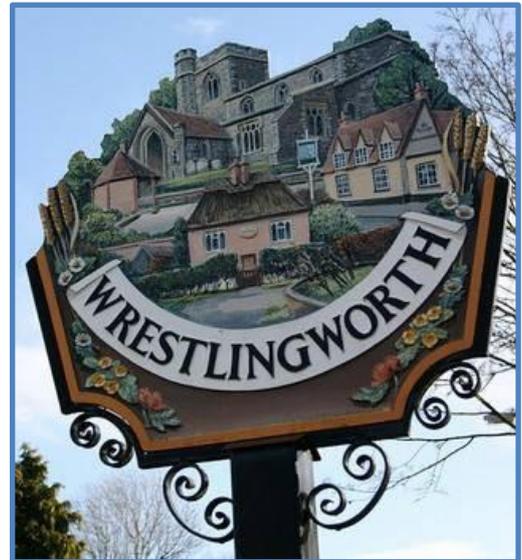


Wrestlingworth and Cockayne Hatley

Neighbourhood Plan 2016-2031



November 2017

Wrestlingworth and Cockayne Hatley Neighbourhood Plan

The Parish Council would like to thank:

- The Neighbourhood Plan Steering Group for volunteering their time and expertise;
- Bedfordshire Rural Communities Charity for leading the development of the Green Infrastructure Plan;
- Officers from Central Bedfordshire Council;
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- Most importantly, the residents of Wrestlingworth and Cockayne Hatley and members of parish clubs and societies who took part in open meetings, questionnaires, drop-in sessions and workshops and made this Neighbourhood Plan a true reflection of the Parish's concerns and priorities for the future.

Cllr Robin Barratt, Parish Council Chairman



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1.0 INTRODUCTION

1.1 An Explanation of Neighbourhood Planning

1.1.1 The Localism Act 2011 enables local communities to have a greater say in how their communities will change and develop in the future, including what is important to protect and enhance and how any development might occur. Local communities can do this through the production of a Neighbourhood Plan.

1.1.2 The Parish Council first produced a Parish Plan in 2011 covering the period 2011-2016. Having engaged the community with this project, the Parish Council then decided that the next step was to produce a Neighbourhood Plan. This Plan will have a 15 year timeframe from 2016 to 2031.

1.1.3 This Neighbourhood Plan covers the whole of the Parish (see Map 1) and includes a range of important land use and environmental issues. It:

- Sets out a Vision for the Parish and sets a number of Objectives for the Neighbourhood Plan;
- Lists the issues to be tackled and resolved over the Plan period from 2016 to 2031, with a base date for data of 2015;
- Sets the context for the development of policies which respond to the issues identified;
- Considers whether there should be more housing and employment in the Parish and if so, where it should go and what type of development it should be;
- Addresses transport and access issues including traffic on our roads, and the provision of public transport and opportunities for walking and cycling;
- Contains policies for the provision of community, social and leisure facilities;
- Contains policies for the protection, enhancement and creation of biodiversity - including green spaces and access to the countryside; and
- Contains policies for the protection of important buildings and our historic built assets, as well as design issues.

1.2 This Plan

1.2.1 This Plan follows on from the six week statutory consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Regulation 15 Submission, the Regulation 16 consultation and the Examination by an Independent Examiner.

1.2.2 It contains those amendments required in response to the Regulation 14 consultation comments received and the amendments recommended by the Independent Examiner. The Parish Council has reviewed existing national and local planning policies and how they may affect this Parish. This is set out in the Basic Conditions Statement which accompanies this Plan. It has also sought local

community opinions through a number of consultation events and this is set out in the accompanying Consultation Statement.

1.2.3 The content of this Plan takes account of the representations received on the pre-submission draft during the consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and the recommendations of the Independent Examiner.

1.3. A brief history and context of the Parish of Wrestlingworth and Cockayne Hatley

1.3.1 The Parish of Wrestlingworth and Cockayne Hatley has two settlements set within the rural open countryside on the eastern boundary of the county of Bedfordshire, close to Cambridgeshire and Hertfordshire.

1.3.2 Wrestlingworth is a linear rural village. Historically Wrestlingworth had “ends” including Mill End, Hatley End and Water End. Hatley End has been subsumed into the northern part of the village with buildings which were begun in the 1930s and the development completed in the 1980s. Both Mill End and Water End are still separated from the main part of the village by agricultural land.

1.3.3 Cockayne Hatley is the other settlement, approximately one mile to the north of Wrestlingworth.

1.3.4 The two settlements have considerable historic backgrounds, with Cockayne Hatley mentioned in the Domesday Book and Wrestlingworth being founded in the 12th Century. The settlements were based on the farming industry of the local area, which included arable and fruit farming.



1.4. The Conformity with other Planning Policies

1.4.1. The Neighbourhood Plan must demonstrate that certain Basic Conditions have been met, as laid down in national Planning Regulations, in order to succeed at examination. In particular, the Neighbourhood Plan planning policies must:

- Be appropriate having regard to national planning policies;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic planning policies in the development plan for the area;
- Be compatible with EU Regulations, including human rights requirements.

1.4.2 The Parish Council is required to submit a report, "The Basic Conditions Statement", to accompany this Plan, to show that these requirements have been met.

1.4.3 The implications of the Basic Conditions for the Wrestlingworth and Cockayne Hatley Neighbourhood Plan are:

- The Plan must have regard to the policies set out in the National Planning Policy Framework (NPPF); and
- The Plan must conform with the strategic policies in the CBC Northern Core Strategy and Development Management Policies 2009, as well as the saved policies from the Mid Bedfordshire Local Plan 2005.

1.4.4 In order to future-proof the Neighbourhood Plan we must also take account of CBC's emerging Local Plan which is currently being produced by CBC. At the time of publication of this Neighbourhood Plan, the CBC Draft Local Plan has been published. CBC has indicated in its submission at Regulation 16 stage that this Neighbourhood Plan is in conformity with the Draft Local Plan.

1.5. Our Approach to Consulting the Local Community

1.5.1 The 2011 Parish Plan, itself a community-led plan, provided a good basis for the Neighbourhood Plan. The views of the wider community have informed the development of the Neighbourhood Plan vision, overarching objectives and policies. This has been possible through a programme of consultation events. In addition, the wider community have engaged in the production of a key evidence base document underpinning the Plan; in particular, the Green Infrastructure Plan. The details of these consultations are set out in the Consultation Statement which is a supporting document to this Plan.

1.5.2 This Plan is the final version of the Neighbourhood Plan. It was amended following consultation with our community, key stakeholders and statutory consultees under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). This six week consultation took place from the 12th September to the 24th October 2016. It has also been amended to include the recommendations of the Independent Examiner following the Regulation 16 consultation.

1.6. Our Approach to Sustainability Appraisal

1.6.1. It is a requirement of Neighbourhood Plans that they contribute towards sustainable development, although they are not statutorily the subject of sustainability appraisal.

1.6.2 As part of our European Union obligations, we requested a Strategic Environmental Assessment (SEA) screening opinion from CBC. They have determined that the need for an SEA has not been triggered by the policies in our pre-submission Plan. The SEA screening determination is available to view on the Parish Council website and is included with the Basic Conditions Statement.

2.0 VISION AND OBJECTIVES

2.1. At the launch events for the Neighbourhood Plan, held in both Wrestlingworth and Cockayne Hatley, residents were invited to tell the Steering Group what was important to them about the area and what they wanted the future to look like. Comments made at these events, together with the results of the residents' survey, enabled a Vision and a number of Objectives to be drafted. These were then tested at a further drop-in session with residents of both communities in January 2016.

2.2 As a result, this Plan is underpinned by the following Vision and Objectives.

Vision

“Our Vision for the Parish of Wrestlingworth and Cockayne Hatley is for it to be a pleasant, tranquil and hospitable place to live and thrive, with a sense of community and where people support one another. Over the Plan period it will retain its distinctive rural character, with emphasis on protecting the quality of its built settlements, its surrounding landscape quality and enhancing its green spaces. It will also encourage the growth of its sense of community, the potential for community activities and for home-based working.”

Objectives

- **To safeguard the character and integrity of the built settlements of Wrestlingworth and Cockayne Hatley, whilst recognising their distinct individual identities;**
- **To ensure that any housing developments meet our wider objectives and allow for a small number of affordable homes to meet identified housing needs;**
- **To improve the connectivity within the Parish and to other local places through the provision of footpaths, bridleways and bus services and the development of better mobile and broadband services;**
- **To support proposals for reducing the speed and volume of traffic through each settlement;**
- **To preserve the special historic character of the Parish, including its heritage;**
- **To protect the rural character of the Parish, conserving and enhancing the attractiveness of the countryside and landscape whilst encouraging the provision of more green spaces.**

2.3 The table below shows the connectivity between the Objectives and the Policies which are set out in section 3 of this Neighbourhood Plan.

Objectives	Policies Which Implement this Objective
<p>Objective 1: To safeguard the character and integrity of the built settlements of Wrestlingworth and Cockayne Hatley, whilst recognising their distinct individual identities.</p>	<p>SE1: by focusing development within the settlement envelope.</p> <p>E1: by supporting new shop and employment provision within the settlement envelope, subject to criteria.</p> <p>E3: by recognising the importance of the sole existing public house within the settlement envelope and seeking its continued use.</p> <p>SCL1: by protecting community facilities.</p>

	<p>BE2: by setting out the criteria to guide design of new buildings.</p> <p>NE4: by designating Local Green Space.</p> <p>NE5: by designating Community Green Space.</p> <p>NE7: by protecting key viewpoints in the Parish.</p> <p>W1: by setting criteria to guide the impact of development on waste and water.</p> <p>W2: by setting criteria to assess solar farm proposals.</p> <p>W3: by setting out flood mitigation measures.</p>
<p>Objective 2: To ensure that any housing developments meet our wider objectives and allow for a small number of affordable homes to meet identified housing needs.</p>	<p>SE1: by supporting development within the settlement envelope.</p> <p>H1: by promoting a housing mix which meets local needs.</p> <p>H2: by supporting rural exception sites.</p>
<p>Objective 3: To improve the connectivity within the Parish and to other local places through the provision of footpaths, bridleways and bus services and the development of better mobile and broadband services.</p>	<p>E2: by supporting proposals that provide the hamlet of Cockayne Hatley access to a superfast broadband network and which enhances the existing superfast provision in Wrestlingworth, subject to criteria.</p> <p>T1: by seeking to alleviate congestion.</p> <p>T3: through encouraging pedestrian safety and walking.</p>
<p>Objective 4: To reduce the speed and volume of traffic through each settlement.</p>	<p>T1: by supporting proposals that alleviate congestion and improve traffic flows.</p> <p>T2: by seeking to improve traffic flows in Wrestlingworth High Street through managing on-street parking.</p>
<p>Objective 5: To preserve the special historic character of the Parish, including its heritage.</p>	<p>BE1: by conserving and enhancing the historic assets within the settlements.</p> <p>BE2: by setting criteria by which new development proposals will be considered.</p> <p>BE3: by safeguarding archaeological assets.</p>

	<p>NE1: by enhancing and protecting sites of biodiversity value.</p> <p>NE3: by enhancing provision of new natural environmental habitats, trees and hedgerows.</p> <p>NE4: by designating Local Green Spaces.</p> <p>NE5: by designating Community Green Spaces.</p> <p>NE6: by setting criteria by which development proposals for redundant farm buildings can be assessed.</p> <p>NE7: by protecting viewpoints.</p>
<p>Objective 6: To protect the rural character of the Parish, conserving and enhancing the attractiveness of the countryside and landscape whilst encouraging the provision of more green spaces.</p>	<p>SE1: by focusing development within the settlement envelope.</p> <p>BE2: by establishing criteria for considering the design of new developments.</p> <p>NE1: by protecting existing sites of biodiversity value.</p> <p>NE2: by safeguarding land for the extension to Lousy Wood Nature Reserve.</p> <p>NE3: by enhancing, protecting and providing for existing and new natural environmental habitats, trees and hedgerows.</p> <p>NE4: by designating Local Green Spaces.</p> <p>NE5: by designating Community Green Spaces.</p> <p>NE7: by protecting essential viewpoints.</p> <p>NE8: by promoting access to the countryside.</p> <p>W2: by establishing criteria for considering any proposals for solar farms.</p>

3.0 SUSTAINABLE DEVELOPMENT STRATEGY FOR THE PARISH

Background Information

3.1 In developing this Neighbourhood Plan we have considered the separate and distinct characteristics and requirements of each of the separate communities of Wrestlingworth and Cockayne Hatley.

