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Moggerhanger Neighbourhood Plan

2024-2035

Draft October 2025

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Foreword

Moggerhanger's Neighbourhood Development Plan (NDP) was started early in 2023 when a Neighbourhood Development Planning Working Group was established in collaboration with Moggerhanger Parish Council (MPC). The purpose of the NDP is not to prevent development but to set out a series of planning policies that will be used to help determine planning applications during the period to 2035. There is compliance with and consideration of the Central Bedfordshire Council (CBC) Local Plan with which the plan seeks to synchronise, and the National Planning Policy Framework at a county and national level.

The NDP has been completed at a time of some speculative development, development that might not have been fully in tune with the aspirations of the village residents and their intention to protect the character of the village.

In addition to 13 policies, the Plan identifies non policy actions, priorities for any developer contributions as well as a framework for monitoring and implementation. The plan is supported by a Design Code and a Green Infrastructure Plan.

The Vision and Aims of this Neighbourhood Development Plan have been carefully developed and refined by the Parish Council to reflect the priorities of the community and help set the future of the village. The Vision is the overall aim of the Neighbourhood Development Plan and the Aims are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications.

The vision states "Moggerhanger and Chalton will retain their rural setting and small scale development will be well designed to enhance the village character and reinforce cohesion, making a safer environment for pedestrians and motorists. Residents of all ages will feel happy and proud to live here, participating in the community and valuing the built and natural heritage".

Process Summary

Throughout, engagement has been key. The NDP has been developed in broadly four stages:

- Stage 1 – Establishment of the NDP Group and structures.
- Stage 2 – Engagement - Speaking with villagers, community engagement events and regularly seeking the opinion of local residents in order to inform the plan, which is entirely evidence based.
- Stage 3 – Three key documents produced.
 - Design Code
 - Green Infrastructure Plan (GIP)
 - Final NDP draft for approval
- Stage 4 – formal consultation and plan approval.

Thank you to everyone who has contributed to the production of this document including the Steering Group, local people, Beds Rural Communities Charity and Sally Chapman, our Planning Consultant..

1. Introduction

- 1.1 In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Parish Councils and when they have progressed through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the document.
- 1.2 Neighbourhood planning provides local people with a say on how land use and buildings can develop over time, such as protecting green spaces and improving local character. A Neighbourhood Plan cannot be used to prevent future development, but it can guide development to the right places and ensure that it is the best it can possibly be.

Role of this Neighbourhood Plan

- 1.3 This plan deals with the important land use and environmental qualities of the parish that have been identified by the residents during various consultation events.
 - It sets out a clear vision for the parish over the plan period, from 2025 to 2035
 - It refers to the issues raised and suggests how they can be approached through planning policies and aspirations.
 - It contains policies to protect the parish and to enable appropriate development, to meet local needs for houses and jobs.
 - It acknowledges that some development might be appropriate, provided it meets the policies in this plan and the current strategic plan for the whole district.
 - It contains maps of the Area (both in the Neighbourhood Plan at Annex A and within associated documents) showing the features protected for various reasons for example, important local views, heritage assets and Local Green Spaces.
 - It is accompanied by the Moggerhanger Design Codes and Guidance, produced by AECOM and Moggerhanger Green Infrastructure Plan produced by Bedfordshire Rural Communities Charity (BRCC) for the Parish Council. Both documents are background Technical Documents to the Neighbourhood Plan, but also standalone documents.

Process

- 1.4 Producing a Neighbourhood Plan is a formal process involving several stages, governed by the Neighbourhood Planning Regulations 2012 (referred to as the Regulations), but critically important is that the Plan is developed with continuing community involvement from the beginning of the process to ensure that the document is a reflection of the communities needs and aspirations.

Drafting and Consulting on the Plan

- 1.5 The Neighbourhood Plan document has to be formally consulted upon at two stages in production, 'Pre-Submission' (required by Regulation 14) which is organised by the Parish Council which gives people an opportunity to make comments on the first draft of the Plan and then 'Submission' (required by Regulation 16) organized by Central Bedfordshire Council (CBC). Both consultations are formal six week consultations requiring representors to make written comments.

