged to Elizabeth Petre daughter of Sir William Petre of Ingatestone. In 1546 her father and William Gostwick reached an agreement that Elizabeth, Sir William's eldest daughter, should marry John (then aged 7). Any other of Sir William's daughters could be substituted at his discretion! So Elizabeth married John who was said to be a man of great simplicity and little or no understanding. They had three children but he must have been a great trial to her before he died in his early forties in 1581. Fine memorials to John and Elizabeth's eldest son and eldest grandson can be seen in the Gostwick Chapel in Willington church.

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Passive resistance

Although in theory the Lord of the Manor in medieval times had control over his tenants. Here in Willington the Lord's bailiff was a local man and this seems to have meant that there was very little crime or violence. Elderly people were looked after and the village life followed a pattern known as the "custom of the manor."

However, there are two examples of passive resistance to the decisions of the Lord's stewards. At the end of the fourteenth century four tenants claimed that they were being overcharged for the rent of their land. For ten years the bailiff allowed them to build up rent arrears. Eventually these debts were written off and the rents reduced.

Building materials

Most of the houses and farm-buildings were made of a timber framework, with wattle and daub walls and thatch roofs. In medieval times distribution of timber, underwood, wood and small pieces of wood or a twig from the woods and warren was controlled by the steward and carried out by the bailiff. Careful management of the timber resources was always a feature of the manor. Some stone was used in the medieval manor buildings and recycled stone was used extensively when the medieval manor was demolished in the 1530's and new farm buildings, which included the Dovecote and Stables, now the property of the National Trust, were built. The splendid "new" manor house was built with the fashionable local material of the time - Tudor brick!

The Gostwicks

The Gostwick family played an important role in the life of the village from the thirteenth century, to the early eighteenth century when they were burdened with debt and had to sell the entire Parish to the Duchess of Marlborough.

Members of the family were wealthy farmers or bailiffs for the Lord of the Manor from the fourteenth century. The most successful member of the family was a local boy made good, John Gostwick, later knighted by Henry VIII. He made his fortune in the service of Cardinal Wolsey and Henry VIII and by business dealings before he bought the Parish in 1529. He extended and repaired the church, demolished the medieval manor and build a new Tudor house and farm buildings.

There is evidence in the "letters and papers of Henry VIII" that the King and three of his most important counsellors visited John Gostwick's fine new house in 1541.

Sir John Gostwick died in 1545 and his only son died later that year. The Gostwick estate passed to Sir John's brother and he and his descendants lived here for almost 200 years.

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The church

There may have been a wooden church here before Willington Church was granted to Newnham Priory in 1166. The church was restored, extended or rebuilt in the 1530's by Sir John Gostwick. The fine east window, too large really for the wall in which it fits, probably came from Newnham Priory church. The Gostwick chapel contains a striking set of memorials to Sir John and later members of his family. In the late seventeenth century they provided a fine set of silver for the church.

During the nineteenth century a series of repairs and improvements were made to the building during which the remains of the rood screen were lost. When the walls were being cleaned in the mid-1840's some painted murals were found but were covered over with plaster.

The main restoration came when Henry Clutton supervised it for the Duke of Bedford in 1877. The work cost over £2,500. Willington was fortunate that the beautiful interior was not greatly altered by the enthusiasm of the Victorians. The stained glass in the huge east window dates from 1885. The church also contains an interesting example of a Gurney Stove. The inventor, Sir Goldsworthy Gurney, is a forgotten Victorian genius and his Gurney Stoves were used to heat large buildings and churches, including St George's chapel, Windsor Castle.

The village school and other buildings paid for by the Duke of Bedford

During the nineteenth century the Dukes of Bedford were generous lords of the manor here. The medieval field system finally ended and the fields were enclosed and let out to tenants. A nursery in Willington grew the hawthorn saplings to hedge round the new fields.

Around 1850 the Duke wanted to demolish his old farm buildings in Willington but there was a public outcry. As a result he demolished the great barn and other buildings because they were unsafe, but repairs the Dovecote and Stables, which now belong to the National Trust.

In addition to paying for the restoration of the church, the dukes also built cottages for their workers, which were very comfortable for their day. Many of them still survive, some with the Duke's coronet and construction date clearly marked.

The first school to start in the village was a Sunday School started by Rev. Hunt in 1832 in a single storey building opposite St. Laurence's Church and carried on by Rev. Fuller. But it was Rev. Augustus Orlebar who as a vicar started a day school and Sunday School in 1858. This soon became too small and in 1867 the present school was built under the eighth Duke of Bedford. The duke employed his architect Henry Clutton, to design the new school in a restrained Gothic style and paid for the building of it and of the schoolmaster's house next door. Lighting came from oil lamps and the water supply from a pump in the yard. In the first year there were no fewer than six different school mistresses, but Mrs. R. A. Ratcliffe taught for ten years.

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Changes in land ownership

Willington continued to be a single-manor parish until about 1900. At that time there were still gravel roads, cottages were lit by candle or oil lamp and most people used the wells in their gardens for water. The Duke of Bedford divided up the Parish in the early twentieth century and all the land and buildings were sold. For the first time most people living in Willington owned their own homes. The population of the village at this time was 275. From that date people came into the village buying plots, building houses and setting up market gardens. Isaac Godber came from Kempston and purchased the land where the Willington garden centre (Frosts) is today. He then moved into the Manor and set up a nursery at Manor Farm employing about fourteen men. Mark Young was another big land owner who bought 350 acres of land and employed men from the villages around. He grew onions and put up onion barns in the field along the main Bedford road and elsewhere. He also kept pigs and grew potatoes on the land. It was this land which was later sold to Bryant & Mays for their trees for matches. Young was also a dealer in gravel.

The Railway

The Bedford to Cambridge single-track railway line ran through Willington. The former Willington Mill was removed to make way for the line. Willington good sidings (now the Danish Camp Visitor Centre's car park) opened in 1896. Coal for heating was brought in and market gardening produce was sent out. Willington station opened for passengers in 1903. The first station was destroyed by fire and had to be rebuilt. People still remember taking the train to Bedford to do their shopping on a Saturday afternoon.

Among the many station masters and signal men there are some who are remembered. Bert Watts, who lived at Moggerhanger, but worked at Willington Station, won a competition for his Station Garden in 1932, out of 300 who entered. Ken Golder was a signaller who lived in a cottage at the bottom of Balls Lane. He used to wait till he heard the train coming, then race down the playing field to get to the signal box on time. Mr Swanell was Station Master there in 1966 at the time of a severe flood. On the north side of the river, from Bedford to Great Barford, the water reached the sides of the train sleepers on the track, the highest it has reached in living memory.

In 1967 the passenger service was withdrawn and goods traffic ceased on January 1st 1968. The line of the railway is now the cycle track.

The Dovecote and Stables

In 1912 the daughter of the late Augustus Orlebar, Miss Caroline Orlebar organised a collection to purchase the Dovecote and preserve it by giving it to the National Trust. Her death meant that her wishes were carried out by her brother in 1914. In 1947 Joyce Godber persuaded her father to give the stables to the National Trust. Since that time the Dovecote and Stables have remained the only National Trust buildings in Bedfordshire and remarkable emblems of the village. These two buildings are now opened by appointment with the custodian on a casual basis by local volunteers and on Bank Holidays. .

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The Post Office, the pub and other shops

The first post office was situated at the end of the row of cottages opposite Balls Lane on Church Road. At the same time there was a shop on Station Road selling groceries and sweets. By 1936 the Post Office was in its current position on Bedford Road. Mr Pink who was the village baker also kept the post office and the village shop. At a time when very few people had cars, the only transport was the train until the bus came, and consequently the village shop was an essential resource. There was also a butcher's shop belonging to Mr Gilbert next door to the Post Office.

There had been an ancient pub in Willington called the White Hart Inn, situated at the cross roads opposite the Forge. It closed some time about 1790. Thereafter there was no pub in Willington - the men used to go to Dog Farm Inn beyond the Cople turn on the Bedford Road - until the Crown opened in 1905. It was built by the Newland and Nash Brewery.

The Village Hall

In 1913 the first steps were taken towards providing a village hall with the setting up of a Committee. A fete was held in the Vicarage Garden then at 32 Church Road, which raised £50. When the First World War broke out in 1914 the money was invested in war loans. Once the war was over the women of the village started to raise money by running jumble sales, whist drives, dances and concerts using Golders Barn or an iron hut behind the Crown. At one of which the Vicar gave a monologue about a stuffed owl. In 1919 a village Fete made £106. For four years the funds accumulated until in 1923 they totalled £500. There was conflict over the design of the building but a contract was eventually awarded to Robert Jeakins of Bedford, brother of George of Willington. On the 9th October 1922 the Foundation Stone was laid by Alderman Nichols of Bedford. Mark Young declared the Peace Memorial Hall open on Easter Tuesday of 1923. In the evening Madge Cope and Charles Pink (a schoolboy) played and Godfrey Gammons sang the first song. For a population of 432 the creation of the village hall was quite a feat.

In 1927 electricity arrived in the village and was put into the Hall. The Hall has since been well used for all sorts of meetings and events. In 1927 the charge was 5 shillings for a village charity and 12/6 for a function. It continues to be used by organisations including Willingtots Pre School, Brownies, Village Market, Parish Council and the Village Festival. The pattern of use has changed over time away from uniformed organisations and changing demands of work have meant that fewer people are available during the day, however it continues to be a valuable village resource.

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The Second World War

Willington had its war experienced even though it was a small village. Evacuees were billeted here from 1939. The village also played a part in the anti-aircraft defences and had searchlights for a time. Two bombs from the same attack fell nearby; one on the railway line between Willington and Blunham and the other in Mr Lack's market garden which was said to have created a crater you could put a bus in.

Rations were sent to Willington during the war, in July 1942, for emergencies. These consisted of:

- 230 tins, each containing 15lbs biscuits
- 19 cases, each containing 48 tins corned beef
- 10 cases, each containing 48 tins soup
- 17 cases, each containing 28lbs sugar
- 5 cases, each containing 48 tins condensed milk
- 6 cases, each containing 20 tins Margarine
- 5 cases, each containing 25lbs tea.

The supplies were divided into three lots; one was stored at the Vicarage, one in Mr Stokes barn and one at Mr Godber's nurseries. Arrangements were made for Mr Gilbert to act as a butcher in case of need, with a slaughter house on Grange farm. Emergency stocks of flour were kept by Mr Pink for the baking of bread, if necessary.

Prisoners of War were accommodated in camps near the village and over one hundred of them came here to work. Interestingly the trusted ones had cottages which Mark Young owned and went with their jobs in the market garden. Land Army girls from local army camps also worked there.