3.2 The village of Wrestlingworth is a small settlement in the Dunton Clay Vale (CBC Landscape Character Assessment 2015). That report recommends the following "conserve the settlement pattern of small villages and seek to limit linear extension of development along roads. Conserve the pattern of small old enclosures around the historic villages with their settlement earthworks".

3.3 The village of Wrestlingworth is a small rural settlement of about 300 houses which was originally based on the farming activities around it. There is now very little employment based in and around the village, with most residents either going out of the village to work or being retired. The main employment within the village and its environs, relates to small businesses housed in redundant farm buildings. The village does have a church, a lower school, a pub, a hairdresser and a number of community activities and groups. However, there is a lack of other infrastructure in the village, including poor public transport provision, absence of a doctor's surgery, no shop, with limited parking space for residents of some houses along the High Street and Hatley Road, and a narrow High Street.

3.4 The hamlet of Cockayne Hatley is designated in the Northern Core Strategy 2009 as a small settlement in the open countryside. It has 30 dwellings and it sits within Cockayne Hatley Clay Farmland (CBC Landscape Character Assessment 2015). The overall Landscape Strategy is to "conserve the unified rural landscape with its small village, historic landscape features and scattered farmsteads of traditional materials". There is a church in the hamlet, but no other services or facilities.

3.5 In the CBC North Core Strategy 2009 the village of Wrestlingworth, as a small village, had a settlement envelope drawn which provided a strategy for enabling development within the settlement envelope but not outside it; this is subject to other policies and to the national planning policies related to agricultural buildings. In this Plan, we have reviewed this settlement envelope using criteria based on the 2009 North Core Strategy but updated to ensure that it meets the NPPF requirements for sustainable development. In this way the settlement envelope remains relevant today. The settlement envelope review is set out in detail in the accompanying document "Settlement Envelope Review". A number of small scale changes have been made to the settlement envelope and these are shown on the map accompanying this Plan.

Issues and Policy Preamble

3.6 The Residents' Survey of 2015 showed that residents in Wrestlingworth were roughly split 50/50 between those who wanted no further housing development and those who wanted a small scale of new development of up to 15 dwellings, plus a limited amount of small scale space for business and working. This is in line with the strategy in the CBC 2009 Development Plan.

3.7 In Cockayne Hatley, residents place a high value on the tranquil rural nature of the settlement and wish to see it preserved (Residents' Survey 2015). There is also an overwhelming consensus (79%) amongst residents that Cockayne Hatley should not have any further development. The main reason for this is that residents valued the sense of a small close knit community which has peace and quiet, comprising a very small hamlet within an undisturbed rural environment.

3.8 In the light of the information above, this Plan has a development strategy that meets the requirements of the NPPF in terms of sustainable development because it:

- Allows for some residential growth within the settlement envelope of Wrestlingworth, appropriate both to the scale of the village based on the Housing Needs Survey undertaken for the Parish in 2013 and to the current feedback from local residents;
- Encourages the development of affordable homes to meet local need -identified in that Housing Needs Survey;
- Maintains and respects the existing character of the two settlements through the protection of valued green spaces;
- Requires high quality design respecting the character of the village; and
- Protects and enhances the rural environment.

3.9 Policy SE1 below addresses the settlement envelope, with other policies later in the Plan addressing the other elements of the sustainable development strategy.

Policy SE1: Settlement Envelope for Wrestlingworth

The settlement envelope of Wrestlingworth is designated as shown on Map 2 accompanying this Plan, within which Policy H1 applies. Infill housing development and small scale employment uses within the Wrestlingworth Settlement Envelope will be permitted, subject to conformity with other policies in this Plan.

4.0 HOUSING

Background Information

4.1 In 2011, the census showed that the Parish of Wrestlingworth and Cockayne Hatley had 740 residents in 330 dwellings. Of these 82% were owner occupied, 9% social rented and 8.5% private rented (17.5% total in the rented sector). This total percentage living in rented homes was significantly lower than in Central Bedfordshire as a whole (13.4% in social rented and 13.2% in private rented, 26.6% in total).

4.2 A comparison of the population of the Parish between the censuses shows that the total population has been stable, but with a decrease in the number of children (age 0-15), a decrease in the 18-64 age groups and an increase in the number of older people (65+). In comparison with the Central Bedfordshire area, there are fewer children and more 65+ residents in the Parish compared with the Local Authority area. The changes between the age groups between the censuses would generally be ascribed to a stable population in the Parish.

4.3 Forecasts for national demographic change between 2008 and 2033 show that the elderly age group (65+) could increase from 16% to 23% of the total population - that is nearly half as many more.

4.4 The Parish has seen 15 new properties built since 2001; a further 7 are being completed in 2016. This is a 7.0% increase in dwellings over that period.

4.5 A more detailed analysis of household change is set out in the Evidence Base report, combined with the results and conclusions from a Housing Needs Survey by Bedfordshire Rural Communities Charity, dated May 2013.

Issues and Policy Preamble

4.6 A key issue for the Parish of Wrestlingworth and Cockayne Hatley is the lack of affordable homes for young people with connections to the Parish and the lack of homes for the elderly, which would enable existing residents to move to more suitable accommodation and "free up" family homes. This was evidenced in the Wrestlingworth Housing Needs Survey (HNS) conducted in 2013, which assessed need over a 20 year period. The Housing Needs Survey only covered the village of Wrestlingworth, and not Cockayne Hatley.

4.7 The HNS identified that there were 11 households with a local connection who would be suitable for housing within a rural exception site development, whether for "rent" or "shared ownership" over a 20 year period. A rural exception site is one that falls outside the settlement envelope. The HNS therefore recommended that over the next 10 years, 4 units would meet the local housing need (which is approximately 50% of the total need) with a size of 2-3 bed units, the majority of which should be 2 bed homes. Over the 20 year period an additional 4 units will be needed. In addition, the HNS identified the possible need for a small number of smaller properties targeted at older people.

4.8 Development that is currently taking place in the Parish is not meeting this need and so any exception sites that come forward as part of this Plan, will need to be specifically tailored to meet this need.

4.9 In terms of general new market housing, the Parish already has a high proportion of owner occupied property. The village of Wrestlingworth is small in scale as evidenced by its designation in the North Core Strategy 2009 and its essential characteristics are of a quiet, rural settlement within a pleasing rolling landscape. In addition, the hamlet of Cockayne Hatley is identified in the North Core Strategy as being within open countryside and therefore not suitable for development. Therefore, it is believed that significant new development would not be sustainable and would not meet the strategic aims of the current CBC Development Plan or the emerging CBC Local Plan. New development, therefore, will be focused within the settlement envelope of Wrestlingworth and be small in scale.

4.10 The Neighbourhood Plan therefore, is focusing its housing policies on the Objectives related to the built settlement and housing set out in paragraph 2.3:

- To safeguard the character and integrity of the built settlements of Wrestlingworth and Cockayne Hatley, whilst recognising their distinct individual identities;
- To ensure that any housing developments meet our wider objectives and allow for a small number of affordable homes to meet identified housing needs.

4.11 The intentions of the following housing policies are to:

- Protect Cockayne Hatley as a small hamlet in the open countryside, from further development;
- Support infill development within the settlement envelope of Wrestlingworth, which provide for smaller sized homes aimed at young people and homes for the elderly with an emphasis on 2 to 3 bedroomed houses to improve open market affordability, identified by the Residents' Survey; and
- Support affordable homes on a Rural Exception site, preferably for those with a connection to the Parish.

Policy H1: Housing Mix

All residential development proposals should meet an identified local need in terms of size, tenure and type. Specific regard should be had to the need for low cost market housing, as well as the needs of young families looking for 2 and 3 bedroom properties. Also, the explicit needs of a growing ageing population in the Parish and the corresponding need for more homes suitable for lifetime occupation by the elderly.

Policy H2: Rural Exception Site

Proposals for the development of small scale, affordable housing schemes for those with connections to the Parish on rural exception sites on the edge of the village of Wrestlingworth where housing would not normally be permitted by other policies, will be supported provided that:

- *The proposed development by virtue of its size, scale and type will not exceed the identified local need (as established in the up to date Housing Needs Assessment);*
- *The types of dwellings to be provided are consistent with the needs identified in the Housing Needs Survey undertaken for the village of Wrestlingworth;*
- *The proposed development is appropriate to the size and scale and character of the village and is acceptable in terms of other detailed considerations such as site location and circumstances, design, layout, materials, landscaping, biodiversity, impacts on the countryside, amenity, access and flood risk; and*
- *The affordable housing is provided in perpetuity.*

5.0 EMPLOYMENT

Background Information

5.1 The 2011 Census showed that the Wrestlingworth and Cockayne Hatley Parish had about 410 people in employment, which was 73% of the economically active population. There was a spread of occupation across the spectrum, although this included a reasonably high level of professional and managerial occupations, with a significant number with skills and qualifications at degree level (34%).

5.2 There are very limited employment opportunities within the Parish, with the emphasis on either out-commuting or home-based employment. There are a limited number of small businesses in the Parish; these tend to be located in converted farm buildings and are not always within the settlement envelope. The location of the Parish makes it an ideal area for commuters both to local centres of employment and, with close proximity to good rail and road connections, to Stevenage, Cambridge, Bedford and London.

5.3 There has, in the past, been both a post office/shop and a local convenience shop in the village of Wrestlingworth but both have closed due to lack of viability. The ex-post office/shop is now a residential property. The second shop property has been used over the past few years for a variety of retail/office type uses, but none have survived for any length of time and the property is currently vacant. There have been several pubs in the village of Wrestlingworth in the past, but today there is only one remaining.

5.4 Although there are a limited number of small businesses in the Parish, over time there has been a loss of some and it is not considered likely that new build would attract new companies to the area. Any new employment provision could come through the re-use of existing buildings, including any empty or disused buildings. Due to the scale and character of the village of Wrestlingworth, such uses should be quiet in nature and be suited for location within a residential environment.

5.5 The residents' survey of 2015 found:

- Some support for the promotion of opportunities for small business activities in the village of Wrestlingworth, although much of the support related to the provision of some form of small scale local shop for the provision of "convenience" (food and everyday items) goods;
- There was no support for the provision of new employment opportunities within the hamlet of Cockayne Hatley, other than home working; and
- There was huge concern in both settlements about the speed and reliability of broadband and the lack of mobile phone coverage - and the lack of priority given to the issue by the providers.

Issues and Policy Preamble

5.6 The first issue is whether there is any possibility for the provision of employment-related activities within the Parish, other than home-based working. Any employment-related provision could be through the re-use of existing buildings, including any empty or disused buildings. Due to the scale and character of the village of Wrestlingworth, such uses should be quiet in nature and be suited to sit within a residential environment (unless the property to be used is not within a residential environment). This would indicate that class B1 uses would be appropriate. It is considered, therefore, that there is no need for this Neighbourhood Plan to allocate any land for employment development opportunities. In addition, the NPPF and the Development Plans of CBC already give support and encouragement to the re-use of redundant farm buildings and this Plan supports such re-use.

5.7 The second issue is related to the desire of residents for a small-scale convenience shop for the Parish. It is obvious that residents would like the convenience of a shop to provide everyday food and other items, but the loss of the existing shops shows that there is a lack of usage and such provision would not be viable on a commercial basis. Provision, therefore, may need to be accomplished through a facility such as a "community" shop if there is sufficient community support and active involvement to achieve this.

5.8 The third issue relates to the provision and level of service of broadband and mobile phone coverage in the Parish, which is a considerable concern for residents. This is of particular concern given the increasing desire for home working. Although there has now been high speed broadband installed (to "the BT Cabinet") in Wrestlingworth, there is still no provision in Cockayne Hatley. This Plan needs to support any proposals that will enable a better level of service.

5.9 In addition, one of the only physical asset services in the village of Wrestlingworth is the last remaining village pub. The Parish Council will seek to have the pub designated as an Asset of Community Value to ensure that the village retains this "Public House".