Screening requirements from EU regulations

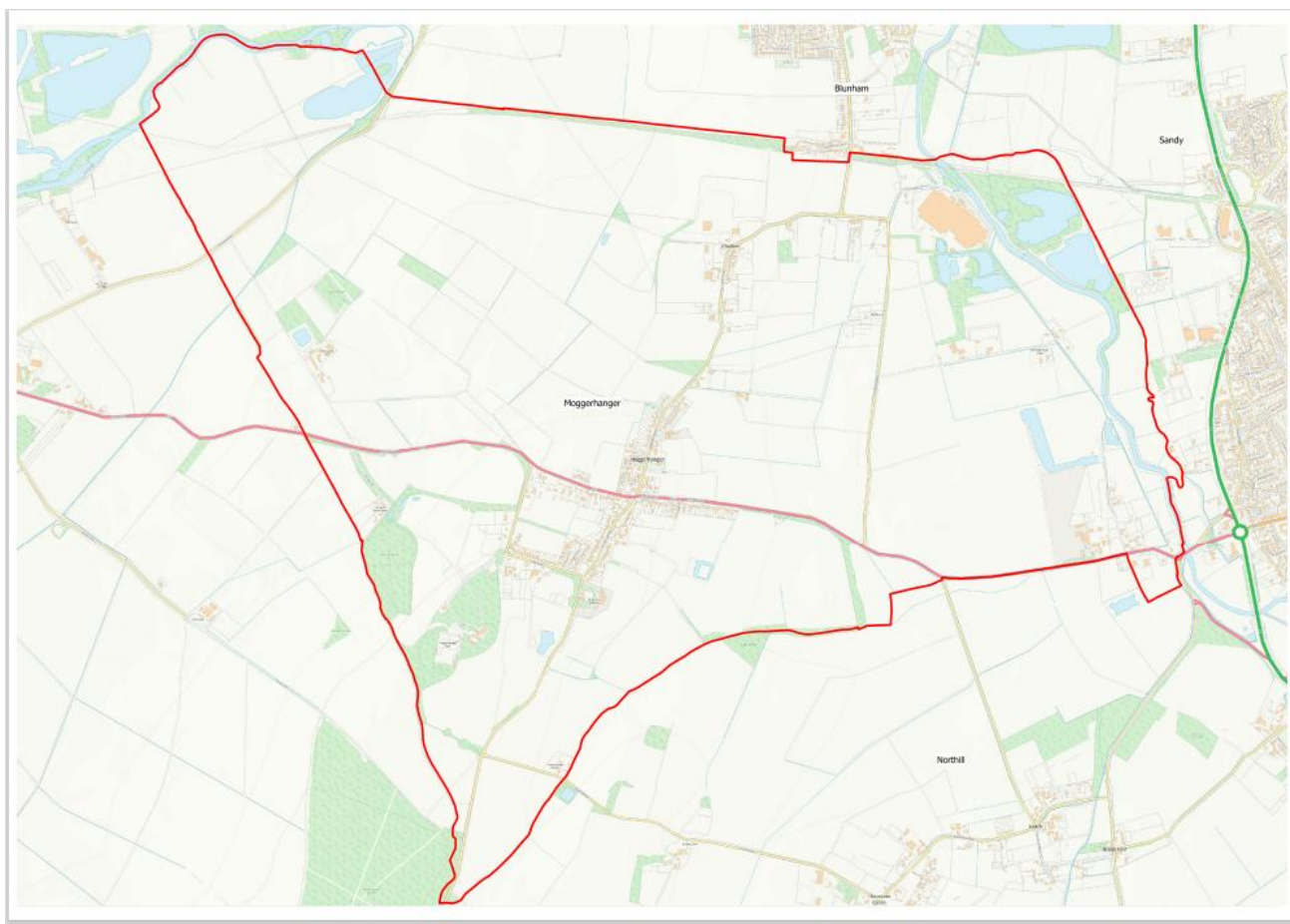
- 1.6 The Strategic Environmental Assessment (SEA) Regulations (Environmental Assessment of Plans and Programmes Regulations, 2004) and the Habitats Regulations (Conservation of Habitats and Species Regulations 2017) previously implemented the requirements of the SEA and Habitats Directives in England. These Regulations continue to apply and have been transposed into English law. In most cases, Neighbourhood Plans do not require a full Assessment but must be screened to confirm that this is the case. For Moggerhanger, CBC have undertaken screening to see if a full assessment is required for either set of Regulations and no full assessment is needed for the Neighbourhood Plan.