Concerts were put on in the Village Hall to raise money for the service men when they came home from the war. Willington was one of the first villages to do this. Mr Pink got a band together with the other members of the community. Lily Bygraves played accordion, other members including Frank and Mark Godber, Don and Florrie Stokes and Edna Martin sang and acted. They even took their concert to London.

One organisation that no longer has a branch in the village, the Women's Institute, was very active towards the end of the war. The Willington branch was established in 1944. The WI organised village shows for flowers and garden produce. They put on concerts, taught home and domestic skills and also ran bowls and darts competitions. In 1945 they gave a Victory party for the children. At about the same time a branch of the Red Cross was set up in the old Vicarage, which was run by Winnie Larkins. There was also a branch of the Mothers' Union for many years.

Sadly a number of men from the village lost their lives in the service of their country during the Second World War. Memorials to them, and to the even larger number who died in the First World War, are in St Lawrence Church and in the Peace Memorial Hall.

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Changes since the Second World War

Since the Second World War the major change in the village has been the increase in housing. There are currently about 360 households and a population of approximately 751 (2011 census). Willington is now included in the Forest of Marston Vale and the Bedford River Valley Park.

A further major change has been the shift in employment away from the village and away from agriculture. Until the 1950s many people in Willington earned a living on the farms and market gardens. Although the Willington Garden Centre (Frosts) is still a major employer in the village, most people work elsewhere. This has been made possible by the ease of transport by car and the connections from Willington to major road links.

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Willington Neighbourhood Development Plan

Aims of the plan

The objective is to encourage the evolution of Willington in terms of local and national needs, whilst maintaining its rural character and history for its residents and those employed within the Parish. Willington is a pleasant place to live with many unique factors and to allow these to be lost would be detrimental to future generations in the village.

Community consultation and engagement

Launch

The Steering Group for the Neighbourhood Development Plan launched the process at the Village Fete on Saturday 10th September 2016. A table with details on the Neighbourhood Development Plan was located inside the Peace Memorial Hall adjacent to the refreshment area.

Initial Questionnaire

At the launch event in September 2016 the Neighbourhood Development Plan Steering Group also issued an initial questionnaire to find out from residents and visitors to Willington, their likes, dislikes, and how they hope the area will develop in the coming years. The questionnaire was made available online and paper copies were made available to the public at the Village Fete on 10th September 2016.

Responses to the Questionnaire enabled the Steering Group to identify thoughts on what is good and bad about the village, the environment, housing, facilities, heritage, transport and any other pressing matters people thought worth raising.

A copy of the Initial Survey Results can be found in Appendix 5.

Results of the survey:

What is good about Willington?

Top responses commented on the countryside and facilities in the village. The good transport links and friendly nature of the village followed closely. The fact the village had retained its small village feel, retained its pub and is generally quiet were the other popular responses.

What is bad about Willington?

Speeding traffic was the strongest response to this question by some margin. Poor street lighting, poor pavements and unsafe road junctions were the next strongest responses, albeit some way behind the strength of feeling on speeding traffic.

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The Environment, what you do like/dislike, how would you like to see it develop?

The open green space of the village was the most popular aspect of the environment. The access to footpaths, the cycle track and the Grange Estate/Forest of Marston Vale were also popular responses.

Housing, likes, dislikes, how would you like it to develop?

Affordable housing and small developments were the strongest responses by a considerable margin. Building no more houses was the third most popular response, followed by the variety of house styles in the village and the importance of good design in any future development.

Village Facilities, likes, dislikes, how would you like it to develop?

The Crown Public House and Danish Camp were the most popular responses to this question. General satisfaction with the facilities, the school, shop garden centres and village hall were other responses received.

Heritage, likes, dislikes, how would you like it to develop?

The Dovecote, Stables and St Lawrence Church were unsurprisingly identified as important aspects of heritage in the village. Creating a heritage trail was another relatively popular response.

Getting about, likes, dislikes, how would you like it to develop?

Improvement to the bus service has the strongest request in the responses received, alongside comments that the service stops too early in the evening. The cycle path was the strongest positive response.

Anything else?

This was an open question to capture any issues that may not have been covered in the other question. No strong themes came through, though installation of a speed camera or traffic calming, holding more village events, and any new development being accessed directly off the A603 were the most popular responses.

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Housing needs survey

In the autumn of 2017 the steering group engaged Bedford Rural Communities Charity (BRCC) to undertake a Housing Needs Survey of the village.

To study the need for affordable housing in Willington, a survey form was delivered to all households within the Parish boundary, together with a FREEPOST envelope to enable residents to return their completed survey to BRCC. The survey form also gave the contact details to request additional survey forms in the event of there being more than one case of housing need in the household.

The survey form was in two parts. Section 1 was for completion by all respondents and aimed to gain their views on overall housing needs in Willington. Section 2 was for completion by, or on behalf of, any household member currently looking for different accommodation, or who would be looking within the next 20 years. We received 172 responses from 358 distributed, a return rate of around 48%. This is a very good response rate for a housing needs survey, as the typical return rate is approximately 20-25%.

A copy of the Housing Needs Survey results can be found in Appendix 6.

Views on housing needs in Willington

67% of respondents thought that there was a need for one or more types of new housing in the Parish. There was a clear preference for smaller (1-2 bedroom) houses. There was also a fairly large support for bungalows / retirement housing.

There was a high level of support for properties available to purchase on the open market. There was also a fairly high level of support for shared ownership and affordable rental properties.

The provision of a small development of affordable housing (up to 10 homes) based on identified local need was supported by 78% of respondents, with only 22% not supporting the idea.

Analysis of housing needs - affordable and shared ownership

54 respondents indicated that they would be looking for new housing in the Parish of Willington over the next 20 years. These respondents are therefore regarded in principle as being in some form of housing need.

Out of these, 40 respondents were existing owner occupiers who were either only looking to buy on the open market or their current savings/equity level was too high to be considered for affordable housing.

The other 14 respondents were either considering affordable rent, shared ownership or a starter home or were not currently owner occupiers. Within these 14 respondents, 2 respondents who are current owner occupiers have been included as they are looking for a more affordable property due to a disability and so may be eligible for suitable older peoples housing.

Local needs affordable housing would usually be made available in the first instance to people with a strong local connection. All 14 respondents identified a strong local connection.

Two of the 14 are owner occupiers and would not normally be eligible for affordable rented or shared ownership housing through a rural exception site. However they have been included as they have stated that they are seeking a more affordable home due to a disability and they may be eligible to older peoples housing. All of the respondents were currently either living with parents in their home or renting a property.

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Size type and tenure of housing sought

The housing type, size and tenure sought by the households in need found that 6 respondents stated they would consider buying on the open market, although all of these were also interested in affordable rental, shared ownership or starter homes as an alternative option. Most of the demand was for 2 bedroom houses with a very smaller demand for bungalows / retirement properties. There was the highest demand for shared ownership properties, followed by affordable rental and starter homes.

The need was mainly from first time buyer households and those wanting to move out of the family home.

Sizes and types of house required

There is a demand for open market houses as well as bungalows / retirement housing. The highest demand was for 2 and 3 bedroom properties.

Reasons for housing need

The demand was predominately from households who wish to downsize and are looking for smaller homes. There is also a demand for homes more suited to older people.

Affordable housing requirement

Analysis of the data has identified a small need for affordable housing within Willington from households resident in (or with strong links to) the Parish, which is unlikely to be met by normal market provision. The need identified is predominantly from first time buyers but there is also some demand from households looking for properties suitable in retirement.

Affordable rented and shared ownership housing for local people in Willington could be provided by including a rural exception site policy within the Neighbourhood Plan, which would provide affordable housing for which households with a local connection would take priority.

Based on data supplied by respondents, up to 14 households with a local connection would be suitable for housing within a rural exception site development, whether for rent or shared ownership. However, it must be recognised that this is a snapshot of current, self-assessed need: some respondents may withdraw, move, or be housed by other means during the planning and development of any future scheme.

In order to have reasonable confidence that any new housing provided through a rural exception site will be taken up by people with a local connection to Willington, the recommendation is to meet just over 50% of the need identified, which would be 7 units.

The 7 units could be broken down as follows:

- 4 x 2 bedroom houses (2 shared ownership, 1 rent, 1 starter homes initiative) - 9 respondents predominantly young single people / couples were looking for a 2 bedroom house. They were all currently living with parents in their home or renting a property.
- 2 x 2 bedroom bungalows (1 shared ownership, 1 rent) - 3 respondents, all older single adults / couple were looking for a property that would be more suited to older people due to an illness or disability. An alternative to bungalows (which are expensive to build) would be houses built to Lifetime Homes Criteria.
- 1 x 3 bedroom house (shared ownership) - 2 respondents were looking for a 3 bedroom property as they were in need of more space.

Willington Neighbourhood Development Plan

Market housing requirement

Analysis of the responses, and other evidence, suggests that there is a need for 2-3 bed houses and bungalows or otherwise suitable properties (e.g. houses built to Lifetime Homes criteria) if Willington is to meet the identified current and future needs of existing owner occupier residents wishing to stay in the village.

The evidence for this is as follows:

- 40 respondents looking for a property to purchase on the open market at some point over the next 20 years.
- The low number of 2 and 3 bedroom properties available for sale on the open market at the time of writing this report.

If suitable smaller properties were more widely available, this would be likely to address under-occupation and free up larger houses for growing families to purchase as they work their way up the housing ladder.

It should be noted that there is no guarantee that housing sold on the open market will be bought by people with a local connection to Willington. It is therefore not possible to stipulate how much new housing would meet the needs of the 40 respondents identified above. However, it is reasonable to suggest that the provision of up to 20 units would meet a reasonable proportion of the need while being in keeping with the size of the village. These could be delivered over time alongside or as part of a rural exception site, with the market housing cross-subsidising the affordable housing.

Green Infrastructure Plan

Following the strong response in the initial survey with regard to the local environment and green spaces the Steering Group engaged Bedford Rural Communities Charity to assist in producing a Green Infrastructure Plan for the village.

The Willington Parish Green Infrastructure (GI) Plan is one of more than 40 Parish and Town GI plans to have been produced across Bedfordshire. A copy of the Green Infrastructure Plan can be found in Appendix 7.

Methodology and Community Involvement

Two community workshops were held, to which local stakeholders and the wider community were invited. At the first workshop (22 November 2017), a map pack summarising all of the information currently known about the parish's GI assets was presented; and consultees were asked to use this information to identify aspirations for enhancing and adding to the existing local Green Infrastructure.

At the second workshop (24 January 2018), these aspirations were reviewed, added to and prioritised.

Between the two workshops a drop-in session for the whole community was held as part of the Willington Christmas Market (9 December 2017), to increase the level and range of input into the plan.

Attendance at the 3 consultation activities totalled 79.

Willington Neighbourhood Development Plan

Important Green Spaces

Groups were asked to identify and rank their most important green spaces in the parish.

The results of this activity, shown below in table form, provide a clear consensus as to the groups' top five most important spaces.