5.10 The NPPF explicitly supports rural enterprise and therefore, there is no further need for a policy in this Plan.

5.11 Given the information set out in the Evidence Base related to the profile of the population of the Parish, the responses to the residents' survey, the Parish's location and the extremely limited employment development opportunities within the Parish, the intention of the policies in this chapter is to:

- Encourage home-based and self-employed working, including supporting space for home working within new homes provided;
- Support and promote technology required to support home working;
- Support proposals that come forward for small scale, low level business/B1 activities within existing buildings within the village of Wrestlingworth;
- Enable the retention of the Chequers public house; and
- Support any proposals for a local shop within an existing building within the settlement envelope of Wrestlingworth.

Policy E1: New shops and employment provision in the village of Wrestlingworth

New, small scale retail (A1) and commercial (B1) development within the settlement envelope of Wrestlingworth will be supported, provided that:

- *Residential amenity is not adversely affected;*
- *Pedestrian safety is not compromised;*
- *Proposals do not detract from the rural nature of the Parish;*
- *Adequate off street parking is provided; and*
- *Where the proposal is likely to increase on street parking, it can be demonstrated how this will be managed so that it does not lead to significant impact on traffic flows and cause congestion.*

Policy E2: Broadband Provision

Proposals that provide the hamlet of Cockayne Hatley access to a superfast broadband network and which enhance the existing superfast provision in Wrestlingworth, will be supported provided that:

- *Residential amenity is not adversely affected;*
- *Pedestrian safety is not compromised;*
- *Proposals do not detract from the rural nature of the Parish;*
- *Adequate off street parking is provided; and*
- *Proposals do not lead to traffic congestion or on street parking.*

Policy E3: Protection of existing Public House.

The loss of the Public House premises to alternative uses will not be supported unless it can be clearly demonstrated that there is no prospect of the use continuing.

6.0 TRAFFIC AND PARKING

Background Information

6.1 The village of Wrestlingworth sits on the B1042 from Cambridge to Potton/Sandy.

6.2 Wrestlingworth High Street forms a part of the B1042 from the crossroads at the southern end of the village, through to the Potton Road. This part of the village has seen a significant increase in the volume and weight of traffic over the last ten /fifteen years. The remaining part of Wrestlingworth lies on the road through to Cockayne Hatley and Potton/Gamlingay and although this road carries less traffic, it also has seen a significant increase in activity.

6.3 Cockayne Hatley lies off the road between Wrestlingworth and Potton/Gamlingay and is a "no-through" road. Even so, in the residents' survey, there was concern that the traffic into the hamlet has increased in volume and the speed at which traffic moves through the hamlet has also increased. This is in part due to the popularity of the long distance Clopton Way footpath which passes through Cockayne Hatley and walkers park their cars at the far end of the hamlet before joining the footpath.

6.4 The rise of car ownership has also seen a significant increase in the amount of on-street car parking in the High Street and in Hatley Road, in Wrestlingworth. There has also been an increase in on-road parking in Cockayne Hatley from the centre of the hamlet to the far end.

6.5 Public transport in the Parish is limited. The only bus service is one that stops in the centre of Wrestlingworth. This provides limited links to Potton, Sandy and Biggleswade. At the current time CBC are reviewing bus services but, at present, there is a very limited service involving Wrestlingworth from Monday to Saturday only:

- Service 75, one (daily) bus each way between Wrestlingworth and Cambridge;
- Service 188 every two hours between 8.00am and 5.00pm, from Wrestlingworth to Biggleswade. Every two hours between 9.30am and 7.30pm, from Biggleswade to Wrestlingworth;
- Service 188 every two hours between 9.50am and 7.50pm, from Wrestlingworth to Potton and Sandy. Every two hours between 8.00am and 16.50pm, from Sandy to Potton and Wrestlingworth.

Source – online bus timetables

6.6 There is no bus service to Cockayne Hatley.

6.7 CBC has a Local Area Transport Plan (2013) which sets the priorities for this Parish as:

- Public transport information provision and waiting facilities require improvements in the centre of Wrestlingworth;
- A need for variable message signs to warn all drivers of speed on entry to Wrestlingworth from the crossroads (there is currently only one in place further down the High Street);
- Resolving the lack of footways and white lining in the centre of Wrestlingworth which forces pedestrians to share space with traffic.

Issues and Policy Preamble

6.8 In the residents' survey 2015 the issues of traffic and public transport were the matters most commented on, with a wide range of comments and suggestions about the problems. These were identified as:

- The speed, nature and volume of traffic through both the village of Wrestlingworth and the hamlet of Cockayne Hatley;
- The dangers caused by on-street parking;
- The impact of heavy traffic through the narrow roads in both settlements;
- The lack of safe footpaths in certain areas;
- The dangers at the crossroads of the B1042 and the Eyeworth Road;
- The dangers for pedestrians at the junction of the High Street and Potton Road in Wrestlingworth;
- The lack of a bus service which provides adequate links to local towns;
- The total absence of a bus service in Cockayne Hatley; and
- The increase in the number of HGVs passing through the village.

6.9 There were many suggestions about the way to reduce speed of traffic through the villages including reducing the speed limit, putting in traffic calming measures and banning HGVs - as well as suggestions for pedestrian improvements.

6.10 The Neighbourhood Plan is therefore focusing its policies on the objectives related to traffic and parking set out in paragraph 2.3:

- To improve the connectivity within the Parish and to other local places through the provision of footpaths, bridleways and bus services and the development of better mobile and broadband services; and
- To support proposals for reducing the speed and volume of traffic through each settlement.
- Traffic calming proposals for Wrestlingworth which the community support.

6.11 The intention of the policies in this section are to:

- Support proposals that promote pedestrian and cyclist safety through lower traffic speeds and traffic volumes;
- Ensure that any new developments have enough car parking to meet current and future needs;
- Support any local and strategic traffic management initiatives which reduce HGV/LGV vehicles through the Parish in order to minimise their adverse impact; and
- Support any proposals that provide public transport links from both Wrestlingworth and Cockayne Hatley to Pottton, Sandy and Biggleswade, and which provide timely connections with other services to major towns such as Bedford, Cambridge and Stevenage.

Policy T1: Alleviating Congestion and Improving Traffic Flows

Proposals which alleviate existing congestion, improve pedestrian safety and improve traffic flows through the village of Wrestlingworth (such as provision of off-road parking for residents, parking for village facilities and other similar improvement proposals) will be supported.

Policy T2: Car Parking Provision

Development proposals shall provide for off street car parking sufficient to meet the needs generated by the development having regard to the standards set out currently in the Central Bedfordshire Council Design Guide (2014) (and any updated guidance) and repeated below:

- *1 bed X a minimum of one space*
- *2 bed X a minimum of two spaces*
- *3 bed X a minimum of two spaces, preferably three spaces*
- *4 bed X a minimum of three spaces, preferably four spaces.*

Development proposals which compromise pedestrian safety or give rise to additional traffic movements or congestion to the degree of adversely affecting residential amenity and detracting from the rural nature of the Parish will not be permitted.

Policy T3: Pedestrian Footways

All new development proposals must, when appropriate and practical, provide safe pedestrian access to link up with existing footways, ensuring that residents can walk safely to bus stops, the school and other facilities.

7.0 SOCIAL, COMMUNITY AND LEISURE FACILITIES

Background Information

7.1 Although the Parish of Wrestlingworth and Cockayne Hatley is relatively small with only 330 dwellings and about 740 people (at 2011) it does have some community, social and leisure assets both in terms of built facilities and groups/community organisations.

7.2 In terms of built community facilities, the village of Wrestlingworth has a pre-school and a VC Lower School, a pub, a Memorial Hall and a church. Attached to the church is the graveyard and close by, is a more recent burial ground. The hamlet of Cockayne Hatley has a church and associated churchyard.

7.3 The VC Lower School in Wrestlingworth shares a head teacher with Dunton VC School and has an "outstanding" rating by Ofsted. The school is well- attended and

has pupils from a number of local communities, as well as Wrestlingworth and Cockayne Hatley.

7.4 In addition, the Parish is served by some community groups including the Goodwill Fund, History Society and the WI. There is also a bi-monthly Village Link magazine to keep residents in touch with activities throughout the Parish.

7.5 The Parish also has some leisure facilities which are all in the village of Wrestlingworth and include a children's play area (which has been recently upgraded by the Parish Council), Millennium Garden and an informal amenity space behind the pub known as Miss Mayne's Meadow. Leisure clubs include a wildlife and walking group, a badminton club, and a carpet bowls club.



7.6 St Peter's Wrestlingworth PCC has undertaken a comprehensive review of the availability of grave spaces and has concluded that these are sufficient to meet the need for several years past the end date of this Neighbourhood Plan. The evidence for this is included in the Evidence Base Report published with this Plan. There is an ample supply of grave spaces at St John's churchyard, Cockayne Hatley.

Issues and Policy Preamble

7.7 In the residents' survey of 2015 the majority of residents of both Wrestlingworth and Cockayne Hatley felt that there is a good sense of community in their village/hamlet. The overwhelming response was that community spirit is important. Most respondents in Wrestlingworth felt that the existing facilities were "very important" or "important" to the village. Therefore it is considered important that the existing facilities are safeguarded. The residents of Cockayne Hatley expressed the view that they wanted access to the open areas in the central part of the hamlet for community activities to enhance community spirit.

7.8 In much the same regard the existing social and leisure facilities were also regarded as being of importance to the sense of community in the village of Wrestlingworth.

7.9 The Parish Council has also been actively pursuing the provision of allotments in the Parish. There is evidence that a sufficient number of people are actively interested

in taking up allotments for the Parish Council to consider provision of a site for 10 half-size allotment pitches.

7.10 The intention of the following policies is:

- To retain the existing community and leisure facilities and to see them prosper, being well-used and protected from development not associated with their current uses. The facilities to be retained are:
 - o *Pre-school;*
 - o *VC lower school;*
 - o *Chequers public house;*
 - o *Memorial Hall;*
 - o *St Peter's and St John's Churches;*
 - o *School playing field adjacent to Church Lane;*
 - o *Children's play area adjacent to Church Lane;*
 - o *Millennium garden; and*
 - o *Amenity paddock (known as Miss Mayne's meadow) to the rear of the Chequers pub.*

- To provide an allotment garden within the Parish.

7.11 It should be noted that some of these facilities are run by volunteers, whereas others, such as the school, are provided by the local authority, or are businesses (such as the Chequers Public House and the pre-school).

Policy SCL1: Protection of Community Facilities

The loss of existing community facilities (including any future Assets of Community Value) and recreation areas (as set out in Paragraph 7.10) will be resisted unless it can be shown that the facilities are no longer needed or viable, or where acceptable provision on an alternative site exists or is proposed. This policy will apply to future land provided for allotment use.

8.0 BUILT ENVIRONMENT

Background Information

8.1 The Parish of Wrestlingworth and Cockayne Hatley has two settlements within its boundary, the village of Wrestlingworth and the hamlet of Cockayne Hatley. There are a number of farms with associated agricultural buildings dotted around the Parish as well. The village of Wrestlingworth was not mentioned in the Domesday Book but it is believed to have been founded in the 12th Century. The hamlet of Cockayne Hatley is a much smaller settlement and can be considered a hamlet sitting in open countryside. It is mentioned in the Domesday Book. Both settlements, therefore, have historic cores and are of significant historic interest.

8.2 Wrestlingworth has a number of listed buildings and the core of the village was designated a Conservation Area in 1983. This includes the area around the Chequers Pub and Butchers Lane, as well as the area covering the south eastern part of Woodcraft's Meadow and the church. The Conservation Area is shown on Map 3 attached to this Plan.

8.3 Cockayne Hatley includes two houses from the 17th Century; a stone built rectory from 1856 and a hall on the site of the medieval manor house. The church is Grade 1 listed and is filled with imported woodwork from the 17th Century and a stained glass window from the 14th Century.

8.4 The Listed Buildings in the Parish are:

Wrestlingworth:

- 12 Church Lane;
- Ivy Cottage, 3 Church Lane;
- 7 Water End;
- 88 High Street;
- St Peter's Church;
- 18 headstones in St Peter's churchyard;
- War Memorial, St Peter's churchyard;
- Dovecote at Home Farm, High Street;
- Home Farm house, High Street;
- Hill Farm house, Church Lane;
- The Chequers public house, High Street; and
- Twin Elms, Hatley Road.

Cockayne Hatley:

- St John the Baptist Church;
- Grave monument to WE Henley, St John's churchyard;
- Crinkle Crackle Wall, which forms part of the boundary between the Hall (originally the Manor House) and Home Farm; and
- The Well House (formerly, The Pippins).