Examination and Referendum

- 1.7 In order to rigorously test the policies of a Neighbourhood Plan, an independent Examination is carried out. The Neighbourhood Plan must conform to the following 'basic conditions':
- consistency with local planning policy
 - demonstrates how the plan will contribute towards sustainable development
 - regard to national policy;
 - general conformity with strategic local policy;
 - contributing to the achievement of sustainable development;
 - compatibility with EU obligations (now transposed into English law); and
 - meet prescribed conditions and comply with prescribed matters.
- 1.8 Once the Plan has passed Examination, it is voted upon in a referendum by Parish residents and if a simple majority 'yes' vote is achieved, then the Neighbourhood Plan is 'made' by CBC and comes into force as a planning document with legal weight in decision-making.

Neighbourhood Area

- 1.9 Moggerhanger Parish Council resolved to proceed with making a Neighbourhood Plan in 2017 and the Neighbourhood Area was approved as being the whole of the Parish (which was extended in 2018) on 21st February 2023.



View from Budna Road looking North towards Moggerhanger House

2. The Strategic Policy Context

The National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) version was published in February 2025 and sets out the Government's approach to sustainable development.
- 2.2 At the heart of the NPPF remains the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. Neighbourhood planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. The NPPF states that Neighbourhood Plans should set out a positive vision for the future of the local area with planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

Sustainable development

- 2.3 The Neighbourhood Plan must contribute to the achievement of sustainable development. Sustainable development means 'meeting the needs of the present without compromising the ability of future generations to meet their own needs' (United Nations Brundtland Commission 1987).
- 2.4 The NPPF states that pursuing sustainable development helping to build a strong, responsive and competitive economy, ensuring a sufficient number and range of homes is provided in a well-designed, beautiful and safe built environment with accessible services and open spaces and to contribute to protecting and enhancing our natural, built and historic environment.
- 2.5 Therefore, the aims, objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

The Local Planning Authority and Local Plan

- 2.6 Moggerhanger Parish lies within the local planning authority of Central Bedfordshire Council (CBC). The adopted Local Plan in place is the Central Bedfordshire Local Plan 2015-2035 which was adopted in July 2021.
- 2.7 The Moggerhanger Neighbourhood Plan is required to be in general conformity with the strategic policies of the Local Plan.

3. Parish Description

- 3.1 Moggerhanger is a village and a civil parish in Bedfordshire. It is located about 7.5 miles east of Bedford, and 2.2 miles west of Sandy. The village is bisected by the Bedford Road A603 which connects the A421 and the A1. The village includes a pub, a village hall, a primary school, the St John's Hospice, and a number of small motor and farm businesses. Chalton is a small hamlet located just to the north of Moggerhanger village.
- 3.2 The nearest service centre is Sandy.
- 3.3 Moggerhanger Park sits southwest of the village, accessed by Park Road. The park is made up of around 15 hectares of land on part of the estate of Moggerhanger House.

History and Heritage

- 3.4 Moggerhanger has been traced back to 1216. The dictionary of English Place Names states the spelling of Moggerhanger originally as Mogarhangre with Hangre being Old English for wooded slope. There is no indication what Mogar is; perhaps the name of a person. The civil parish name is Moggerhanger which includes the hamlet of Chalton which is mentioned in the Domesday Book where it is listed amongst the lands held by Adeliza, wife of Hugh de Grand-mesnil, on behalf of the King. The community was based on farming private land, the lands belonging to the estate administered from Moggerhanger House, with the extensive grounds designed by Humphry Repton. In 1777 the Estate was owned by Godfrey Thornton who was, at that time, the Deputy Director of the Bank of England. In 1792 Godfrey employed the well-known Architect, Sir John Soane to modify the house and make it more comfortable. This house is now known as Moggerhanger Park, a Grade I listed building, which has been completely renovated by a group of Trustees from public body grants and private funds.
- 3.5 As well as a few local businesses including a garage, Public House, D S Smith packaging manufacturer, Sandy airfield and the Ridgeway Business park businesses, there is also the St Johns Hospice which is run by the Sue Ryder organisation giving palliative care.