Priority ranking	Site	Ref. number on Map 5	Grid reference
1	Area surrounding dovecot and stables	11	TL106499
2	Walled garden	12	TL106498
3	Green space in heart of village	13	TL111498
4	Western section of Willington Moat CWS site	2	TL113502
5	Grange Estate	1	TL105000

Two further local 'sites' were identified but did not receive prioritisation:

Sheerhatch Wood: although the woodland is an important habitat and wildlife feature, it is a significant distance from the community and there is no formal public access. As such, it is not generally considered by the community as one of 'their' green spaces.

River Great Ouse CWS / corridor: Due to its linear character it is not viewed by the community as a greenspace 'site'; however, the river corridor is very important for its wildlife, views/ landscape, and, in places its public access.

Local Green Space Designation

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. A new designation to protect local green areas of particular importance to local communities has been introduced. The Local Green Space designation will allow communities to identify and protect areas that are of value to the community through local and neighbourhood plans.

The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is 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
- where the green area concerned is local in character and is not an extensive tract of land.

In addition to the prioritisation of the complete set of aspirations, a further over-arching priority agreed at the workshop was to propose that the Willington Neighbourhood Plan seeks Local Green Space (LGS) designation on the Parish's most important green spaces.

Willington Neighbourhood Development Plan

Important Green Spaces

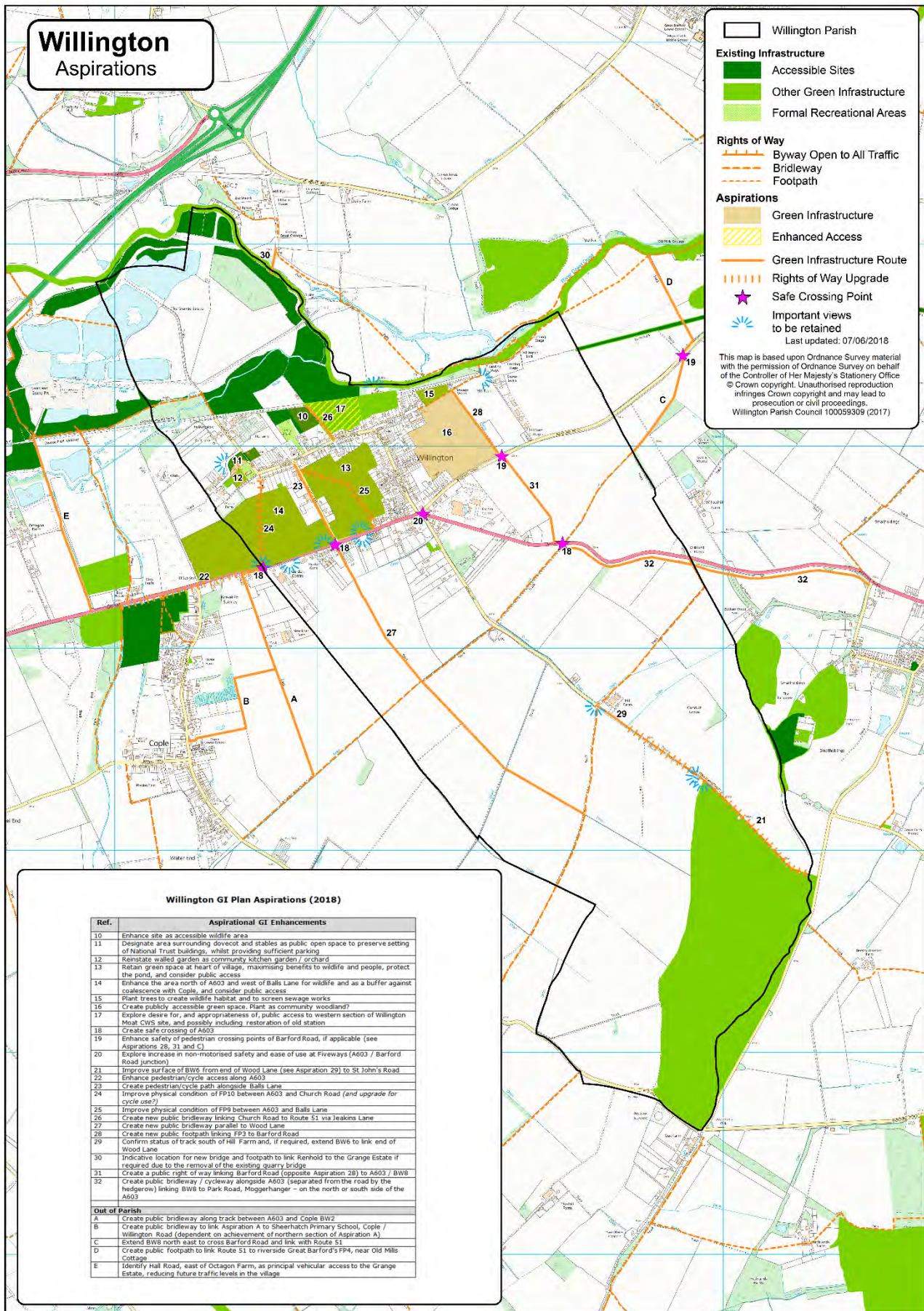
The process of producing the Green Infrastructure Plan identified eight important green spaces in the village. Support for these was further tested in the “Final Survey” where all received a majority of support as important green spaces.

Most important green spaces	Community Support	Additional Criteria	Map 5 ref. no.
Area surrounding dovecot and stables	98%	Protection of Heritage assets	11
Walled garden	75%	Protection of Heritage assets	12
Green space in heart of village	83%	Preserve a key view across green space in the village	13
Western section of Willington Moat CWS	82%	Protection of Heritage assets	2
Grange Estate	91%	Protects from coalescence	1
Area north of A603 and west of Balls Lane	69%	Protects from coalescence	14
Area directly west of sewage works	63%	Protects from coalescence	15
Church Road Playing Field (natural area)	92%	Protection and enhancement of green infrastructure and biodiversity	10

In addition to the eight Important Green Spaces the following space was identified an Aspirational Important Green Space that was subsequently tested for importance in the Final Survey where it received a significant level of support

Aspirational Green Space	Community Support	Additional Criteria	Map 5 ref. no.
Green space east of Russell Drive and Gostwick Place. Create publicly accessible green space (Plant as community woodland)	71%	Protects from coalescence	16

Willington Neighbourhood Development Plan



Willington Neighbourhood Development Plan

Final Survey

Following the Initial Survey, Housing Needs Survey and Green Infrastructure Plan the Neighbourhood Plan Steering Group compiled a Final Survey in order to confirm the outcomes of the previous engagement and confirm the elements that should be included in the final plan.

The Final Survey was hand delivered to every household in the village and made available online. In total there were 118 responses to the survey.

Key themes within the responses are:

- Preference for new development to be grouped on several small sites of 10 or fewer dwellings (71%)
- New development should
 - consider the scale of surrounding buildings (78%);
 - be sympathetic to the character and positioning of surrounding buildings (79%);
 - be sympathetic to the design of surrounding buildings (66%);
 - be sympathetic to the open space character and density of the village (86%);
 - make effort to avoid damage to wildlife and restore and enhance wildlife (82%); and
 - provide enough car parking for residents and visitors (90%)
- Agricultural land should be protected from being used for residential development (67%)
- A 'countryside gap', or 'green buffer zone', to be in place around the perimeter of the Parish settlement boundary (89%)
- All 8 "Important Green Spaces" identified in the Green Infrastructure Plan were supported (63% to 98%)
- Solar hot water, solar power and rainwater harvesting were supported for domestic purposes (69%, 74% and 77% respectively)
- High speed broadband was identified as important by 90% of respondents
- The Village Shop and Post Office is used "often" by 86% of respondents
- 86% support making village facilities (such as the Pub and Village Shop and Post Office) assets of community value.
- Sites that provide employment should be protected from conversion to non-commercial use (56%)
- Traffic speed (75%) Traffic Volume (75%) and HGV's using the A603 rather than the bypass (85%) were identified as the biggest traffic problems.
- Fiveways Junction and Balls Lane Roundabout were the most common areas of road safety concern (mentioned 43 times each).
- Average Speed Cameras were identified by 78% as a measure that would improve road safety.

A copy of the Final Survey results can be found in Appendix 8.

Willington Neighbourhood Development Plan

Site Selection

Based on the outcomes of the Initial and Final surveys, Housing Needs Survey and Green Infrastructure Plan it was possible for the Steering Group to create a site selection criteria which considered:

- Number of dwellings (preference being less than 10 in site, with a total less than 50)
- Density of housing (preference being similar to the existing density (12/ha))
- Impact on Local Green Spaces (excluding sites identified in the Green Infrastructure Plan)
- Site accessibility
- The Green Buffer/Boundary to the perimeter of the Parish
- Sites providing employment
- Sites used for agriculture
- Flood risk
- Contamination; and
- Heritage

The filtering of sites using the above criteria resulted in three potential sites of less than 10 houses being identified, two of which (Site 642 - Land adjacent 55 Bedford Road and Site 641 Land adjacent 77 Bedford Road) were identified as currently being used for agriculture, but were relatively small in size and located such that their development would not create significant loss of agricultural land.

These three sites would deliver a combined total of 21 dwellings, which does not meet either the requirements identified in the Housing Needs Survey (27 dwellings) or the emerging Local Plan (25-50 dwellings).

An additional site (site 542 - Land off Sandy Road) was also identified that did not fail any of the criteria, but provided up to 50 dwellings, which was contrary to the findings of the Final Survey where residents expressed a preference for smaller sites of <10 dwellings.

The NDP Steering Group therefore decided to hold a public consultation at the Village Market in June 2018, at a stall outside the entrance to the Peace Memorial Hall. At this consultation residents were asked to express their preference for the site options. All but one responded expressed a preference for the single larger site of 50 dwellings.

Further work was undertaken and it was identified that one of the smaller sites (site 285 - 63 Church Road) did not have adequate frontage to the main road for access and equally with its adjacency to St Lawrence Church would have an impact on this important community asset and the views available of the church from the A603 across the fields west of Balls Lane.

The decision was therefore made to take forward the two smaller sites, together with the single larger site which would provide a potential combined addition of 63 dwellings in the period to 2030. It was thought prudent to include all three sites as the two smaller sites fulfilled the wishes of the community for smaller development sites, however the larger site provided more certainty on deliverability during the lifespan of the NDP.

Willington Neighbourhood Development Plan

Vision, Key Issues and Core Objectives 2020 - 2030

Vision for Willington

The vision is to encourage the evolution of Willington in terms of local and national needs while maintaining its character and utility for its residents and those employed within the Parish. It is a good place to live and to allow this factor to be lost would be a mistake regretted by future generations.