(It should be noted that another headstone in St Peter's churchyard is being considered for listing).

8.5 Within both settlements in the Parish there are buildings and other features of note in the context of the local built heritage and the history of the area and, whilst they are not Listed Buildings, they are considered of local importance and will be protected due to their intrinsic quality. This protection is provided through policy BE1, where these features are listed in the policy.

8.6 Both settlements are linear in form, although Wrestlingworth does have several residential roads branching off from the main High Street. The land behind the public

house in Wrestlingworth, known as Miss Mayne's Meadow, is an important amenity space with many community activities held there throughout the year.

8.7 The site of a Roman settlement has been found at Sandy, 6 miles to the west of the Parish. The A1198, five miles to the east, is a Roman road (the Ermine Way). There is evidence of a Roman road running east from the bends on the Eyeworth Road, in the direction of Tadlow. There is also evidence of a Roman road running in the direction of Potton to the south of the current settlement of Cockayne Hatley and east in the direction of the Ermine Way. This evidence supports the various spot finds of Roman coins and artefacts in the Parish, mainly to the south of Grange Farm which is to the south-east of the main settlement of Wrestlingworth. Neolithic, Bronze Age and Medieval artefacts have also been found in the area.

8.8 There is a good example of "ridge and furrow" in Butchers Knolls, Wrestlingworth and there is also one to the north-east of the settlement of Cockayne Hatley. There is a medieval headland running north-east of the settlement of Wrestlingworth for 795m in the direction of Cockayne Hatley.

8.9 In Cockayne Hatley there is evidence of medieval occupation to the east of the church, with a moat and enclosures to the north-east of the settlement.

8.10 As the Conservation Area designation is several decades old, the opportunity was taken to undertake a character assessment of the Parish as part of this Plan preparation. This enables a more up-to-date assessment of the historic built environment and ensures also that there is appropriate design guidance for any new development that might take place. The report on the character assessment for the Parish is published as a separate document alongside this Plan.

8.11 Throughout the Parish, there are a number of Archaeological Notification Areas and both settlements have a medieval core. These are all shown on Map 4 of the Green Infrastructure (GI) Plan. The GI Plan also shows other features recorded in the Historic Environment Record. Many of these are included in the list of Listed Buildings and the Local List, but others include crop and medieval markings plus other historic features. A report accompanying this Neighbourhood Plan (Local Buildings and Features of Importance) provides further information on the items in the Local List as set out in Policy BE1. The Local List items are also shown on Map 6 and Map 7 accompanying this Neighbourhood Plan.

The Parish Character Assessment

8.12 A Character Assessment of the Parish has been undertaken to support this Neighbourhood Plan and covers the whole of the Neighbourhood Plan area, as shown on Map 1. The character assessment considers the historical context to the settlements; topography; land uses; layout; roads, streets and routes; open spaces; buildings; local landmarks; green and natural features and streetscape.

8.13 In summary, the village of Wrestlingworth contains a varied mix of houses and bungalows on the High Street, and on Church Lane, as well as Potton Road. These streets, together with Braggs Lane, are the oldest part of modern Wrestlingworth. The details are set out in the Character Assessment published as a supporting document to this Plan.

8.14 The essential characteristics that define the village of Wrestlingworth and make it the place it is are:

- The rural nature of the winding High Street, with properties set at different distances from the road;
- The multitude of different plot size and house size, producing an eclectic mix of style;
- That there is no standard estate-style development;
- The largely linear form of development over time;
- The lack of uniformity of properties;
- The integral part played in the High Street, by the brook.

8.15 In summary, the hamlet of Cockayne Hatley is a small settlement set in open countryside with far reaching views from the higher ground at each end of the hamlet. There is also an eclectic mix of old and new dwellings, with varying plot sizes. The details are set out in the Character Assessment.



8.16 The essential characteristics which define the hamlet of Cockayne Hatley and make it the place it is are:

- A feeling of an old estate village;
- Tranquillity;
- Lack of paved footways and street lighting, which add to the tranquillity;
- Leafy and spacious gardens;
- Proximity to farmland throughout the hamlet.

8.17 Both settlements are still considered to be rural, community-based settlements by residents and the sense of community spirit was both considered to exist and to be important to residents of both settlements. In the residents' survey of 2015 the majority of residents in both settlements felt that the Parish Council should influence the design and style of any new development and this also has been a factor in undertaking the Character Assessment of the settlements.

Issues and Policy Preamble

8.18 The main issue for the Parish is to ensure that the historic and built environment of the settlements, is conserved and that any development or proposals that take place does not adversely affect the existing environmental quality within the Parish.

8.19 The Neighbourhood Plan therefore focuses on the Objective related to the built environment as set out in paragraph 2.3:

- To preserve the special historic character of the Parish, including its heritage.

8.20 To ensure that this Objective is met, the intentions of the policies in this chapter are to:

- Ensure the preservation and protection of the Conservation Area and the listed buildings;
- Ensure that the design of any new development or other proposals should be of a high quality and contribute positively to the general character of the settlements and the essential elements of the built environment which make them the places they are;
- To protect the archaeological heritage of the Parish.

Policy BE1: Built Heritage

Any new development or other proposals should preserve and, where possible, enhance the essential characteristic of the Parish including, where relevant, the settings and views of listed buildings and of the Conservation Area.

Non-designated heritage assets as listed below, and shown on maps 6 and 7 accompanying this neighbourhood Plan, are considered to be of local architectural significance, of distinctive character and/or of historic importance. Proposals which preserve or enhance these assets will be supported. Where proposals have an effect on a non-designated heritage asset, a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.

Wrestlingworth

- *Memorial Hall, Church Lane;*
- *The Old School House, 1 Church Lane;*
- *The Old Rectory, Church Lane;*
- *3 Pollard Elms in meadowland at the south-east end of the village adjacent to the crossroads;*
- *Water End and Cow Lane (now known as Water End);*
- *Sarah Daizley's Cottage, No 1 High Street;*
- *42 High Street;*
- *Butchers House, Butchers Lane;*
- *132-136 High Street, houses that were originally the "First and Last" Public House;*
- *Old Chapel;*
- *Millennium Garden;*
- *25 Braggs Lane, originally a number of cottages around a square known as Charles Square; and*
- *Toad Hall (formerly Longacre), Braggs Lane.*

Cockayne Hatley

- *The Village Road;*
- *Houses at the far north-eastern end of the Village Road;*
- *Village Farm;*
- *No 19, known as Mrs Parnell's House;*
- *The Old Rectory;*
- *Orchard View; and*
- *The Hall, originally the Manor House.*

Where proposals have an effect on a non-designated heritage asset, a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy BE2: Design

Development proposals should be of a high standard of design and respond positively to local character reflecting the identity of local surroundings and materials. In particular, new development should:

- *Protect, conserve and where possible enhance landscape character including the features designated in the Green Infrastructure Plan, (footpaths, rights of way, green spaces, woods, trees and hedgerows, and recreation areas);*
- *Respect and do not detract from the important views across the landscape that contribute to the visual qualities of the Parish, as described in the Viewpoints Report and shown on Map 4 accompanying this Plan;*
- *Use construction materials and finishes to reflect the surrounding area, including the character and heritage of the immediate environment;*
- *Demonstrate regard to the Wrestlingworth and Cockayne Hatley built environment Character Assessment, undertaken as part of this Plan, in relation to layout, materials, scale, density, setting and essential characteristics of the settlements;*
- *Preserve the settlement pattern of Wrestlingworth and Cockayne Hatley, but seek to limit the linear extension of both, along roads;*
- *Respect and protect the residential amenity of existing and future residents;*
- *Provide safe and attractive pedestrian access within the development site, links into existing footpath and bridleway network where possible, and utilising opportunities to improve access to the wider footpath and bridleway network, having regard to the priorities set out in the Green Infrastructure Plan; and*
- *Not exacerbate potential flooding from the brook and where possible contribute to the reduction of existing flood risks.*

Policy BE3: Archaeology

The identification and protection of local sites of archaeological interest and their enhancement, is supported. Development proposals affecting a site with potential archaeological interest shall be accompanied by an archaeological desk-based survey and, where applicable, a field evaluation. Any reports should be made available for public viewing by deposition of reports with the Central Bedfordshire Historic Environmental Record and any archive material with an accredited museum.

9.0 NATURAL ENVIRONMENT

Background Information

9.1 The Parish of Wrestlingworth and Cockayne Hatley is set within the East Bedfordshire rural environment with rolling farmland, woodlands and open views across the landscape. Wrestlingworth sits in the Dunton Clay Vale (MBDC Landscape Character Assessment 2007) with Cockayne Hatley sitting within the Cockayne Hatley Clay Farmland (MBDC Landscape Character Assessment 2007). The area around the two settlements is extensively farmed for arable crops although there are number of paddocks for horses, cattle and sheep grazing in close proximity to the village settlement envelope of Wrestlingworth.

9.2 There are also a number of footpaths, bridleways, and permissive routes throughout the Parish which allow residents good access to the surrounding countryside. These Rights of Way also provide access to the key vantage points around the Parish which provide extensive and expansive views - both across the Parish and into the adjoining counties of Cambridgeshire and Hertfordshire.

9.3 There is a County Wildlife site within the Parish at the north-eastern extremity of the Parish known as Cockayne Hatley Wood; and to the north- western edge of the Parish but just outside the boundary is Potton Wood, which is both a County Wildlife Site and a Site of Special Scientific Interest.

9.4 Around the village of Wrestlingworth there are a number of areas of permanent grassland, which are of historic importance. The largest of these include Woodcraft's Meadow, Butchers Knolls and land at the southern entrance to the village adjacent to Home Farm.

There is also a nature reserve, Lousy Bush, at a former gravel pit which the Parish wishes to be designated as a Local Nature Reserve.



Issues and Policy Preamble

9.5 The 2015 residents' survey found that the rural environment was of significant importance to the residents of the Parish. The Parish Council therefore commissioned the production of a Green Infrastructure Plan to "run alongside" this Neighbourhood Plan - to provide a detailed action plan for the protection of and improvement to, the green infrastructure of the Parish. The Green Infrastructure Plan has been consulted on widely with local residents and has been framed with their input and approval. Part of the feedback from this work has been that residents felt strongly that green spaces within their communities needed protecting as they were an integral part of the built and natural environment, cherished by the community. Particular green spaces were identified in both settlements as being of importance and needing protection.

9.6 In addition, as the area is rural in nature there are a number of farms and associated buildings dotted about the Parish; some are still in agricultural use, some are used for other employment generating purposes and a few are unused or derelict. It is recognised that there may be opportunities for the re-use of such buildings when they no longer are needed for agricultural purposes. This would be in line with national policy as set out in the NPPF.

9.7 The key issues for residents in the 2015 survey were:

- Ensuring that the general peace and tranquillity of the Parish, and its settlements, was preserved within the natural environment;
- Conserving the meadows around Wrestlingworth and protecting the green spaces in both Wrestlingworth and the centre of Cockayne Hatley;
- Better maintenance and identification of pedestrian routes around the Parish;
- Encouraging the appreciation and awareness of the local rural environment;
- More planting of flowers and trees, with provision of more litter bins;
- Keeping the brook clean and making it a feature of both settlements, as it runs through both Cockayne Hatley and Wrestlingworth; and
- Better wildlife information by the Lousy Bush Nature Reserve.

9.8 The Green Infrastructure Plan 2015 identifies the aspirations that the community developed over a number of workshops during 2015. These include:

- Creating a number of new footpaths and bridleways;
- Upgrading a number of permissive routes;
- Creating a number of community green spaces in both settlements and, where appropriate, meeting the "designation" criteria to be designated as Local Green Space;
- Identifying ponds for restoration projects;
- Identifying important wildlife habitats to ensure appropriate management;
- Identifying viewpoints that should be protected - these are shown on Map 4 accompanying this Plan;
- Identifying "green areas" where public access should be sought; and
- Extending the Lousy Bush Nature Reserve.

9.9 The Green Infrastructure Plan will run alongside this Neighbourhood Plan and the detailed action plan will be implemented through work by the Parish Council; a Steering Group has been established to undertake this work. This will include seeking designation for Lousy Bush as a Local Nature Reserve by Central Bedfordshire Council under section 21 of the National Parks and Countryside Act.