Population & Household Data

- 3.6 The following information is sourced from the 2021 Census Data summary, some data may have been influenced by the Covid 19 pandemic.
 - Population - 670
 - Number of households – 300
 - Age profile -17% age 19 and under, 52% over 50
 - Travel to work – 47.2% travel to work and 36.5% work from home
 - Household composition – single person 26.4%, single family 69.3%
 - Household deprivation – 49.8% households deprived to some extent
 - Household size – 70.1% one or two persons in the household. 19.8% households with 3 or more members
 - Method of travel to workplace - work at home 36.25%, travel by car/van 56.2%
 - Number of cars/vans – 42.5% have two or more vehicles and 36.3 have one vehicle.
 - Occupancy of bedrooms – 53% 2 or more
 - Tenure of household - 77.8% own their own home, some outright and others via a mortgage

4. Consultation

- 4.1 Throughout the process of producing the Neighbourhood Plan, the community and stakeholders have been involved. At the end of 2022, a leaflet was sent to all addresses, residential and business, within the parish informing them of the proposal to establish a Neighbourhood Plan and inviting recipients to take an active part in the creation of such a plan. Sixteen individuals expressed an interest in participating in the process and the first meeting was held in January 2023. This was followed by the issue of a questionnaire survey again to all addresses within parish to identify priorities for the NDP.
- 4.2 As with subsequent communications with residents, use was made of village notice boards, Facebook and WhatsApp platforms to raise awareness and inform recipients of progress and actions. Newsletters in the form of leaflet drops were circulated to all addresses to also raise awareness and inform recipients of progress and actions.
- 4.3 The production of the Green Infrastructure (GI) Plan was introduced by a leaflet drop inviting residents to a first consultation meeting with the Bedford Rural Communities Charity representative charged with the production of the GI plan, subsequent communication on this plan took the form of leaflet drops with links to a website for online contributions to further consultations and an invitation to a further meeting.

5. Vision and Aims

- 5.1 The Vision and Aims of this Neighbourhood Plan have been carefully developed and refined by the Parish Council to reflect the priorities of the community and help set the future of the village. The Vision is the overall aim of the Neighbourhood Plan and the Aims are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications.

Vision

Moggerhanger and Chalton will retain their rural setting and small scale development will be well designed to enhance the village character and reinforce cohesion, making a safer environment for pedestrians and motorists. Residents of all ages will feel happy and proud to live here, participating in the community and valuing the built and natural heritage.

Neighbourhood Plan Aims

1	The Green Infrastructure network will be developed to provide a range of multi functional green spaces, access routes and green corridors serving the needs of the whole community.
2	The diversity of wildlife and habitats will be protected and enhanced and new planting will be of appropriate native species.
3	High quality sustainable design will be secured in all new development reflecting the character of Moggerhanger and its rural setting.
4	New development will take place sensitively ensuring the preservation of the landscape and views into the village and out of the village to the surrounding countryside.
5	The distinctive and historic characteristics of Moggerhanger Parish including archaeology will be preserved and enhanced.
6	The roads will be safe and accessible for pedestrians, cyclists and motorists. Improvements to the road network and pavements will be encouraged, in particular to increase safety between the two sides of the village and across the Parish.
7	The footpaths, cycle routes and bridleways will be improved to be safe and accessible and new links and permissive paths will be encouraged.
8	Community facilities will be retained and improvements encouraged.
9	Local, small-scale businesses will be encouraged and supported.

6. Sustainable Development Principles

- 6.1 Reflecting the NPPF, new development must be sustainable, achieve high design & environmental standards, reflect local preferences in terms of location and deliver new infrastructure.
- 6.2 The Parish has a distinctive character and new development should protect, reflect and enhance that character. There is a need for development to contribute to the quality of life for residents, including healthy lifestyles, access to local services, green open spaces, safe places for active play, and to be accessible by walking and cycling and public transport.
- 6.3 It is generally accepted that new development is necessary but there is a strong feeling that this should meet the needs of local people - existing and future generations, applying the principles of sustainable development to reflect environmental, economic and social needs. The policies reflect the issues facing the Parish, the Vision and the Aims.
- 6.4 For Moggerhanger, the meaning of sustainable development is set out below.