By 2030 we aim to have Parish in Willington that will have maintained its small village character within its rural surrounding by preserving the heritage of the village and protecting areas of historical significance; with a thriving natural environment promoting biodiversity and have seen changes that will have benefited the whole community

The Willington Neighbourhood Development Plan (WNDP) will:

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

We will achieve the vision by focussing on:

- Developing and deploying a strategic level of thinking enabling a coordinated approach to any future development within the Parish;
- All new developments should
 - a) Show consideration to the scale of surrounding buildings
 - b) Be sympathetic to the character and positioning of surrounding buildings
 - c) Be sympathetic to the design of surrounding buildings
 - d) Be sympathetic to the open space character and density of the village
 - e) Make an effort to avoid damage to wildlife and to restore and enhance wildlife
 - f) Provide enough car parking for residents and visitors
 - g) Incorporate solar hot water, solar power and rainwater harvesting wherever possible
- Retaining the open countryside, developing footpaths and bridleways, protecting local green spaces and our heritage assets as defined by both National Heritage and residents of Willington - see Appendix 1 Historic Environment
- Providing community infrastructure to ensure all residents needs are met
- Encouraging all developments to follow the principles of the Communities and Local Government discussion paper "Towards Lifetime Neighbourhoods: Designing sustainable communities for all", November 2007.

Willington Neighbourhood Development Plan

Key issues

Movement

We have identified 3 main areas that residents are concerned with relating to movement within our village.

- a) Speeding
- b) Volume of traffic
- c) HGV use of the A603 rather than the A421 bypass

Facilities

Ensure the existing businesses continue to be viable and sustainable.

Maintain and enhance facilities that enable residents to participate in village life and activities in particular:

- Village Shop and Post Office
- The Crown Public House
- The Village Hall.
- St Lawrence Church
- The Methodist Chapel

Green Spaces and Heritage

To retain the agricultural land in and around the village and avoid its development for residential use;

Maintain a countryside gap or green buffer zone around the perimeter of the Parish settlement boundary to keep it distinct from neighbouring parishes, retain its separate identity and character and connect wildlife habitats.

To protect the Important Green Spaces identified in the Green Infrastructure Plan (GIP) and seek to implement the aspirational enhancements identified in the GIP as follows:

- Designate the area surrounding the Dovecote and Stables as public open space to preserve the setting of National Trust buildings, whilst providing sufficient car parking
- Retain the green space at the heart of the village, maximising benefits to wildlife and people, protect the pond and consider public access to the space
- Create a safe crossing of the A603
- Explore an increase in non-motorised safety and ease of use at Fiveways junction (Barford Road/A603)
- Enhance areas identified as accessible wildlife areas
- Create a pedestrian/cycle path alongside Balls Lane
- Plant trees to create wildlife habitat and to screen the sewage works
- Enhance the area north of the A603 and west of Balls Lane for wildlife and as a buffer against coalescence with Cople, and consider public access
- Enhance pedestrian/cycle access along the A603
- Reinststate the walled garden as a community kitchen garden/orchard
- Create a new public footpath linking existing footpath to Barford Road
- Enhance safety of pedestrian crossing points on Barford Road
- Improve the physical condition of footpath between A603 and Church Road – along Station Road

Willington Neighbourhood Development Plan

- Create publicly accessible green space/community woodland on the land east of Gostwick Place/ Russell Drive
- Create public bridleway/cycleway alongside the A603 (separated from the road by the Hedgerow) linking bridleway to Park Road, Moggerhanger – on the south side of the A603
- Improve the physical condition of footpath between A603 and Balls Lane
- Install new bridge and footpath to link Renhold to the Grange Estate if required due to removal of the existing quarry bridge.
- Create new public bridleway linking Church Road to National Cycle Route 51 via Jakes Drive
- Explore the desire for and appropriateness of public access to the western section of Willington Moat CWS site, and, if possible, include restoration of the old station.
- Create a public right of way linking Barford Road to A603 bridleway

Actively support opportunities and developments that actively further the aims of:

- Bedford River Valley Park
- Greensand Ridge Nature Improvement Area
- Forest of Marston Vale

To ensure that we are sympathetic to the protection of nature conservation sites, local wildlife and habitats, and to preserve hedgerows and trees from further loss. We will ensure that there are no likely significant effects on European sites designated under European Directive (92/43/EEC) downstream of the village along the River Great Ouse.

To protect the current village open spaces and protect the village from the building of industrial wind turbines, biomass facilities and solar farms. This should be prohibited around Willington Parish.

To ensure that any development in the village is sympathetic to the village's heritage in terms of style and feel of the village. There was great sentiment on the feedback from the launch and the survey that we did not wish to lose the feel of the village. To become a larger village would impact on the 'feel' and "character" and therefore the 'heritage' of the village. Policies W1, W2, W3 and W13 of this plan have been written to protect Willington's feel in any future development

Employment

Employment opportunities are extremely limited due to the very nature of the businesses here already. For example Frosts Garden Centre, the Willington Home & Garden Centre, the Danish Camp, the Crown Public House, the Village Shop and Post Office, Wilkinson Nursery and Filby's Garage,.

There is limited opportunity for any expansion by the building of business units due to the infrastructure and lack of suitable sites.

Existing employment sites are to be protected from redevelopment for residential use.

Willington Neighbourhood Development Plan

Housing

Willington's heritage and environmental character should not be damaged through new development.

Development should be limited to areas within the Settlement Policy Area and a limited natural extension to the built up area.

New housing should comprise a variety of sized dwellings, including those identified in the Housing Needs Survey.

There is strong support for low density housing in order to retain the character of the village.

Development of land off Sandy Road (site 542), land adjacent 55 Bedford Road (site 642) and land adjacent 77 Bedford Road (site 641) were viewed as the most acceptable following the site selection process.

The Core Objectives of the Willington Neighbourhood Development Plan

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

Environment/Green Spaces

- Conserve and enhance Willington's rural character and heritage, protecting and improving features which contribute to this village environment.
- Preserve and improve access to green spaces and the surrounding countryside together with the protection and enhancement of green infrastructure and biodiversity of the surrounding area.
- Preserve views across the countryside and green spaces of the village both into and from the village.
- Move from a net loss of bio-diversity to achieving net gains for nature and the wider environment through the preservation and protection of existing green spaces and the encouragement of domestic scale renewable energy sources.

Housing

- Ensure new housing is small in scale within the settlement boundary.
- Ensure that any housing proposals are proportionate in scale and provide a range of different types and size of accommodation to meet the needs of the community, and are of a design which is consistent with the identity and character of the village.
- Ensure good design which conserves and enhances Willington's heritage, with particular regard to the use of sustainable building materials and energy efficiency.
- Meet the objectives of the Borough's housing land supply to the period 2030, the Plan will allocate development for up to 63 dwellings as a Rural Service Area, within the defined settlement boundaries.

Services/Facilities

- Maintain and enhance the provision of existing facilities and ensure appropriate new provision is made for any future developments both within the Parish and in the surrounding areas.

Willington Neighbourhood Development Plan

Employment

- Continue to support the local economy, sustaining existing businesses where possible and protect key employment sites from redevelopment to residential use.

Transport

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

Infrastructure

- Provide community infrastructure to ensure all residents' needs are met.

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

The Plan fully meets the requirements for public consultation, as set out in the Localism Act. Details of the consultation are recorded in the Consultation Statement which accompanies the Plan.

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

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

Willington Neighbourhood Development Plan

The Policies of Willington Neighbourhood Development Plan

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

Policy W1 - Settlement Policy Area Boundary and Design Principles

The Neighbourhood Development Plan defines the Willington Settlement Policy Area boundary, as shown on the Proposals Map (Appendix 4) to shape the physical growth of the village over the Plan period.

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

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

- a. the scale, density, form and character of the existing settlement is maintained;
- b. new development shall be of a scale and density to complement the traditional character and historic core of the village;
- c. building line should respect the character of the street scene
- d. buildings should be no more than two storeys high
- e. not affecting open land which is of particular significance to the form and character of the village;
- f. development on prominent sites on the edge of the village should be avoided to protect the profile and skyline of the village and to ensure views into and out of the village as identified in [saved] Policy AD40 of the Allocations and Designation Local Plan and as identified on the Proposals Map are not adversely affected;
- g. landscaping and boundary treatments should use native species and, where practical, and possible, retain mature trees. However, where this is not possible, non-native species which are beneficial for wildlife will be acceptable alternatives;
- h. protect residents' amenity and the landscape character from any noise, light or other pollution;
- i. must preserve and enhance flora and fauna and wildlife, including hedgerows, and use the principles of net biodiversity gain;
- j. not in areas at risk of flood;
- k. the River Great Ouse and groundwater resources will be protected from any excessive run-off, pollution and invasive non-native species in order to protect vulnerable European sites downstream;
- l. follow development guidelines set out in Landscape Character assessment for Great Ouse Clay Valley, East Marston Clay Vale and Mid Greensand Ridge does not respect character of landscape;
- m. follow Marston Community Forest plan with regard to tree cover;
- n. demonstrate that consideration has been given to the principles of the Communities and Local Government discussion paper "Towards Lifetime Neighbourhoods: Designing sustainable communities for all", November 2007.

Willington Neighbourhood Development Plan

Local Evidence

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

Technical Evidence

National planning policy acknowledges that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The NPPF confirms that neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Willington is defined within the emerging Local Plan as a 'Rural Service Centre'. A settlement boundary was defined by 2002 Adopted Local Plan. The same settlement boundary has been applied in the Neighbourhood Development Plan, except where it has been extended to include the three allocated development sites as covered by Policies W5, W6 and W7.

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

Willington Neighbourhood Development Plan

Policy W2 - Protection of Local Green Spaces

The following parcels of land as shown on the Proposals Map and in the more detailed maps at Appendix 3 are designated as Local Green Spaces:

- GS1 Area surrounding the Dovecote and Stables
- GS2 Walled garden
- GS3 Green space in heart of village
- GS4 Western section of Willington Moat CWS
- GS5 Grange Estate
- GS6 Area north of A603 and west of Balls Lane
- GS7 Area directly west of the sewage works
- GS8 Church Road Playing Field
- GS9 Green space east of Russell Drive and Gostwick Place.

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

Local Evidence

The residents' surveys demonstrated that the open nature of the village and its green spaces are of great importance to the community. This was taken forward with the production of a Green Infrastructure Plan which identified Important Green Spaces, together with aspirational improvements to the environment.

See Appendix 7 for a copy of the Green Infrastructure Plan and how proposed local green spaces meet the criteria

Local Green Spaces GS1, GS2 and GS4 also support Policy W3 Protection of Heritage Assets including Listed Buildings

Local Green Spaces GS3 and GS8 also support Policy W1 – Settlement Policy Area Boundary and Design Principles

Local Green Spaces GS5, GS6, GS7 and GS9 also support policy W13 Coalescence with Neighbouring Villages

Technical Evidence

Paragraph 99 of the NPPF advises that 'the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them'. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Paragraph 100 of the NPPF goes on to add that 'the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.'