9.10 In relation to the designation of Local Green Space and Community Green Space, work has been undertaken to assess those sites identified in the Green Infrastructure Plan as potential Local Green Spaces having regard to the criteria in the National Planning Policy Guidance Paragraph 77. This work is set out in a separate report entitled "Designation of Local Green Space" and is published alongside this Plan. This shows the analysis of these potential sites and those which meet the criteria are proposed for designation as Local Green Space.

9.11 Those spaces that do not meet the designation criteria for Local Green Space but are considered to be of importance in other ways to the community and fundamental to the character of the settlement within which they lie, are proposed for allocation as community green spaces.

9.12 The Green Infrastructure Plan identifies important views across the landscape within the Parish, which should be protected. These viewpoints (as shown on Map 4, accompanying this Plan) were identified by the local community as part of the process of community engagement on the Green Infrastructure Plan and were considered to be integral to the open nature of the landscape in the Parish. Many of the viewpoints are at the highest points in the Parish and look across from the ridges and high points to the north of the Parish towards Wrestlingworth and beyond to Therfield Heath. To support the protection of the identified views there is a more detailed report (Viewpoints Report) published accompanying this Plan; this describes the viewpoints.

9.13 The policies in this Plan focus on the Objective set out in Paragraph 2.3 for the natural environment as:

- To protect the rural character of the Parish, conserving and enhancing the attractiveness of the countryside and landscape whilst encouraging the provision of more green spaces.

9.14 To implement the Objective, the intention of the Neighbourhood Plan is therefore to:

- Protect and enhance access to the rural environment in the Parish;
- Designate as either Local Green Space or Community Green Space, those areas within the two settlements that the communities consider to be vital green spaces;
- Protect and enhance the trees and hedgerows in the Parish;
- Provide more circular walks around the Parish including, where possible, bridleways to provide greater access;

- Protect important viewpoints around the Parish, as identified on the Green Infrastructure Plan.

Policy NE1: Protecting Existing Sites of Biodiversity Value

The wildlife sites identified on Map 4 are valued highly by the community and are to be protected. Any development proposals which impacts upon them must contribute to, rather than detract from, their biodiversity value:

- *Lousy Bush Nature Reserve;*
- *Cockayne Hatley Wood (a County Wildlife Site).*

Damage to other sites of biodiversity value within the Parish, including the areas of permanent grassland as shown on Map 4, should be avoided. The benefits of any development proposals affecting these areas must be demonstrated to clearly outweigh any impacts.

Policy NE2: Extension to Lousy Bush Nature Reserve

The site identified on Map 5 is safeguarded as a future extension to the existing Lousy Bush Nature Reserve. Development proposals will not be permitted if they prejudice the delivery of the future extension.

Policy NE3: Enhancing Provision of New Natural Environmental Habitats, Trees and Hedgerows

Development proposals will be expected to retain existing features of biodiversity value and, where practical to do so, provide a net gain in biodiversity through for example:

- *The creation of new natural habitats;*
- *The planting of additional trees and hedgerows; and*
- *Restoring and repairing fragmented biodiversity networks.*

Policy NE4: Local Green Space

The following sites are designated as Local Green Spaces, as identified in the Green Infrastructure Plan and as shown on Map 5 accompanying this Plan:

- *Meadow north-east of Church Farm known as Butchers Knolls, Wrestlingworth;*
- *Land at the rear of the Chequers pub, Wrestlingworth known as Miss Mayne's Meadow;*
- *School playing field and associated play space area, adjacent to Church Lane Wrestlingworth;*
- *Part of Woodcraft's Meadow, (which lies within the Conservation Area) adjacent to the High Street, Wrestlingworth;*
- *Lousy Bush nature reserve.*

New development on these sites will not be acceptable other than in very special circumstances.

Policy NE5: Community Green Spaces

Due to their amenity value and the contribution they make to the character and tranquil nature of the hamlet, the following sites are safeguarded as Community Green Spaces, as shown on Map 5 accompanying this Plan:

- *Land in the centre of Cockayne Hatley, both to the north and south of the village road;*
- *Land at the north-east end of Cockayne Hatley.*

The openness and tranquil nature of the sites shall be retained.



Policy NE6: Redundant Buildings in the Countryside

Development proposals for the re-use or replacement of existing buildings in the countryside must meet the following criteria:

- *The replacement building is not materially larger, than the one it replaces;*
- *For the re-use of existing buildings, the building must have a permanent and substantial construction capable of conversion;*
- *The proposals, including, where appropriate, conversion to residential use, help support the sustainability of the existing rural community and deliver positive benefits in terms of the immediate landscape setting;*
- *The re-use or replacement is sympathetic and in keeping with the character, scale and appearance of the rural surroundings and, in the case of re-use, the appearance of the original building;*
- *No harm is caused to features of architectural or historic importance;*
- *There is no detriment to significant flora and fauna in the locality.*

Policy NE7: Protected Viewpoints

Development proposals will not be permitted if they adversely affect the key views shown on Map 4 accompanying this Plan and as described below and in the Green Infrastructure Plan and Viewpoints Report.

Viewpoint 1

A point south of the water tower at the edge of the parish in Cockayne Hatley

This Viewpoint provides an example of the peaceful, open, large scale agricultural landscape visible from one of the highest points in Cockayne Hatley. It is typical of the views of large fields and big open skies.

Viewpoint 2

A point 150m south of Viewpoint 1

This Viewpoint, similar to Viewpoint 1, is another example of the large fields and big open skies of this landscape on the edge of the county and bordering on Cambridgeshire.

Viewpoint 3

Adjacent to the bus shelter at the top of Village Road, Cockayne Hatley

This Viewpoint illustrates the remote rural environment of Cockayne Hatley which is highly valued by residents.

Viewpoint 4

Approximately 175m to the east of the hamlet of Cockayne Hatley on the opposite side of the built environment to Viewpoint 3

The view back into the hamlet also illustrates its remote rural location. Views to the south and east show the typical large fields and open skies to the north east of Central Bedfordshire.

Viewpoint 5

To the east of Viewpoint 4, adjacent to the Clopton Way

This Viewpoint, to the east of Viewpoint 4 illustrates the open agricultural landscape between Cockayne Hatley and Wrestlingworth to the south. It also shows the agricultural nature of the landscape immediately surrounding the built environment of Cockayne Hatley.

Viewpoint 6

On the western boundary of the parish looking east towards Eyeworth in the middle distance and the Royston Hills on the horizon

This Viewpoint illustrates the uninterrupted panoramic views between small villages in the immediate area of the parish.

Viewpoint 7

On the western parish boundary, north of Wrestlingworth, looking south

This is a traditional arable view with Manor Farm, Wrestlingworth and Lousy Bush Nature Reserve in the foreground. As with Viewpoint 6 it is valued as an example of the uninterrupted panoramic views between small settlements in the immediate area of the parish.

Viewpoint 8

At the highest point between Lousy Bush Nature Reserve and Water End, Wrestlingworth

The view is to the east towards the mediaeval core of Wrestlingworth. It is important as a rare view into the built environment of the village which is located in a hollow.

Viewpoint 9

Near the crossroads at the southern end of Wrestlingworth and looking north

This viewpoint is important as it includes a rare example of ancient meadowland, unusual in this arable environment. The view includes three old pollarded elm trees and looks towards St Peter's Church Wrestlingworth.

Viewpoint 10

Looking south on the road between Wrestlingworth and Guilden Morden

This view illustrates the large open field and big sky aspects which surrounds the parish.

Policy NE8: Access to the Countryside

The existing network of footpaths and bridleways will be retained and opportunities to enhance this network will be encouraged, to contribute to the realisation of the priorities set out in the Green Infrastructure Plan.

10.0 ENERGY, WASTE AND WATER

Background Information

10.1 The Parish of Wrestlingworth and Cockayne Hatley is set within the rural landscape of East Bedfordshire. The landscape is characterised by gently undulating fields and woodlands; the landscape is generally open in nature with significant views across the Parish, as identified in the Green Infrastructure Plan.

10.2 The village of Wrestlingworth is on both mains water and mains foul and surface water drainage. The hamlet of Cockayne Hatley has mains water supply, but is only provided with surface water mains drainage. Most of the houses have their own septic tank, with the exception of the 12 houses at the eastern end of Village Road which share a septic tank.

10.3 Only a small part of Wrestlingworth is served by public surface water sewers, this is around Victoria Close and Alexander Road; this system then discharges to the watercourse at the junction of Alexander Road and The High Street. The wider village is served by public foul sewers. It is therefore likely that many of the existing houses will connect into the foul to take their surface water away, or may have private

soakaways to deal with this. There are considered to be a number of pressures associated with diverting surface water into a foul system, such as reduced lack of capacity in these systems when it rains which can result in flooding, and an increased burden on wastewater treatment works.

10.4 There is a brook which runs through the hamlet of Cockayne Hatley and which then runs through the village of Wrestlingworth, linking eventually to the River Cam. There are numerous field drainage systems throughout the Parish and these link to the brook as it enters the village of Wrestlingworth, at its northern end. There are problems in both Wrestlingworth and Cockayne Hatley where the brook is not properly maintained and the banks not cleared on a regular basis.

10.5 Landowners are, in most cases, responsible for maintaining watercourses which run adjacent to their land. See the Environment Agency's specialist guidance on this for more information: <https://www.gov.uk/government/publications/riverside-ownership-rights-and-responsibilities>

10.6 The Environment Agency's Surface Water Flood Risk Map shows the areas of Wrestlingworth that are at risk from surface water flooding.

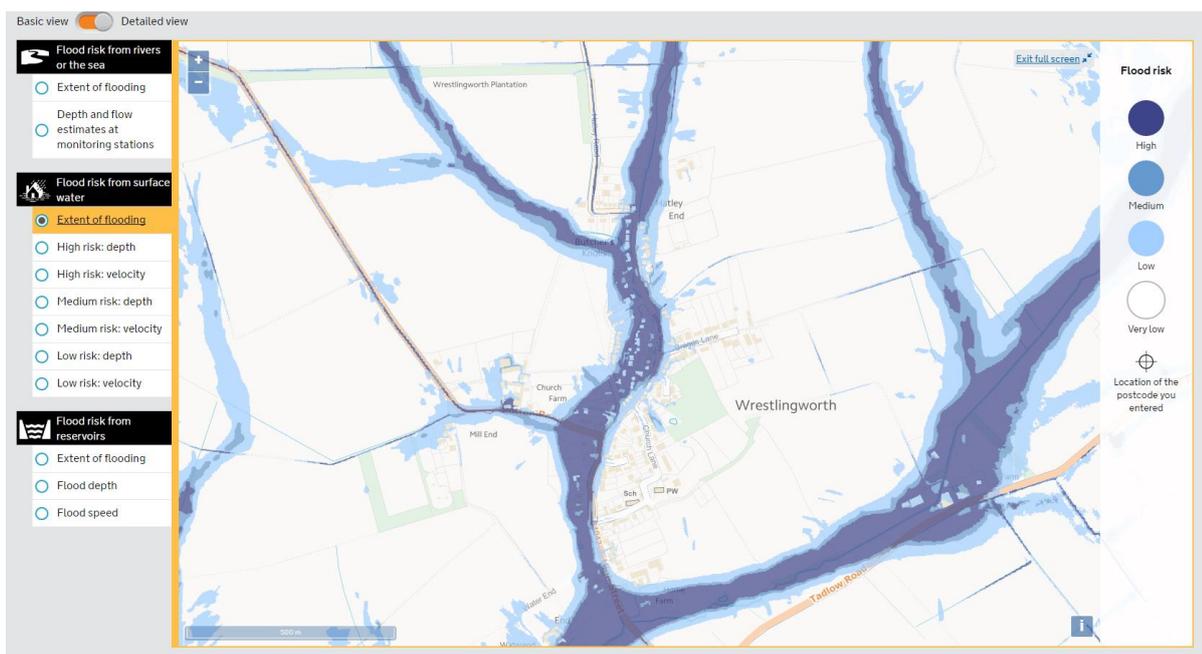


Figure 10.1: Surface water flood risk map for Wrestlingworth. Source: Environment Agency retrieved 6 Feb 2017

10.7 Central Bedfordshire Council (CBC) commissioned a flood risk assessment study of the brook in Wrestlingworth, which was completed by JBA Consulting in February 2015. The purpose of the study was to improve the understanding of local flood risk issues in Wrestlingworth.