Sustainable Development Principles

Sustainable development for Moggerhanger means that development should be:

- ***At an appropriate scale and in locations where it would support the community,***
- ***Of a high standard of design, reflecting the character of the surroundings,***
- ***Contributing towards community infrastructure,***
- ***Providing superfast broadband connections,***
- ***Ensuring that there is no increase in the risk of flooding,***
- ***Meeting contemporary construction, energy efficiency and water management standards,***
- ***Located and designed to enable safe walking and cycling to local services and facilities.***

The following adverse impacts must be avoided:

- ***The loss of the best and most versatile agricultural land,***
- ***The loss or inappropriate diversion of public rights of way,***
- ***Avoidable intrusion into open countryside and visual impact on the landscape,***
- ***The loss of or damage to wildlife habitats and hedgerows and trees,***
- ***A loss of amenity for existing residential properties and reduced efficiency for nearby businesses,***
- ***Overloading existing utilities and services (water, drainage, sewage and waste).***

7. Natural Environment

- 7.1 Responses through the questionnaire indicated the high value placed on the local natural environment and greenspaces to village life. When asked to see 'more or less' items on a scale of 1-5 where 5 is the most, the average response was a 5 for protection of the natural environment.
- 7.2 The Parish Council commissioned Bedfordshire Rural Communities Charity (BRCC) to produce a Green Infrastructure Plan (GI Plan) as part of the Neighbourhood Plan work. This work included identifying characteristics of the environment of the Parish and working with the community to identify and prioritise features and improvements. The Green Infrastructure Plan is a stand alone document and also a technical background document to the Neighbourhood Plan.

Green Infrastructure and Landscape

- 7.3 Green Infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities. The GI Plan includes numerous maps and information based on 5 themes; landscape, history, biodiversity, access and open space.
- 7.4 Moggerhanger Parish comprises mainly rural countryside with a relatively flat open character, the village being fairly centrally located in the Parish Landscape Character Assessment (LCA) is the division of the countryside into discrete areas or categories of land, within which the constituent physical, biological historical and cultural elements occur in repeating patterns and share certain aesthetic characteristics. It is a very useful tool for establishing important characteristics of local landscapes that can then be protected and/or enhanced when new development takes place. The LCA for this part of Bedfordshire was carried out in 2008 and has been amended and endorsed since then.
- 7.5 The northeast of the parish falls within the 'Great Ouse Clay Valley' landscape area, which is characterised by its shallow and fairly wide valley and large scale open water bodies. The area is predominantly arable, with large and medium scale geometric fields bounded by hedgerows. This area has an urban fringe character due to the audible and visual presence of the A1 corridor, which



View from Thornton Walk footpath looking NW

lies to the east of the parish boundary. The central part of the parish falls within the 'East Marston Clay Vale', which is defined as having a flat and open vale landscape comprising intensive arable cropping. This area has far-reaching views towards the wooded ridge to the south, which help create a rural backdrop to the character area. Land south of the A603 is classified as 'Mid Greensand Ridge', which is characterised by a gently undulating ridge top and varied land uses such as arable cultivation, pasture land, deciduous woodland, pig farming and historic parks and gardens, including the Grade II listed Park and Garden, Moggerhanger Park. As an important heritage asset, the landscape setting and approach to the park is highly significant to local landscape character. There is a limited amount of scattered deciduous woodland across the Parish and it lies adjacent to the Marston Vale Community Forest. The River Ivel lies just within the Parish.

7.6 The Green Infrastructure Plan identifies a number of important views which all contribute to the character of the village and wider Parish. These Important Views should not be blocked by development. These are marked on the Policies Map at Annex 1 and photographs in Annex 2.

- 1 from A603 looking west
- 2 from footpath / cycleway looking N
- 3 from A603 looking W
- 4 from Blunham Road looking E
- 5 from Blunham Road looking SE
- 6 from A603 looking NWt
- 7 from Moggerhanger grounds looking SE
- 8 from St Johns Hospice looking SW
- 9 from Budna Road looking NW
- 10 from footpath looking NW
- 11 from footpath / cycleway looking SE

7.7 Some change that occurs in the landscape is outside planning control, but where planning permission is required for development, landscape features should be considered in a systematic way. Proposals for new development should include an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.

Policy NE1: Green Infrastructure and Protecting the Landscape

New development should protect and enhance the historic and open landscape and local character of the Parish, including retention of the Important Views shown on the Policies Map and shown in Annex 2.

Natural features such as open water bodies, the River Ivel, mature trees and hedgerows should be protected and where appropriate, incorporated into any landscape design schemes and their long-term maintenance ensured.

Improvements to Green Infrastructure such as access to the countryside and additional planting will be supported particularly those set out in the Moggerhanger Green Infrastructure Plan.