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

Willington Neighbourhood Development Plan

Policy W3 - Protection of Heritage Assets including Listed Buildings

Planning permission will normally be granted for developments within Willington Parish that lie within the SPA, provided that proposals preserve or enhance the character of the area. Proposals for the demolition, redevelopment or substantial alterations to important character buildings and sites should demonstrate the consideration that has been given to retaining:

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

Local Evidence

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

Technical Evidence

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight, should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Both designated and non-designated heritage assets and their settings contribute much towards the character of the village and will be conserved and enhanced in recognition of their individual and cumulative significance. This is further supported within the requirements of Policy CP23 of the Core Strategy and Rural Issues Plan; and Emerging Policy 42 of the Local Plan 2030.

Willington Neighbourhood Development Plan

Policy W4 - Housing Delivery

Provision will be made over the Plan period for up to 63 homes as proposed within site specific policies W5 to W7.

Development in excess of this figure will only be permitted where the proposal relates to a site within the SPA in accordance with Policy W1.

All homes built will comply with the environmental standards in the Bedford Borough Local Plan to 2030 (latest version), and should not damage the environmental and heritage features that give the Parish its special character.

Local Evidence

There was support for small scale development in the Parish with over 42% agreeing the need for up to 27 new homes and 12% for up to 50. The overriding consideration was the need to ensure that further development should not damage the environmental and heritage features that give the Parish its special character.

Technical Evidence

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

When considering locations for new development, an assessment of potential housing sites was undertaken. The basis of site selection is provided in Appendix 9. The Neighbourhood Development Plan makes three allocations for new housing. These sites were subject of a public consultation event in June 2019.

Willington Neighbourhood Development Plan

Policy W5 - Land off Sandy Road

A residential development of up to 50 dwellings on land at off Sandy Road as identified on the Proposals Map will be supported subject to the following criteria:

- a. the design and layout respects or enhances the surrounding natural, built and historic environment;
- b. it can be demonstrated that the mix and tenure proposed meets the identified need;
- c. parking provision is provided in accordance with Policy W12;
- d. a green boulevard retaining existing hedgerows is in place along Sandy Road;
- e. the development retains and enhances the existing pond and woodland area, creating a publicly accessible woodland walk along the Wood Lane boundary;
- f. provides safe access and egress from the A603, together with providing any necessary traffic calming measures.

Policy W6 - Land adjacent 55 Bedford Road

A residential development of up to 6 dwellings on land adjacent 55 Bedford Road as identified on the Proposals Map will be supported subject to the following criteria:

- a. the design and layout respects, or enhances, the surrounding natural, built and historic environment;
- b. it can be demonstrated that the mix and tenure proposed meets the identified need;
- c. parking provision is provided in accordance with Policy W12;
- d. and retains a view through to the Greensand Ridge from the A603.

Policy W7 - Land adjacent 77 Bedford Road

A residential development of up to 7 dwellings on land adjacent 77 Bedford Road as identified on the Proposals Map will be supported subject to the following criteria:

- a. the design and layout respects or enhances the surrounding natural, built and historic environment;
- b. it can be demonstrated that the mix and tenure proposed meets an identified need;
- c. parking provision is provided in accordance with Policy W12;
- d. and retains a view through to the Greensand Ridge from the A603.

Local Evidence

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

Technical Evidence

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

Willington Neighbourhood Development Plan

Policy W8 - Local Housing Needs

To meet defined local housing needs, all housing development that lies within the SPA must include a balanced mix of house types to meet local need.

The mix of housing in developments should reflect the requirements of the local community identified in the "Housing Needs Survey Report, Willington" dated November 2017. This includes at least one house or bungalow of 2 bedrooms for every 5 houses and a minimum of 1 unit of affordable housing for every 9 dwellings, with a minimum of 1 affordable dwelling on sites smaller than 9 units.

Developers must justify the mix of housing in any planning application, based on evidence of local housing need.

In considering housing mix, the requirements for room sizes and storage are set out in the Government's Technical housing standards – nationally described space standard, March 2015 (or any equivalent standard superseding and replacing that document).

Local Evidence

The residents' survey demonstrated strong support for more affordable homes for sale or rent, both for young people entering the housing market and the elderly seeking to downsize.

Technical Evidence

A comprehensive Housing Needs Survey was completed by Bedfordshire Rural Community Charity in 2017. Analysis of this survey identified 4 x 2 bedroom houses (2 shared ownership, 1 rent, 1 starter homes initiative), 2 x 2 bedroom bungalow (1 shared ownership, 1 rent), 1 x 3 bedroom house (shared ownership) and market housing of up to 20 2-3 bed houses or bungalows. This policy is further supported within the requirements of Policies CP7 of the Core Strategy and Rural Issues Plan; and Emerging Policy 60S of the Local Plan 2030.

Willington Neighbourhood Development Plan

Policy W9 - Protection of Local Community Services

The identified community facilities are:

- i. Village Shop and Post Office
- ii. The Crown Public House
- iii. The Peace Memorial Hall (Village Hall)
- iv. Frosts Garden Centre
- v. Willington Home and Garden Centre
- vi. The Danish Camp
- vii. St Lawrence Church
- viii. The Methodist Chapel
- ix. The School (Sheerhatch Primary School)
- x. Dovecote
- xi. Stables
- xii. Playing fields and playground equipment

Development that would result in the loss of these community facilities will not be supported unless the following can be demonstrated:

- a. the proposals include alternative provision, on a site within the SPA of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking, or
- b. satisfactorily evidence (including being independently marketed for at least 12 months) to demonstrate that there is no longer an economic justification to protect the asset, or
- c. that the proposal would be of benefit to the local community and would outweigh the loss of the existing facility.

Local Evidence

Local residents value the community assets and facilities that the Parish offers; Respondents to the Residents Survey regarded the village shop/post office, the village hall, the playing field, the churches and the village pub as important. This policy seeks to protect community assets within the village and reflects the views expressed within the Final Survey.

Technical Evidence

The “golden thread” running through national planning policy is the promotion of sustainable development. This has economic, environmental and social dimensions. The maintenance and enhancement of the village’s range of social and community assets will allow the village to function and allow for some growth, provided it is modest in scale and proportion to the whole village. Specifically, in rural areas, national planning policy promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (para. 83 of the NPPF). This policy seeks to protect community assets within the village and reflects the views expressed within the Resident Survey. Policy W9 is therefore consistent with the provisions of the NPPF and Emerging Policy 86 of the Local Plan 2030.

Willington Neighbourhood Development Plan

Policy W10 - Residential parking in new developments

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

- a. provide sufficient parking to meet the assessed need;
- b. ensure that any additional on-street parking does not result in significant congestion for other road users or a serious threat to road safety;
- c. avoid the creation of car-dominated environments through the appropriate location; and
- d. provide a layout and detailed design of the parking spaces.

Local Evidence

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

Technical Evidence

The NPPF indicates that parking standards are influenced by the accessibility of the development, the availability of public transport, the size and type of property and local levels of car ownership. BBC's Parking Standards for Sustainable Communities sets out the overarching vision for parking within the Borough. Policy W10 conforms to the provisions of the NPPF, Saved Policy T15 of 2002 Local Plan and Emerging Local Plan 2030, Policy 32.

Willington Neighbourhood Development Plan

Policy W11 - Developer Contributions and Community Infrastructure Levy

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

- a) Provision of average speed cameras at the east and west boundaries of the village on the A603, together with the Barford Road boundary of the village.
- b) Create a safe crossing of the A603 at the Balls Lane and Fiveways junctions.
- c) Enhance the playing fields to create an accessible wildlife area
- d) Create a pedestrian/cycle path alongside Balls Lane, whilst retaining two way traffic throughout.
- e) Plant trees to create wildlife habitat and to screen the sewage works
- f) Enhance pedestrian/cycle access along the A603
- g) Reinststate the walled garden as a community kitchen garden/orchard
- h) Create a public bridleway/cycleway alongside A603 linking the bridleway to Park Road, Moggerhanger on the south side of the A603
- i) Improve the physical condition of the footpath between A603 and Balls Lane
- j) If required install a replacement bridge and footpath to link Renhold to the Grange Estate if the existing quarry bridge is removed.
- k) Create a new public bridleway linking Church Road to National Cycle Route 51 via Jakes Drive.
- l) Improvement of facilities at the existing playing field.
- m) Contribution to traffic surveys and implementation of improved traffic management and control
- n) Enhancement to Community facilities

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

Local Evidence

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

Technical Evidence

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

Willington Neighbourhood Development Plan

Policy W12 - Broadband connectivity

New development, including new housing and commercial schemes, should incorporate High-speed Internet connectivity.

Developers should work with providers of telecommunication infrastructure to deliver the necessary physical infrastructure connections within the development to accommodate information and digital communications networks as an integral part of all appropriate new developments.

A connectivity statement should be included with relevant planning applications to demonstrate broadband access and speed will be sufficient.

The on-going improvement of broadband connectivity for individuals and homeworkers within the whole Parish will be supported.

Local Evidence

High speed broadband was identified as important by 98% of respondents to the Final Survey.

Technical Evidence

The Government has worked with Openreach - BT's local access network business - and the Home Builders Federation (HBF) on an agreement which aims to deliver superfast broadband connectivity to new build properties in the UK. As part of this deal, the Government has published a document to help developers understand superfast broadband connectivity options for new build homes, "New build homes: superfast broadband connectivity options Published by the Department for Culture Media and Sport 07 April 2016".

Willington Neighbourhood Development Plan

Policy W13 - Coalescence with Neighbouring Villages

New development must not compromise the open character of landscape that provides separation between Willington Village and the villages of Cople, Great Barford, Moggerhanger and Renhold.

Local Evidence

The pattern of the area surrounding Bedford Town is that of a high density of villages separated by countryside, mostly under agricultural management, and areas of woodland. Each settlement has its own community and distinct character and local history which contributes to the quality of life in this part of the country. The area of Willington Parish is no exception to this and sometimes small distances between neighbouring towns and villages require protection from new development which could otherwise lead incrementally towards coalescence of settlements, the inter-visibility between separate communities, or a change in their pattern which could urbanise their character.