10.8 Prior to this, a surface water drainage investigation was conducted by Plandescil Ltd in 1991.

10.9. The 2015 JBA report provides a useful synopsis of flooding in Wrestlingworth:

"With regards to flooding mechanisms, flooding occurs primarily out of bank flows at the upstream faces of culverts; of which there are many along the watercourse, flowing parallel to the main high street. If culverts reach their capacity water will spill out of bank and follow topographic overland flow routes.

Out of bank flows from the watercourse, for example at culvert entrances, cause water to bypass the channel and flow down the main high street causing disruption. Following flashy storms, the watercourse may respond to the sudden increase in water and cause out of bank flooding in the floodplain or at structures, which could affect properties in more extreme events and infrastructure in the village. Flooding to gardens is also known to have occurred due to a debris blockage at one of the culverts. Flooding is mostly disruptive with regards to access in the village and to houses"

Two key flooding locations identified in the JBA 2015 report are:

- Butchers Lane/High Street;
- The area of the brook between Victoria Close and Braggs Lane.

10.10 The JBA report identified some preferred solutions for addressing flood risk in Wrestlingworth. These are detailed in the full report but summarised crudely as:

- Increasing the size of five culverts along the High Street; together with
- Creation of a flood storage area north of Wrestlingworth, attenuating flows within rural land rather than within the village itself
- Improved channel maintenance.

10.11 The JBA report however also concluded that the preferred option, in terms of mitigating flood risk, is not cost-beneficial with the estimated costs exceeding the benefits of the scheme CBC therefore has decided not to take forward the solutions set out in the flood risk assessment report.

10.12 Whilst the question of how to reduce surface water flooding in the parish remains unresolved it is important that any new development that comes forward does not exacerbate existing risk and that opportunities are taken to improve the situation when new development comes forward.

10.13 Therefore the effect of new development on surface water run-off into the local drainage network must be closely looked at within areas of existing high surface water flood risk. Where there is a possibility that development will lead to run off that will

eventually find its way into the brook, it is important that this is off set through appropriate surface water management through, for example, the installation of green roofs. It is also important that any development that comes forward is appropriately resilient to flooding from all sources of flood risk.

10.14 The 2015 JBA Study identified that upstream storage would help to relieve pressure on the brook and control water levels that otherwise result in flooding in the village. The Parish Council will work with landowners and CBC to identify any sites with the potential to hold back flows coming in to Wrestlingworth from upstream.

10.15 Central Bedfordshire Council expect that all development will be sustainable and, where appropriate, will contribute to the creation of infrastructure and communities that are safe from flooding for their intended lifetime through the use of Sustainable Drainage Systems. (SuDS). SuDS mimic natural drainage processes to reduce the effect on the quality and quantity of run-off from a development, and provide amenity and biodiversity benefits. They use a sequence of techniques that together form a management train. As surface water flows through the system, flow velocity is controlled and pollutants are removed.

10.16 All major applications submitted to Central Bedfordshire Council must include a 'Surface Water Drainage Strategy', which will set out the appropriateness of SuDS to manage surface water run-off and provision of maintenance for the lifetime of the development which they serve. Major applications which do not meet this requirement will not be made valid. Minor applications should demonstrate surface water drainage arrangements and should give priority to the use of SuDS. Because, within Wrestlingworth, the area around the brook is at high risk of surface water flooding, it is considered appropriate to require all development proposals within this area to be accompanied by a Surface Water Drainage Strategy.

10.17 Guidance on SUDs and new development is available on the council's website at <http://www.centralbedfordshire.gov.uk> CBC has also produced a guidance note "Advice for the provision of surface water drainage systems for new developments" which is also available on their website.

10.18 Since the time of the residents' survey in 2015 there has been a pre-application consultation in the village of Wrestlingworth, by a developer for a solar farm proposal to the south east of the village abutting the Water End area. At the time of writing this Plan, there has not been any further action on this and no formal proposal has been made. However, at the pre-application consultation, there was considerable local opposition due to the siting of the proposal on good quality agricultural land, the scale of the proposal and the impact on the residential amenity of nearby properties. The proposal has now been formally withdrawn.

10.19 CBC has produced a Guidance Note in relation to solar farms entitled Guidance Note No 2 Solar Farm Development in Central Bedfordshire (May 2014). Reference to this guidance has been made in the development of the policy in this Plan.

Issues and Policy Preamble

10.20 The residents' survey did not ask any specific questions about energy, waste or water but there was a considerable response related to the brook. In particular, there was concern that the maintenance of the brook needed to be better, to try to aid flow at peak times. Whilst flooding only takes place along the High Street at the times of major rainfall, there is concern by a significant number of residents and by the Parish Council that improvements need to be made to mitigate the problems.

10.21 The intentions of the policies in this chapter are to:

- Support any proposals for flood mitigation that come forward as part of JBA's 2015 flood risk assessment report;
- Ensure that any new development proposals coming forward within the surface water flood risk area do not exacerbate surface water flooding and are also resilient to flood events typical to the area e.g. arising from out of bank flows;
- Control any proposals for solar farms to ensure that they do not use good quality agricultural land and do not have an unduly detrimental effect on either the landscape, residential amenity and/or important views across the Parish as set out in the Green Infrastructure Plan; and
- Support any proposals that come forward for improvements to surface water and foul water drainage across the Parish.

Policy W1: Water and Waste Water

Proposals for infill development within the Parish will be required to demonstrate that:

- *There is adequate waste water and water supply capacity both on and off the site, to serve the development;*
- *There is no adverse impact on significant flora and fauna habitats.*

Development should only discharge surface water to a public surface water sewer where absolutely necessary, and that any such discharge to a public foul sewer should be shown as a choice of last resort.

Policy W2: Solar Farms

Proposals for solar farms will be assessed against the following criteria:

- *Retaining good quality (grade 1, 2 and 3A) agricultural land;*
- *Preserving the openness of the countryside and the undulating nature of the landscape;*
- *Maintaining the rural setting of the settlements of Wrestlingworth and Cockayne Hatley;*
- *Not adversely affecting the views across the Parish as shown on Map 4 and described in the Viewpoints Report; and*
- *Not adversely impacting residential amenity from noise generated by the solar farm;*
- *Where the proposal fails to meet any one of these criteria it will be resisted.*

Policy W3: The Brook Corridor

Development proposals coming forward within the areas of high and medium risk from surface water flooding as identified by the Environment Agency shall demonstrate due regard to the findings of the Local Flood Risk Studies undertaken for Wrestlingworth. Flood outlines produced on the 2015 JBA study which show flood extents for possible scenarios should be referred to and used to inform development proposals.

Development proposals shall:

- *Be accompanied by a Surface Water Drainage Strategy*;*
- *Be entirely self-sufficient in their ability to manage surface water run-off;*
- *Be designed and constructed to reduce the overall level of flood risk to the use of the site and elsewhere when compared to the current use;*
- *Be resilient to surface water flood events that happen as a result of out of bank flows;*
- *Flood outlines produced from the 2015 JBA study which show flood extents for possible scenarios should be referred to and used to inform development proposals.*

Applicants are strongly, encouraged to incorporate, sustainable urban drainage systems such as green roofs in order to assist with the management of surface water run-off.

Proposals which assist in the implementation of long term preferred solutions as set out in the 2015 JBA Study for addressing flood risk in Wrestlingworth will be encouraged, subject to there being no conflict with other policies in this Plan.

** The information to be provided in the Surface Water Drainage Strategy will be proportionate to the size of the scheme. All strategies should demonstrate the existing and proposed discharge of surface water; that surface water will not be connected to the foul sewer unless absolutely justified as the choice of last resort, that sustainable principles (SuDS) have been incorporated where possible including permeable and/or porous surfaces, and details of responsibilities for the ongoing management and maintenance of all surface water drainage components.*

11.0 NON-LAND USE AIMS AND COMMUNITY ASPIRATIONS

11.1 There are further matters to be considered alongside the policies in this Neighbourhood Plan, including the wider aspirations of the Parish Council and the residents and which are not appropriately covered by planning policies.

11.2 The following is a list of these wider aspirations of the community.

Traffic Speeds through the village of Wrestlingworth

The Parish Council will work with Central Bedfordshire Council (as the Highway Authority) to reduce speeds in the two settlements. It will also oppose any increase in traffic through the village of Wrestlingworth that might be generated by development.

ASP1:

The Parish Council will continue to support and work towards achieving:

- *A 30mph speed limit at the southern end of Wrestlingworth High Street extended to the cross roads, plus a 40mph speed limit at this junction along Tadlow Road (B1042) and Eyeworth Road where there are houses, and /or access points to commercial properties - with additional lighting at the junction to improve visibility;*
- *(Consideration of) a 20mph speed limit through Cockayne Hatley and Wrestlingworth.*
- *Traffic calming schemes which have community support.*

Bus Services

The Parish Council will work with Central Bedfordshire Council and the bus service providers, to promote a better bus service for Wrestlingworth and to provide a new service for Cockayne Hatley.

ASP2:

Proposals which promote the improvement of bus services in the Parish will be supported, including the provision of a service to Cockayne Hatley.

Allotment Provision

The Parish Council has been actively pursuing the provision of allotments in the Parish and will continue to do so.

ASP3:

Land will be identified for, and provision made for, allotments within the Parish and will be retained for that use.

12.0 Implementation, Monitoring and Review

12.1 The Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. Flexibility will be needed as new challenges and opportunities arise.

12.2 The Plan will be used by the Parish Council to:

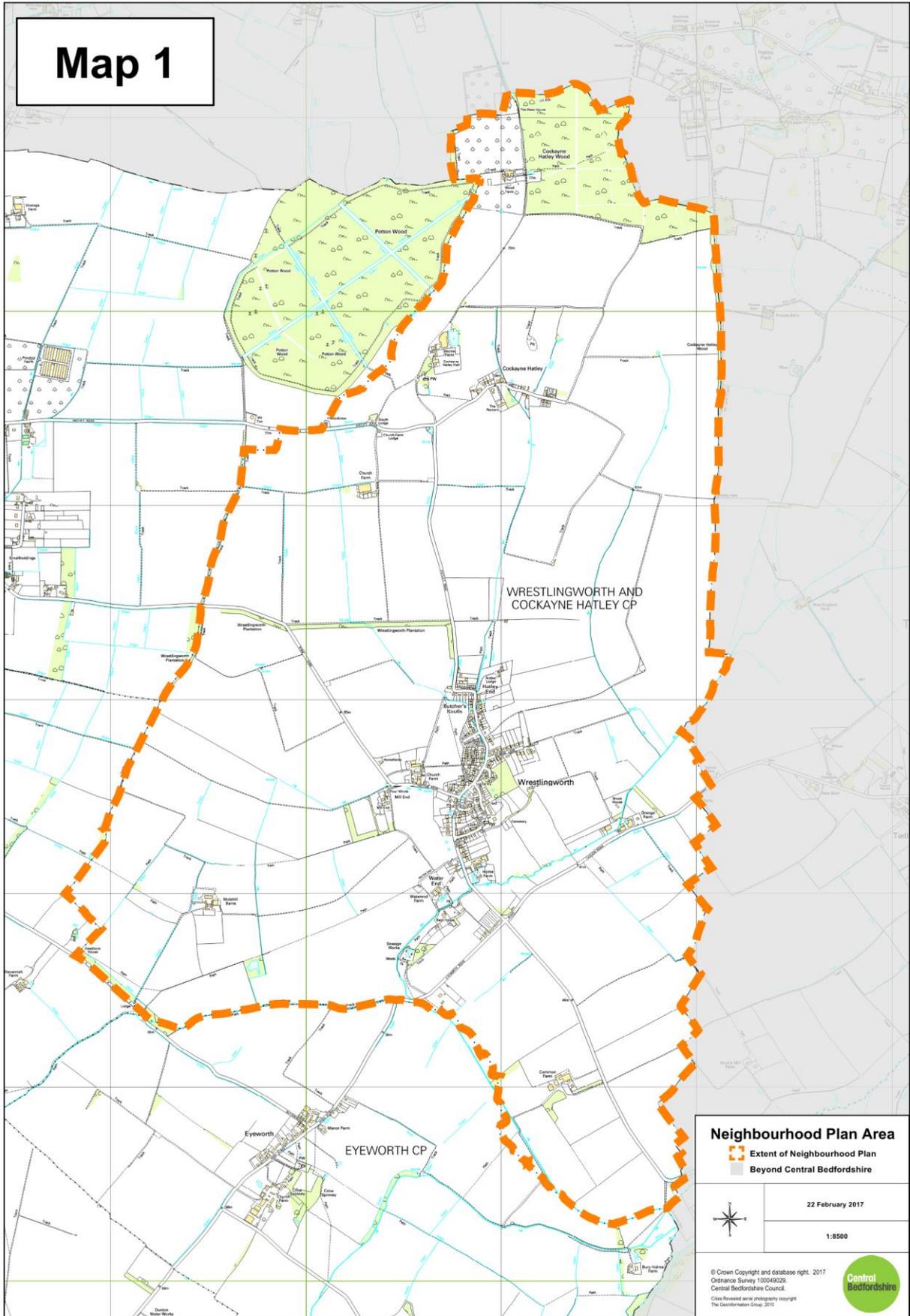
- Guide comments on planning applications;
- Negotiate with landowners and stakeholders to achieve the best possible outcomes for the communities of the two settlements;
- Direct financial resources for the Parish in a structured way;
- Bring together groups to improve the Parish environment;
- Lobby the Local Authority to support parishioners' wishes and aspirations.

12.3 It is important to check that progress is being made towards meeting the Vision, Objectives and the policies in this Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider:

- If progress is being made on the Vision and Objectives of the Plan;
- If progress is being made to implement the policies in the Plan;
- If financial contributions available to the community are being targeted towards identified plans and projects, especially those related to the Green Infrastructure Plan;
- If the Plan remains based on the most up-to-date information;
- If the Plan is being taken into account by Central Bedfordshire Council when determining planning applications.

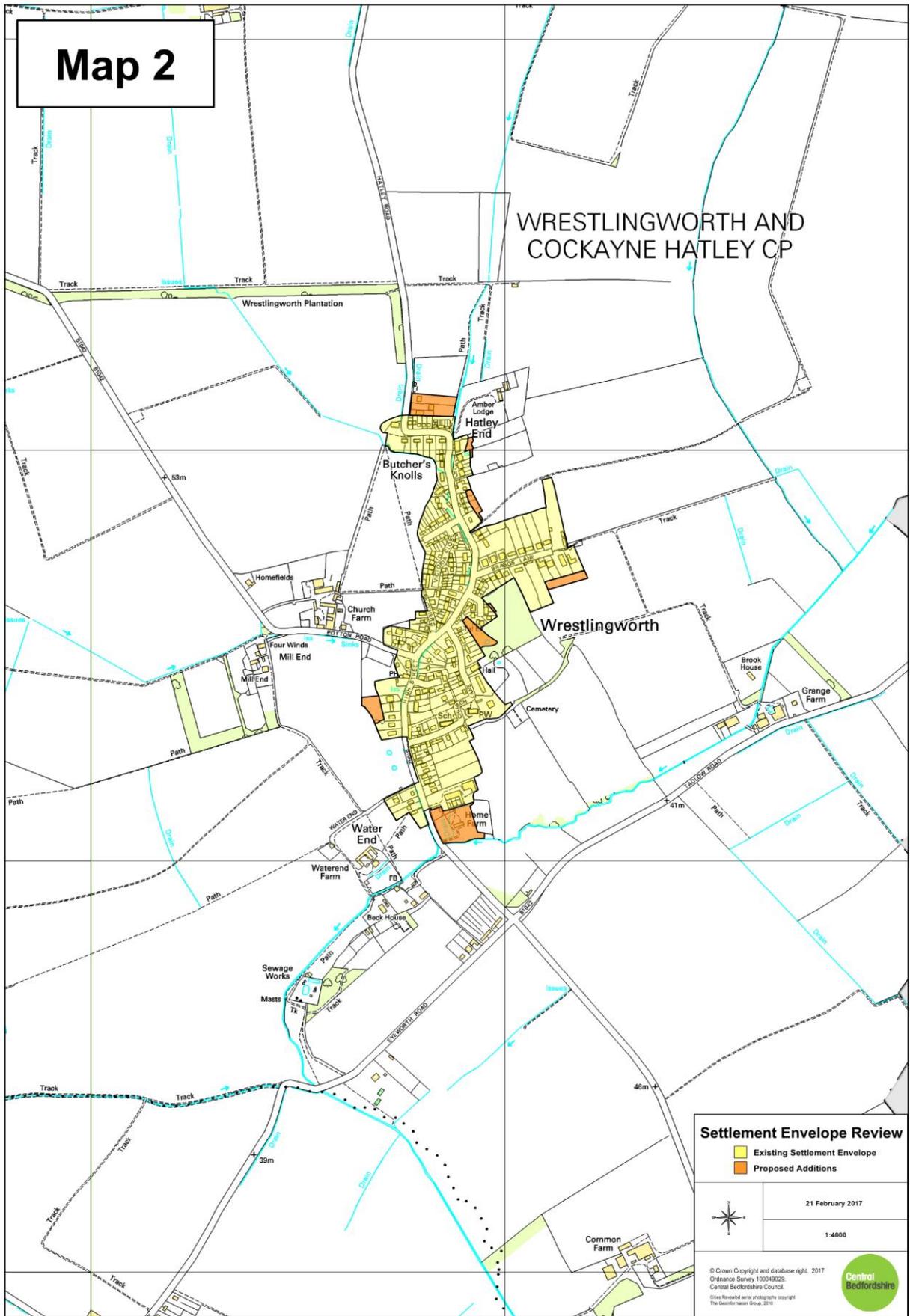
12.4 Using these periodic reviews, the Parish Council will then decide whether the Plan should be formally reviewed and if so, will ensure that local residents and stakeholders are involved in any update of that Plan.

Map 1



Map 2

WRESTLINGWORTH AND COCKAYNE HATLEY CP



Settlement Envelope Review

- Existing Settlement Envelope
- Proposed Additions

21 February 2017

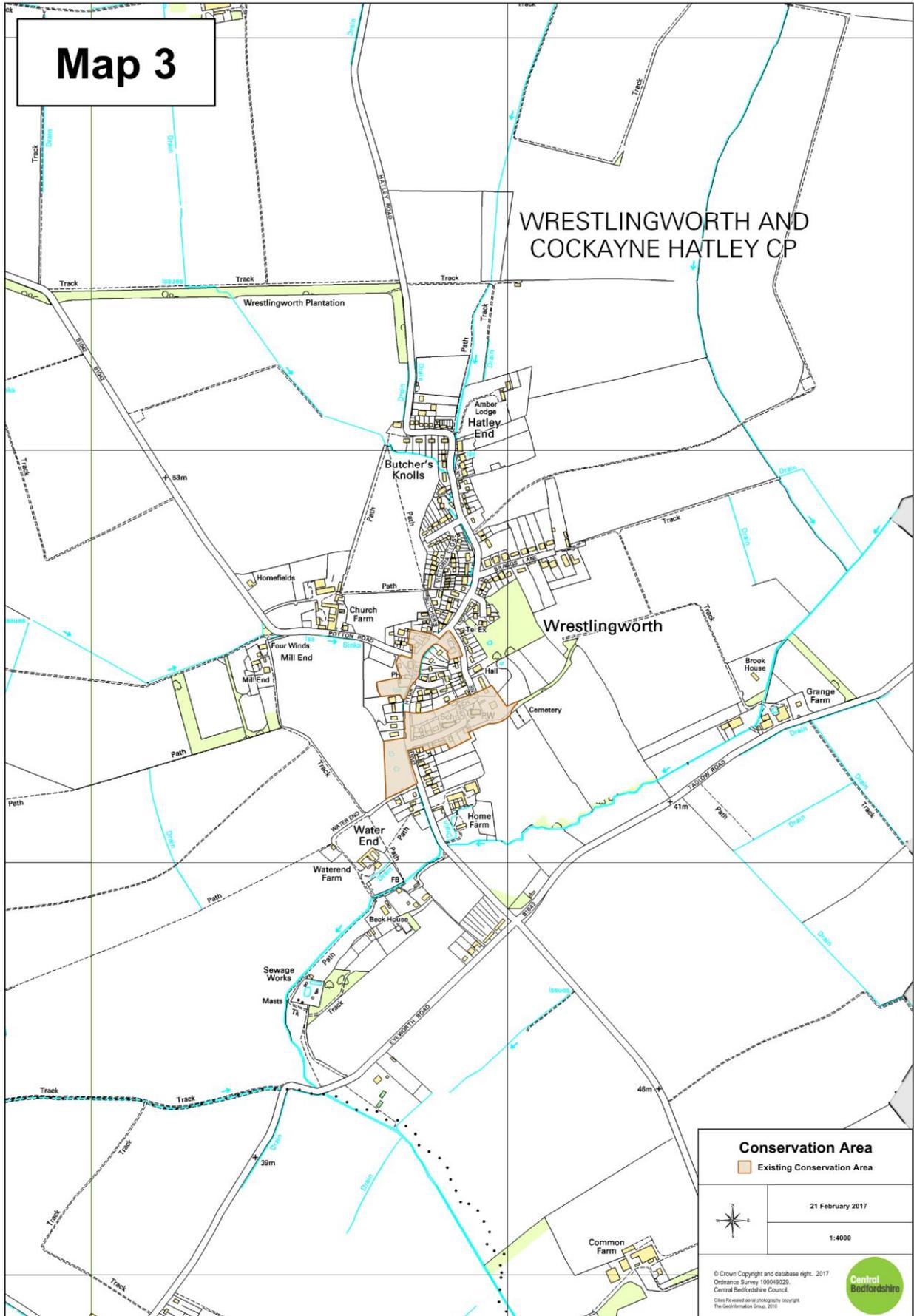
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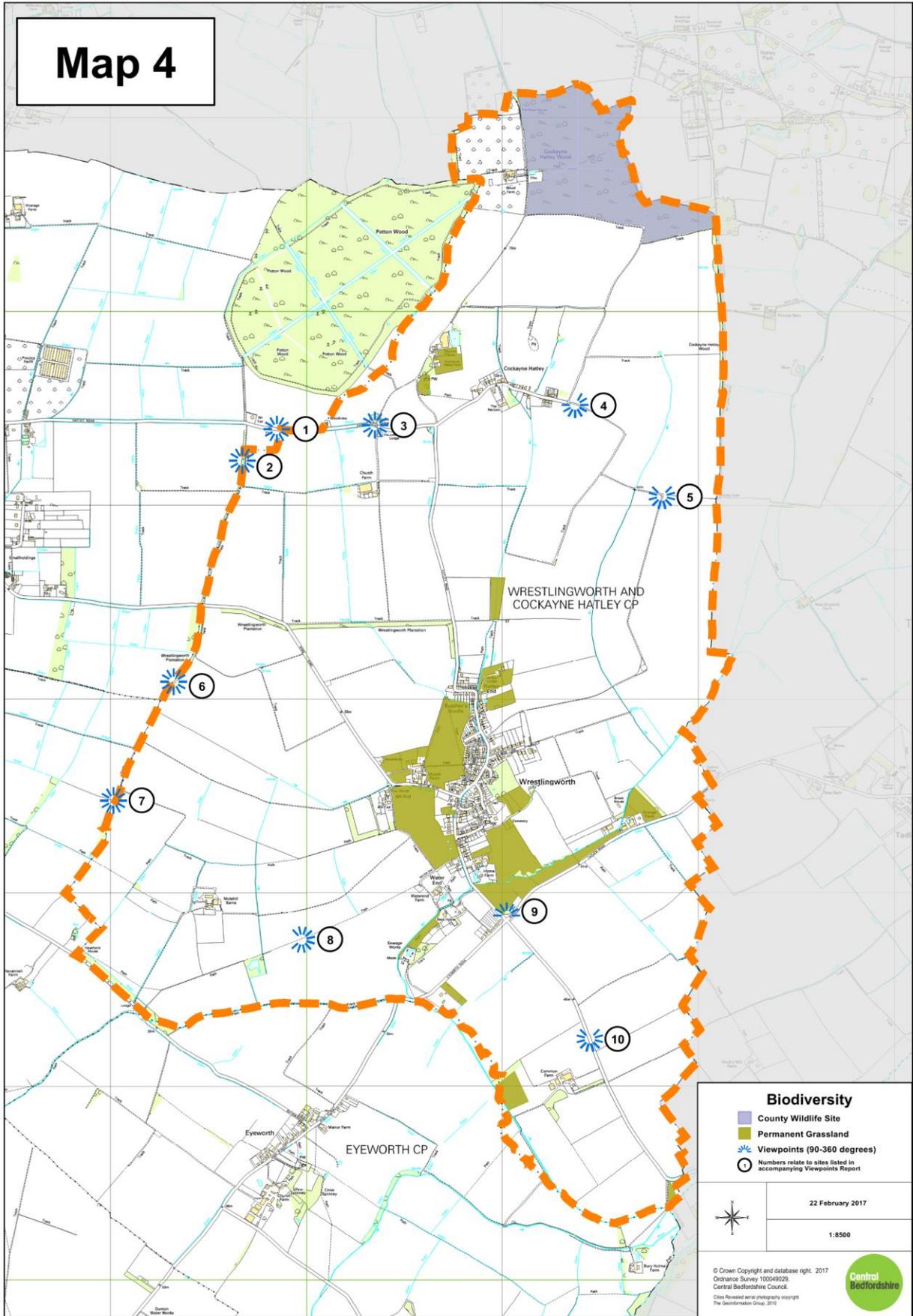
Central Bedfordshire