Technical Evidence

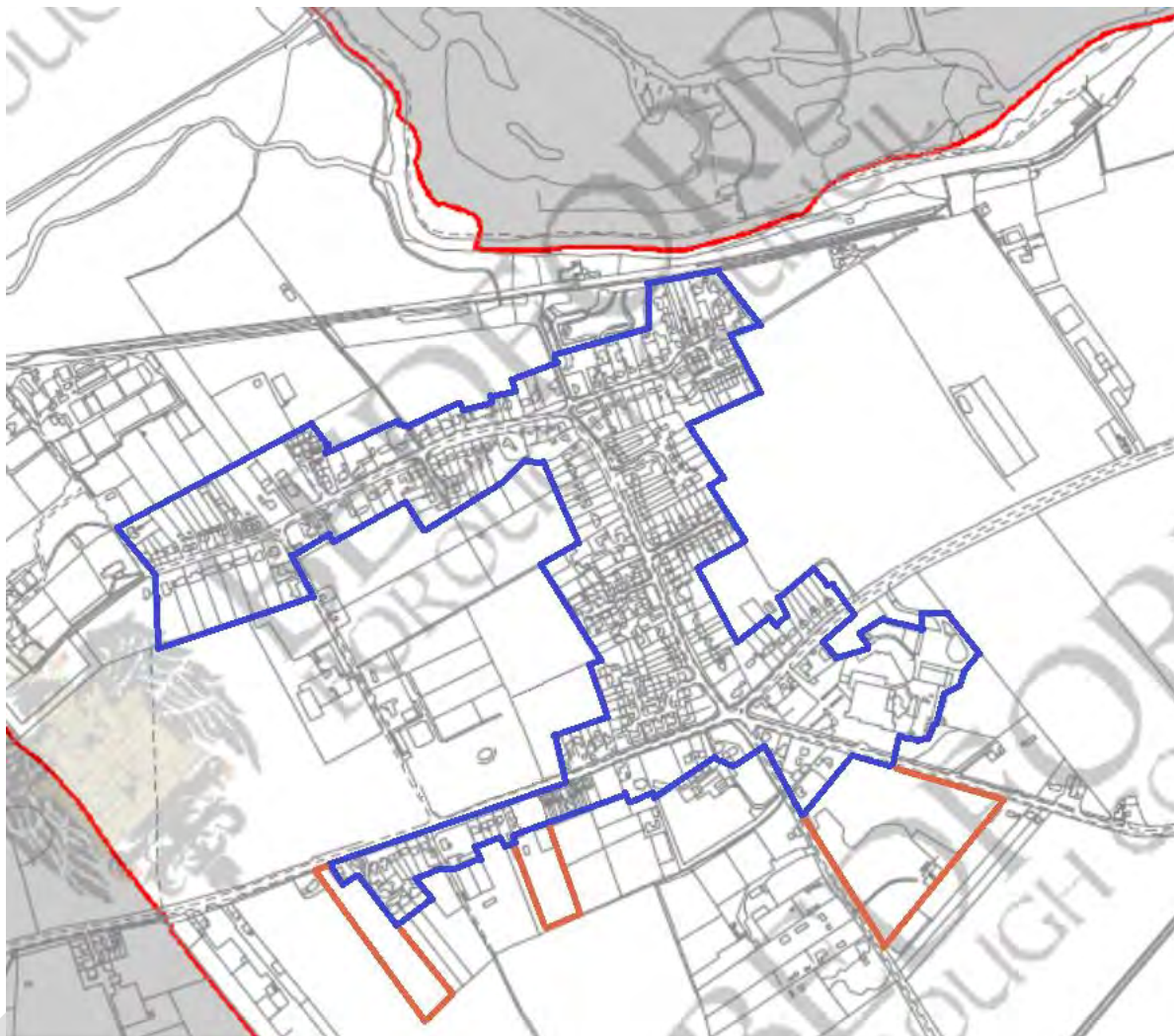
Policy AD42 Local Gaps of the Allocations and Designations Local Plan 2013 seeks to prevent coalescence between nearby rural settlements




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Willington Neighbourhood Development Plan

Settlement Policy Area

To accommodate the new developments of up to 63 dwellings the settlement policy area for the Parish of Willington will be formally changed as part of this Neighbourhood Plan (see map below).



	Existing Settlement Boundary
	Extended Settlement Boundary
	Parish Boundary

Willington Neighbourhood Development Plan

Non-Land Use Actions

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

Traffic and Transport.

The Initial and Final surveys showed clearly that local residents regarded traffic congestion, HGV's and speeding within the village as a current important issue which needs to be addressed.

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

In addition, the Parish Council will seek to ensure the retention of the bus services through the village that provide important access to the wider area in general. As well as to employment opportunities. There is a distinct dependency for certain members of the village for such services. Where possible review the ability to restore a bus service on Sunday should the bus service providers find it economical to do so.

This strategy will include the following areas identified for improvement:

- Support for average speed cameras
- Reduced speed limits
- Improved footpath maintenance standards.
- Traffic calming
- Improved crossing points on the A603

Willington Neighbourhood Development Plan

Monitoring and Review of the Plan

The WNDP Steering Group will ensure that the Plan is actively managed over the next 11 years. The WNDP will be reviewed periodically to ensure that it addresses any changes in both national and local planning policies.

Responsibility for providing the leadership for the WNDP will rest with Willington Parish Council. Each Annual Parish Council meeting, after the Plan implementation will include a detailed report 'Update to WNDP'. This will monitor the progress of the Plan in the previous year and the likely implications and impact of the Plan for the forthcoming year.

The Parish Council website will carry an up to date report on progress with the Plan during its lifetime.

In 2025 there will be thorough five year review of progress by the WNDP Steering Group which has a wider community base. The purpose of these reviews will be to guide the Parish Council in its stewardship of the WNDP and to consider whether a review of, or amendment to the Plan needs to be proposed to Bedford Borough Council.

In 2029, the Parish Council will recruit a new WNDP Group to undertake a review and decide on the need for a subsequent Neighbourhood Plan. If it is decided that a new plan is required the WNDP Group will develop it so that it is effective from 2031.

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Willington Neighbourhood Development Plan

Supporting information

Glossary of Terms

Affordable Housing

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

Archaeological interest

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

Consultation Statement

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

Core Strategy

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

Designated heritage asset

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

Development Plans

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

Flood Risk Assessment

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

Green Infrastructure

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

Heritage Asset

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

Willington Neighbourhood Development Plan

Highway Authority

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

Historic environment

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

Infrastructure

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

Listed Building

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

Local Planning Authority

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

Local Plan

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

Localism Act

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

Material Consideration

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

National Planning Policy Framework (NPPF)

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

Neighbourhood Plan

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

Willington Neighbourhood Development Plan

Open Space

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

Parish Council

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

Planning Condition

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

Planning Obligation

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

Planning Permission

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

Public Open Space

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

Rural Exception Site

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

Saved Policies/Saved Plan

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

Section 106 Agreement

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

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Willington Neighbourhood Development Plan

Supplementary Planning Documents (SPD)

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

Supplementary Planning Guidance (SPG)

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

Sustainability Appraisal

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

Windfall Site

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

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Willington Neighbourhood Development Plan

Acknowledgements

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

- Members of the Steering Group - Nathalie Hendry-Taylor, Rachel Chico, Ginny Ford, Joe Lewandowski, Rick Noel and Alan Bertram
- Officers of Bedford Borough Council for their co-operation through the neighbourhood plan process.
- Bedford Rural Communities Charity for their support in producing the Housing Needs Survey report and Green Infrastructure Plan.
- All residents, local groups and organisations that completed and returned survey forms as well as those attending consultation events and giving valuable feedback.

Reference documents

- Town and Country Planning Act 1990
- Localism Act 2011
- Neighbourhood Planning (General) Regulations 2012
- National Planning Policy Framework
- National Planning Practice Guidance
- 'Saved Policies' of the Bedford Local Plan (October 2002)
- Core Strategy and Rural Issues Plan (April 2008)
- Allocations and Designations Local Plan (July 2013)
- Emerging Bedford Borough Local Plan 2030
- Bedford Rural Communities Charity, Housing Needs Survey 2017
- Bedford Rural Communities Charity, Green Infrastructure Plan 2018

Willington Neighbourhood Development Plan

Appendix 1 Historic Environment

Historic Environment Map

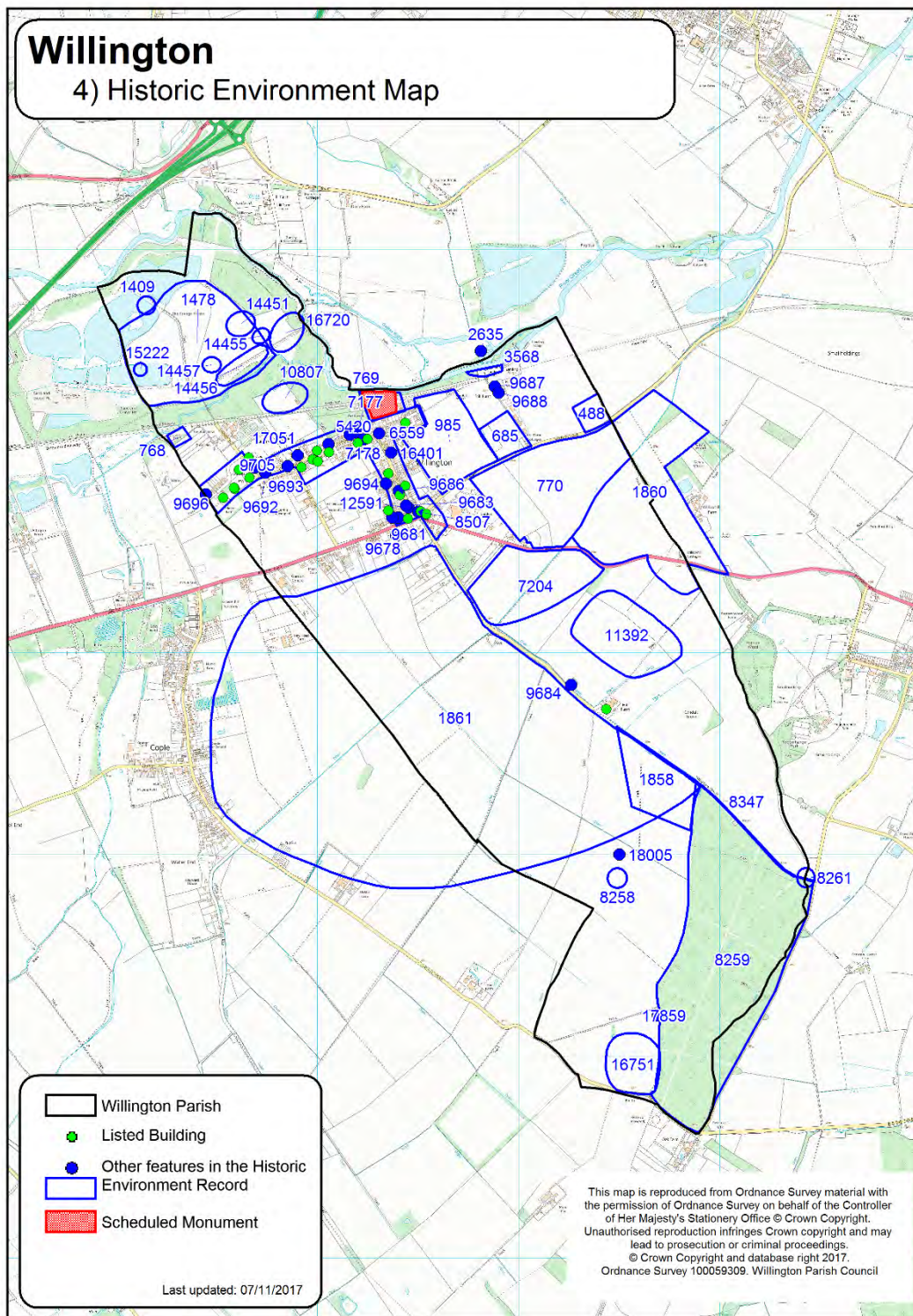
A variety of historic sites are shown on this map.

Integrating these sites into green infrastructure plans can help to preserve parish history.

The numbers next to most of the site boundaries represent locations in the Historic Environment Record (HER) which is maintained at Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford, MK42 9AP.

The table below gives a brief summary of each numbered site; more details are available from the HER, along with historic maps of the parish.

Due to the scale of this map only Listed Buildings are shown, however, there are many other historically important buildings recorded.



Willington Neighbourhood Development Plan

HER Number	Feature	HER Number	Feature
488	C20 GRAVEL PIT Mill Farm	9686	SEDES MEA, Station Road
685	C20 GRAVEL PIT Grange Farm	9687	SHELTER SHEDS Mill Farm
768	MOAT, The Pump House	9688	MILL FARMHOUSE, Barford Road
769	DANISH DOCKS, medieval moat	9689	5 CHURCH ROAD
770	CROPMARKS, South of Barford Road	9692	56 & 58 CHURCH RD
985	CROPMARKS, North East of Willington village	9693	36 & 38 CHURCH RD
1409	BUILDING AT WELL HEAD (site of)	9694	BARN/BYRE & STABLES Warren Farm Station Rd
1478	CROPMARKS	9696	FARM BUILDINGS, Manor Farm
1858	CROPMARKS	9705	70-72 CHURCH RD
1860	CROPMARKS & ROMAN OCCUPATION, Willowhill Farm, Mog	10807	IRON AGE SITE
1861	CROPMARKS, South of Willington	11392	CROPMARKS, North of Hill Farm
3568	OSIER HOLT, By Willington Mill	12591	ONION DRYING SHED, Grange Farm, Bedford Road
5420	THE DOVECOTE, Church Road	14451	IRON AGE FARMSTEAD
6559	WILLINGTON METHODIST CHURCH Station Rd	14455	DOUBLE RINGDITCH, Willington
7177	8 & 10 CHURCH RD	14456	ROMAN ENCLOSURE AND DITCHES
7178	WILLINGTON LOWER SCHOOL Church Rd	14457	DITCHED ENCLOSURE, Redlands Gravel Pit
7204	CROPMARKS, South East of Willington village	15222	SQUARE ENCLOSURE AND BURIAL, Willington Plantation
8258	BUILDINGS in Barn Cottnum	16401	THE CROWN at Station Road no.17
8259	SHEERHATCH WOOD	16720	CROPMARKS, East end of Willington Plantation
8261	THREE HORSESHOES FARM (site of)	16751	CROPMARKS, Mox Hill
8347	GREEN LANE	17051	MEMORIAL HALL
8507	POUND	17123	WILLINGTON MEDIEVAL VILLAGE
9678	THE LIMES Bedford Rd	17859	WW2 AIR RAID SHELTER & GENERATOR HOUSE
9680	BYRE Grange Farm Bedford Rd	18005	WW2 DECOY AIRFIELD, South of Hill Farm

Willington Neighbourhood Development Plan

9681	BARN Grange Farm Bedford Rd	1004502	Willington Stables
9683	DOVECOTE Grange Farm Bedford Rd	1004503	Willington Dovecote
9684	2 COTTAGES to Hill Farm Wood Lane	1012079	The Docks moated site and dock

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Willington Neighbourhood Development Plan

Appendix 2 Biodiversity Map

Biodiversity Map

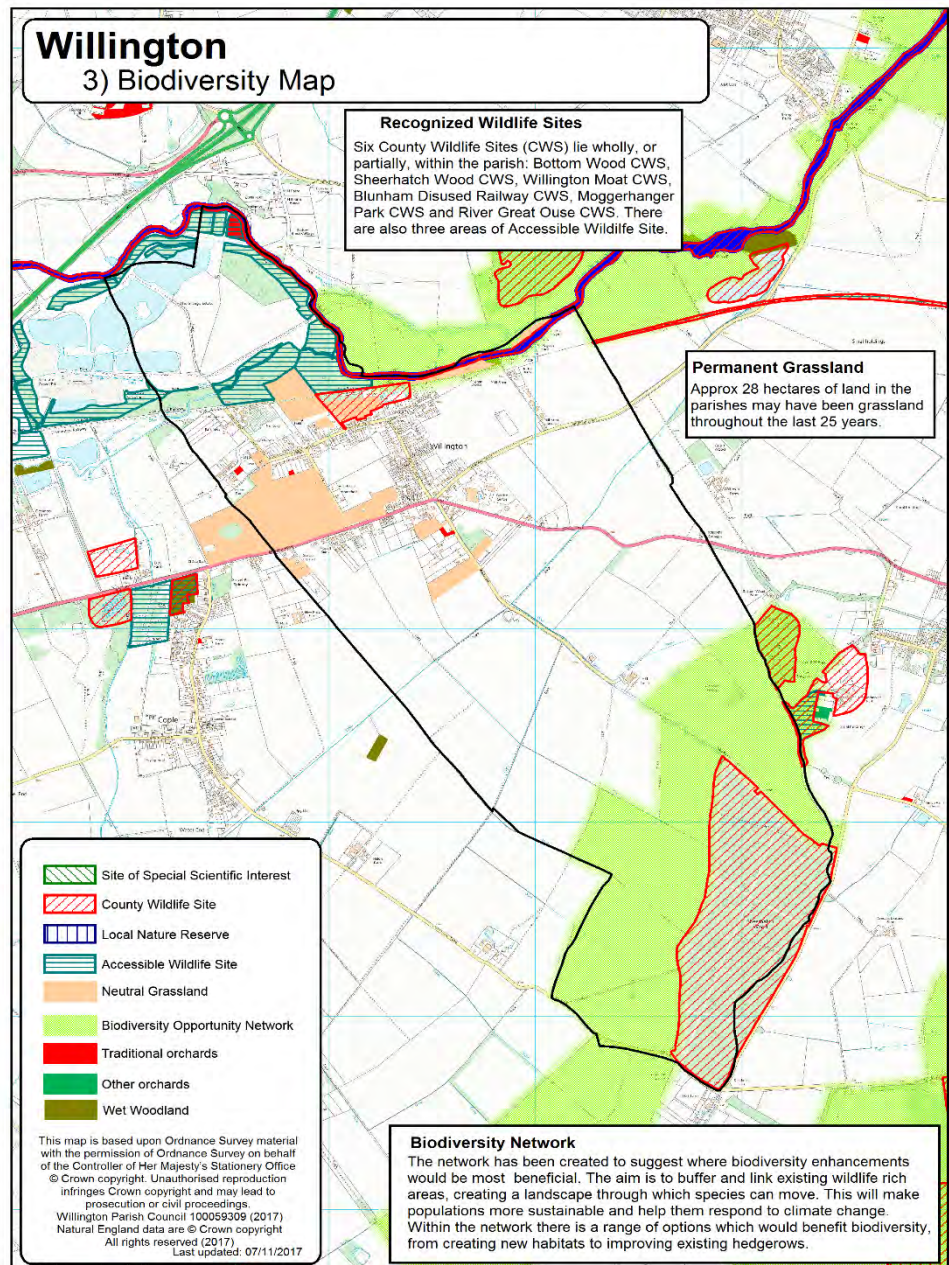
Six sites that are wholly or partially within the parish have been recognized as County Wildlife Sites (CWS): Bottom Wood, Sheerhatch Wood, Willington Moat, Blunham Disused Railway, Moggerhanger Park, and the River Great Ouse. There also three 'Accessible Wildlife Sites'.

County Wildlife Sites are sites that have been recognized as important for wildlife when assessed against a set of criteria. The selection guidelines consider aspects of the site such as size, diversity, rarity, fragility, typicalness and recorded history.

Recognition as a CWS does not confer protection on the site, or right of access, however for any significant change of land use the planning authorities will expect the wildlife interest to be taken into account alongside other normal planning considerations. Local conservation organisations may comment on planning applications that could affect a CWS.

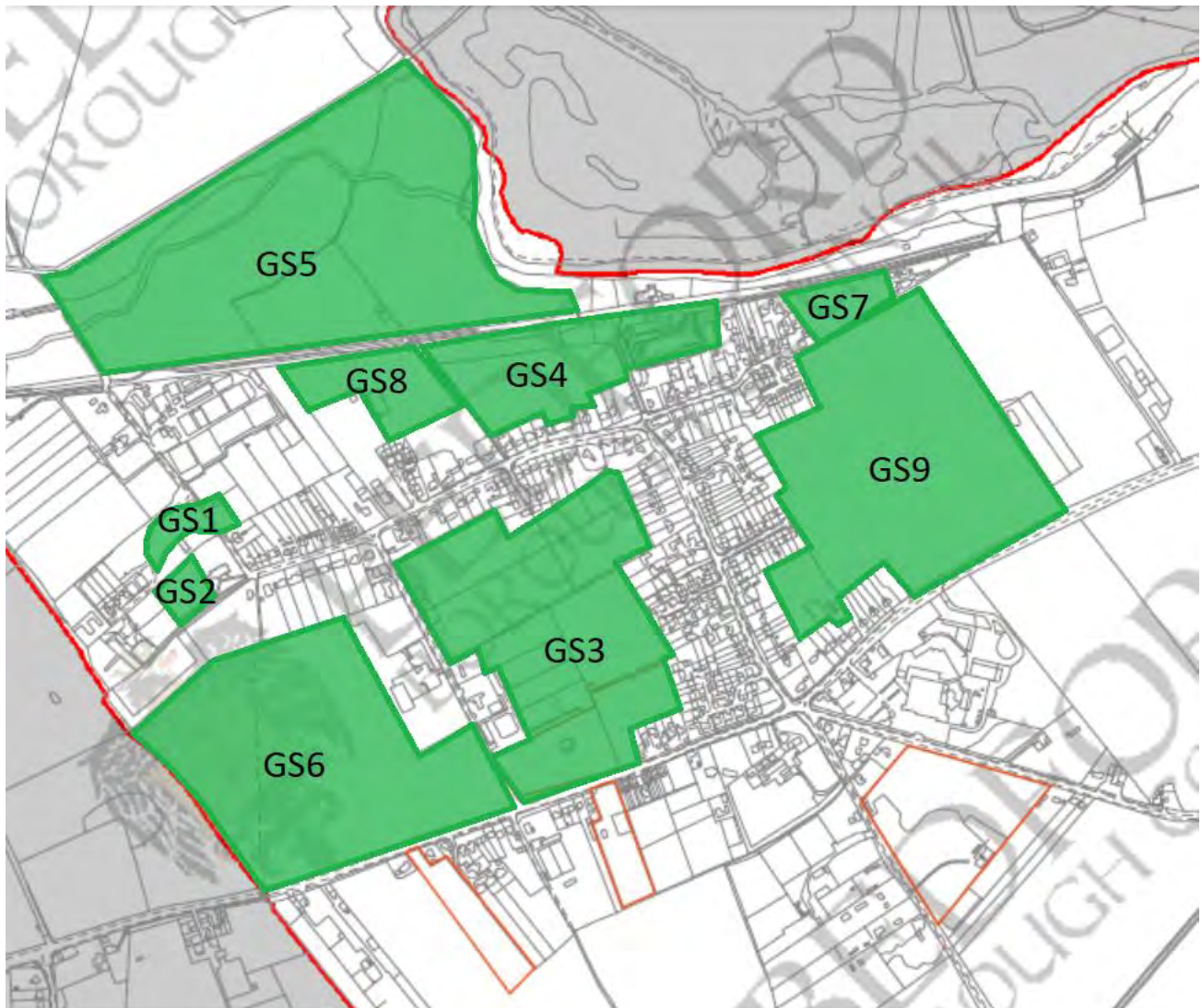
Within the parish there are approximately 28 hectares of land that may have been grassland for around 25 years or more.