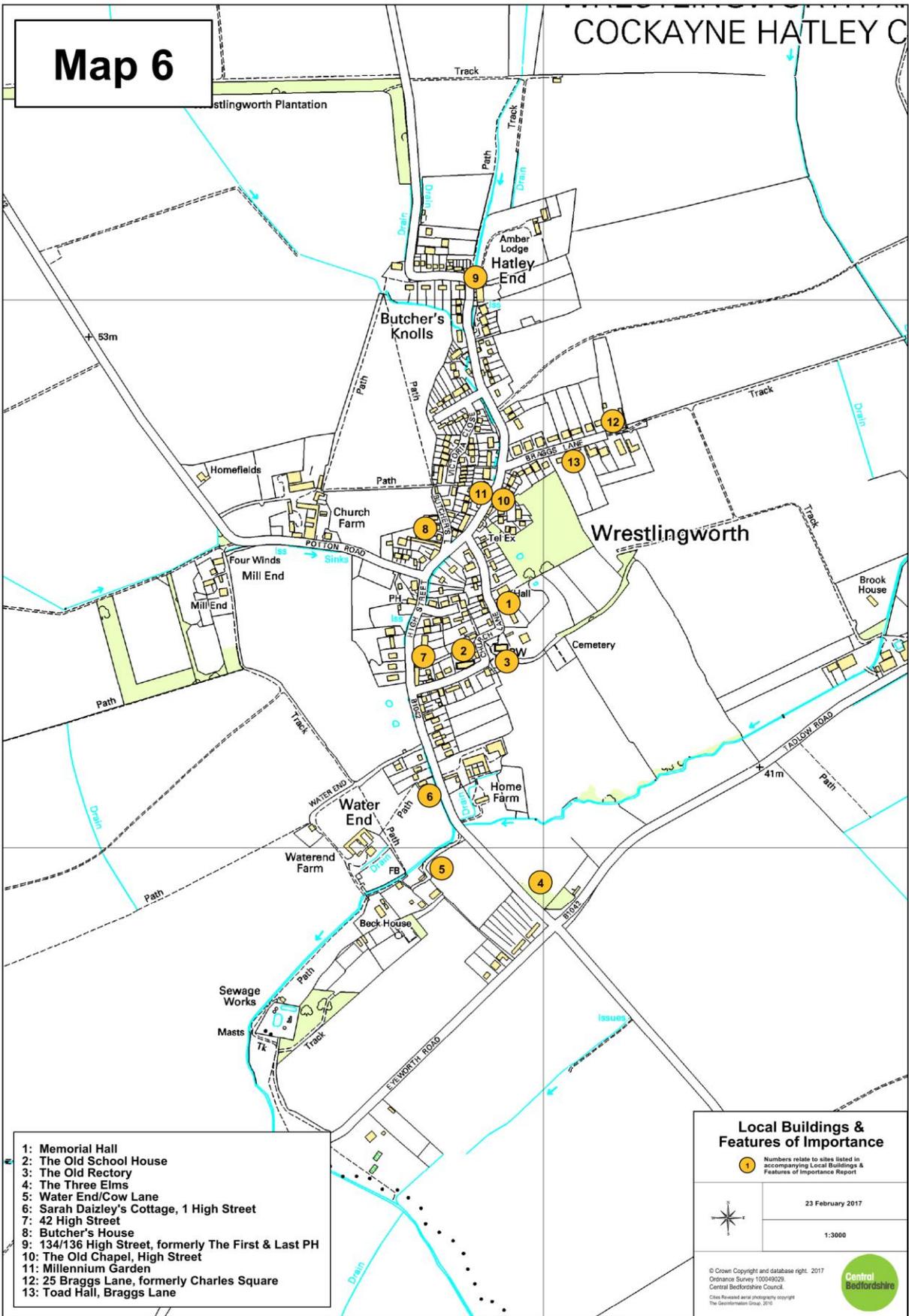
Map 3

WRESTLINGWORTH AND COCKAYNE HATLEY CP



Map 4





Map 6

COCKAYNE HATLEY C

- 1: Memorial Hall
- 2: The Old School House
- 3: The Old Rectory
- 4: The Three Elms
- 5: Water End/Cow Lane
- 6: Sarah Daizley's Cottage, 1 High Street
- 7: 42 High Street
- 8: Butcher's House
- 9: 134/136 High Street, formerly The First & Last PH
- 10: The Old Chapel, High Street
- 11: Millennium Garden
- 12: 25 Braggs Lane, formerly Charles Square
- 13: Toad Hall, Braggs Lane

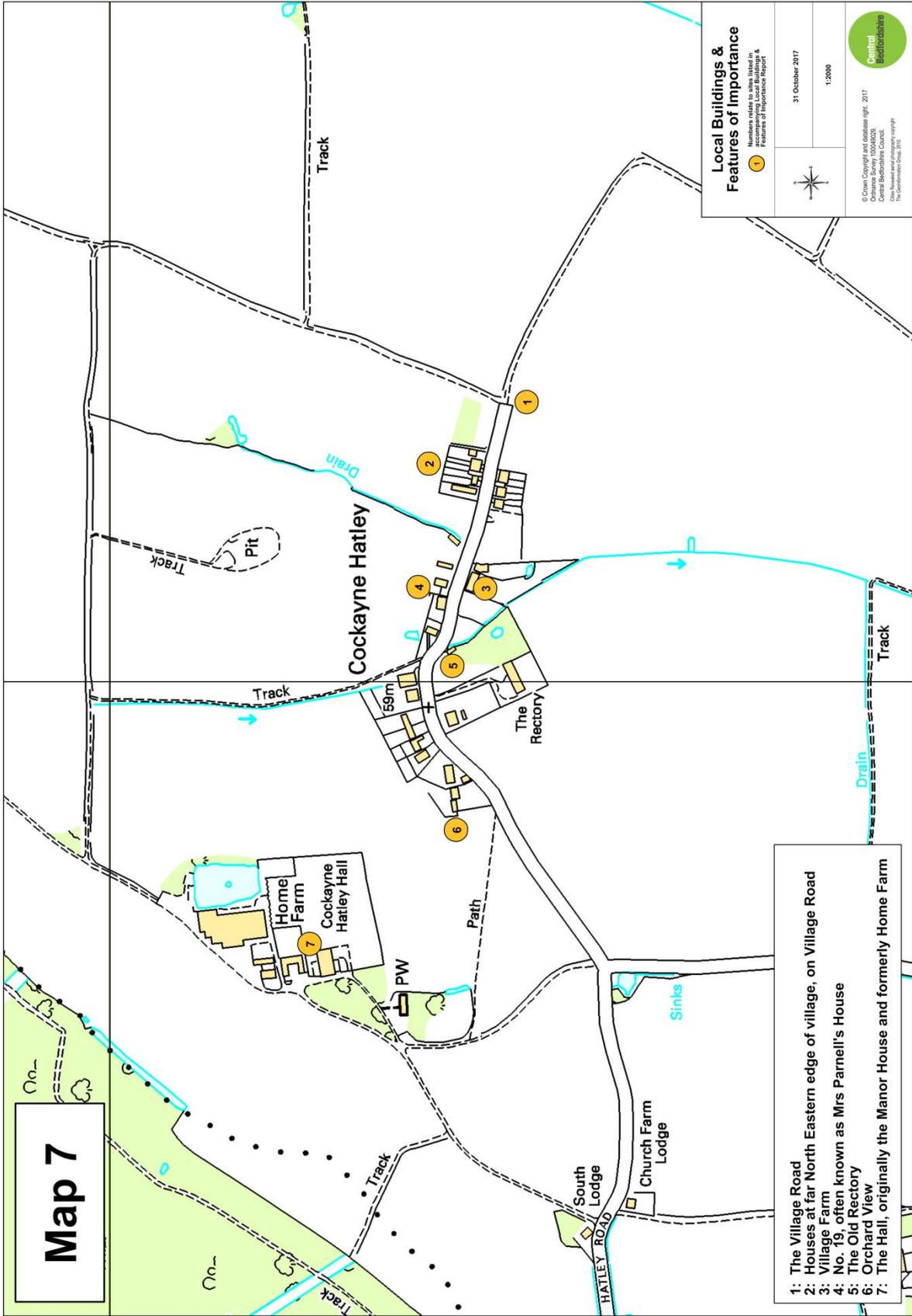
Local Buildings & Features of Importance

Numbers relate to sites listed in accompanying Local Buildings & Features of Importance Report

23 February 2017

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Glossary

Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the housing market. Generally provided by housing associations, working in partnership with CBC.
CBC	Central Bedfordshire Council, the relevant local authority responsible for all planning matters.
Core Strategy & Development Management Policies 2009	The Central Bedfordshire Local Plan 2009 which is the development plan for the area within which Wrestlingworth and Cockayne Hatley lie, which is still in force at the time that the NP is published.
CBC Mid-Bedfordshire Local plan 2005 saved policies.	This local plan was the development plan for the Mid- Bedfordshire area (and which covered the Wrestlingworth and Cockayne Hatley area) which was in force before the Local Plan in 2009 but from which there are still "saved policies" which are still in force, but not up to date.
CBC Local Plan	At the time of the publication of this Wrestlingworth and Cockayne Hatley Neighbourhood Plan, Central Bedfordshire Council (CBC) has published a new Draft Local Plan.
Development	In planning terminology, development means any new building, any alteration to a building, or change of use of land or building.
NP	Neighbourhood Plan, brought forward under the Localism Act 2011.
NP Steering Group	For the Wrestlingworth and Cockayne Hatley NP, the Steering Group comprised a group of Parish Councillors, volunteers and specialists who came together under the umbrella of the Parish Council, to produce the NP.
NPPF	National Planning Policy Framework; the Central Government overall planning policy document which includes topic based policies, with which the Neighbourhood Plan has to comply.
Strategic Environmental Assessment (SEA)	All land use plans likely to have affects upon the environment are required to undergo this process to comply with European Directive 2001/42/EC concerning Strategic Environmental Assessment. A "scoping" report is initially produced followed by a full report which is produced alongside the Plan. The Local Planning Authority can decide that this is not required and can provide the NP with a decision as to why.
Sustainable development	The NP must deliver sustainable development. A definition of sustainable development is "meeting the needs of the present without compromising the ability of future generations to meet their own needs".
VC school	Voluntary Controlled Church of England school

Supporting Documents	Author
Evidence Base Report – March 2017	NP Steering Group
Character Assessment – September 2016	NP Steering Group
Local Green Space Report – March 2017	NP Steering Group
Consultation Statement – March 2017	NP Steering Group
Wrestlingworth Settlement Envelope Review – March 2017	NP Steering Group
Local Buildings and Features of Importance Report September 2016	NP Steering Group
Viewpoints Report – March 2017	NP Steering Group
Green Infrastructure Plan - December 2015	Bedfordshire Rural Communities Charity
Basic Conditions Statement March 2017	NP Steering Group.
Strategic Environmental Assessment Screening Determination Statement – October 2016 (annex to Basic Conditions Statement)	Central Bedfordshire Council



The Neighbourhood Plan and supporting documents can be found at www.wrestlingworthandcockaynehatley-pc.gov.uk and at www.centralbedfordshire.gov.uk/planning/policy/neighbourhood-planning/wrestlingworth.aspx

**For further information please contact
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