Green infrastructure planning can help to link or buffer existing wildlife sites, providing them with increased protection from harmful activities and making their wildlife populations more sustainable. The Biodiversity Network suggests where this could be most beneficial.



Willington Neighbourhood Development Plan

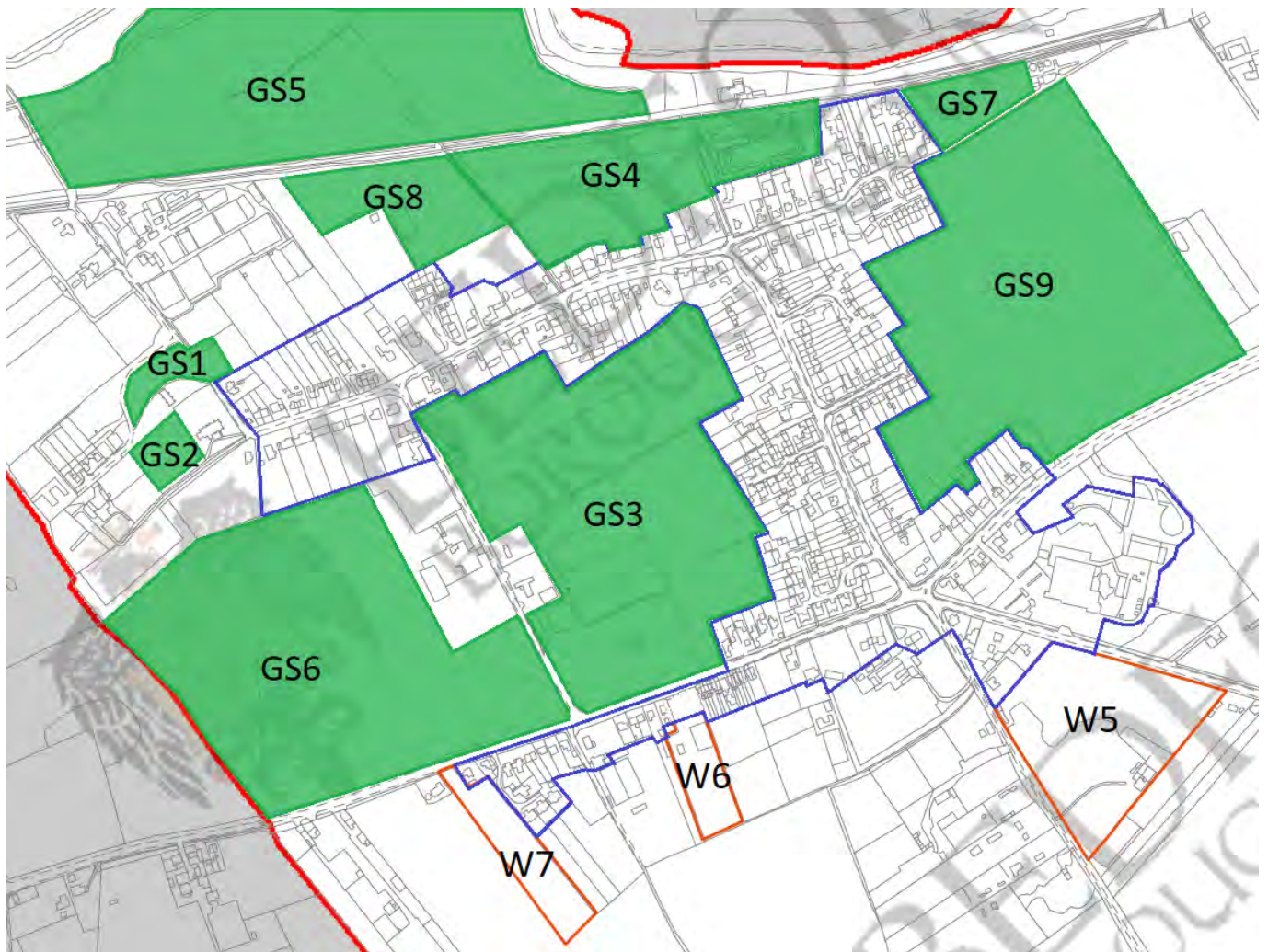
Appendix 3 Local Green Spaces

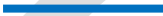





	Local Green Spaces
	Parish Boundary

Willington Neighbourhood Development Plan

Appendix 4 Proposals Map



	Existing Settlement Boundary
	Extended Settlement Boundary
	Local Green Spaces
	Parish Boundary

Willington Neighbourhood Development Plan

Appendix 5 Initial Survey

<https://www.dropbox.com/s/sdgrivx3awu17dl/Willington%20NDP%20Initial%20Survey%20Results%20V2.pdf?dl=0>

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Willington Neighbourhood Development Plan

Appendix 6 Housing Needs Survey

<https://www.dropbox.com/s/g0t09zr3fj1qvw9/HNS%20report%20Willington%20October%202017.pdf?dl=0>

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Willington Neighbourhood Development Plan

Appendix 7 Green Infrastructure Plan

<https://www.dropbox.com/s/cggggy7siothwd/Willington%20Green%20Infrastructure%20Plan%207.6.18.pdf?dl=0>

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Willington Neighbourhood Development Plan

Appendix 8 Final Survey

<https://www.dropbox.com/s/ktlxmzlanu9djdq/Willington%20NDP%20Final%20Survey%20Report%20-%20May%202019.pdf?dl=0>

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Willington Neighbourhood Development Plan

Appendix 9 Site Selection

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Site	Number of Dwellings	Density compared to current village (12/ha) Ratio <1.50	Identified as a Local Green Space in the Green Infrastruture Plan	Can the site provide adequate access	Is the site located within or adjacent to the urban area or close to the settlement boundary	Site Providing Employment	Site on the boundary of the village	Site used for Agriculture	Flood Risk	Contamination	Heritage	Recommendation
542 - Land off Sandy Road	50	1.14			Yes							Potential site - passes all criteria
642 - Land adj 55 Bedford Road	6	1.25			Yes			FAIL				Potential site, only impact is current use for agriculture, but the small size mitigates the impact of losing this land
641 - Land adj 77 Bedford Road	7	1.25			Yes			FAIL				Potential site, only impact is current use for agriculture, but the small size mitigates the impact of losing this land
287 - Land at Barford Road	38	0.75	FAIL		Yes			FAIL				Site rejected - aspirational green infrastructure location, agricultural land
291 - Between 83 and 103 Bedford Road	25	0.67			No	FAIL						Site rejected - site providing employment, not adjacent existing settlement
285 - 63 Church Road	8	1.00		No	Yes					FAIL		Site rejected. Insufficient access, heritage issues with adjacency to the church (views of the church from A603 important)
292 - Rear of 15-16 Bedford Road	35	0.67		No	No			FAIL				Site rejected - agricultural land, open land not adjacent existing dwellings, no clear access route
289 - Land at Chapel Lane	10	1.00	FAIL	No	Yes			FAIL				Site rejected - green infrastructure location, agricultural land, no direct access
469 - Land North West Side of Barford Road	50	1.67	FAIL		Yes							Site rejected - aspirational green infrastructure location, density over 150% of the existing village
544 - Land at Barford Road	18	2.00			Yes	FAIL						Site rejected - site providing employment, density more than twice current density of the village
543 - Land Adj Willington Garden Centre	32	2.08			Yes	FAIL						Site rejected - site providing employment, density more than twice the current density of the village
286 - Adj 23 Bedford Road	5	2.25			Yes			FAIL				Site rejected. Proposed density more than twice the current density of the village. Site currently used for agriculture
640 - Land at Church End	15	2.50	FAIL	No	No					FAIL		Site rejected - green infrastructure location, density more than twice current density of the village, insufficient access, not adjacent existing dwellings
643 - Land at Bedford Road	50	2.92	FAIL		Yes			FAIL				Site rejected - density more than twice the current density of the village, green infrastructure location, agricultural land
639 - Balls Lane	100	2.08	FAIL		Yes		FAIL			FAIL		Site rejected - Exceeds housing numbers required, density more than twice the current density of the village, boundary of village, green infrastructure site, known landfill site
541 - Willington Garden Centre	125	2.08			Yes	FAIL						Site rejected - Exceeds housing numbers required, density more than twice the current density of the village, site providing employment
290 - Land at Wood Lane	150	1.67		No	No			FAIL	2, 3a			Site rejected - Exceeds housing numbers required, not adjacent existing dwellings, agricultural land, density over 150% of current village
644 - Land off Sandy Road	150	1.67			Yes			FAIL	2, 3a			Site rejected - Exceeds housing numbers required, not adjacent existing dwellings, agricultural land, flood risk, density over 150% of current village
288 - Bedford Road & Balls Lane	30-50	0.00	FAIL		Yes		FAIL			FAIL		Site rejected - Exceeds housing numbers required, no direct access, not adjacent existing dwellings, green infrastructure location, boundary of village, known landfill site
687 - Grange Estate		0.00	FAIL		Yes		FAIL					Site rejected - green infrastructure location, boundary of village, insufficient access, not adjacent existing dwellings