Biodiversity

- 7.8 Protection of the nature conservation interest in the Parish, which is valued by local people, is critical, with reference to the important habitats and landscape identified in both the Landscape Character Assessment and the Green Infrastructure Plan.
- 7.9 Within the parish are eight County Wildlife Sites (CWS), although two of these have only small areas of the sites within the parish. Recognition as a CWS does not confer protection on the site, or right of access, however for any significant change of land use, the planning authorities will expect the wildlife interest to be taken into account alongside other normal planning considerations. Policy EE3 of the Local Plan seeks to protect these sites from development which could harm them.
- 7.10 The CWS within the Parish are:
- Bottom Wood CWS,
 - Blunham Disused Railway CWS,
 - Moggerhanger Park CWS,
 - South Mills Pits CWS,
 - Great Barford Gravel Pits CWS,
 - Rivers Ivel and Hiz – or Ouze CWS,
 - Sheerhatch Wood CWS (part),
 - River Great Ouse CWS (part).
- 7.11 Collectively these were recognized for their ancient semi-natural woodland; species-rich neutral grassland with areas of scrub; semi-improved grassland with species-rich ruderal communities, mature trees, woodland and hedgerows; flooded disused gravel pits with wetland habitats and water-courses and their riparian habitats and marshy grasslands, reflecting the diversity of habitats present within the parish.



- 7.12 Species of note found across the parish include: amphibians (Great Crested Newt, Smooth Newt and Common Frog), reptiles (Grass Snake and Common Lizard) mammals (including Hedgehog, Harvest Mouse and Badger, although there are few records and many are older than 10 years), several different moth species (including Spindle Knot-horn, Blood-vein and Cinnabar) birds (such as Skylark, Lapwing and Kingfisher) and birds of prey (such as Hobby, Kestrel, Tawny Owl and Barn Owl).
- 7.13 All proposals for new development should follow the mitigation hierarchy of avoid, minimise, rehabilitate and compensate/offset as last resort. Developments should demonstrate how the design has taken into account its potential impact on local habitats and species, particularly irreplaceable habitats such as ancient woodland and veteran trees and how it aims to minimise overall environmental impacts. Developers will be required to ensure that appropriate robust measures are put in place to protect existing wildlife and habitats and take every available opportunity to maximise the complementary benefits to people and wildlife afforded through nature-friendly development practices such as sustainable urban drainage schemes, incorporation of swift and bat boxes into new housing and using more locally native species for landscape planting schemes (e.g. NHBC guide NF89 <https://www.nhbc.co.uk/foundation/biodiversity-in-new-housing-developments>).
- 7.14 Biodiversity Net Gain (BNG) is a concept proposed in the Governments 25 Year Environment Plan and mandated as a condition of planning permission in the 2021 Environment Act. Biodiversity Net Gain requires a minimum of 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. Where deemed appropriate, Biodiversity Net Gain provision should seek to support, complement and enhance existing Green Infrastructure following the principles of 'bigger, better, more joined up'. In locations such as Moggerhanger where all new development will be close to the countryside, it is really important that this requirement is implemented to mitigate the impact of losing biodiversity value of undeveloped land to development.

Policy NE2: Biodiversity

New development will be required to

- ***protect and enhance sites designated as County Wildlife Sites***
- ***protect and enhance existing natural features of sites and***
- ***where required, provide at least 10% net gain in biodiversity with gain being retained within the Parish.***

Provision of appropriate species-related measures will be required, including, for example, swift bricks, bat and owl boxes and the incorporation of native species into landscaping schemes.

Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.

8. Historic Environment

- 8.1 The village has a great variety of buildings in style, age and building materials. It is essential that the location and design of new development has regard to the historic character of the local area. Historic assets (listed and historic buildings, structures and landscape features) are protected from harmful development by the NPPF (paragraphs 202, 203 and 210 to 218) which requires that great weight is attached to the assets conservation in line with their importance and that clear and convincing exceptional justification would be needed to justify any loss or harm to the asset. Local Plan Policy HE3 also protects listed historic assets from harmful development.
- 8.2 All respondents to the questionnaire wanted to see the protection of the village character and heritage.
- 8.3 There are 27 listed buildings recorded within the Moggerhanger Parish Boundary. There is also one Grade II registered park and garden located within the parish. There are several concentrations of listed buildings: In Moggerhanger Park, along Blunham Road and St John's Road in the centre of Moggerhanger, and Willow Hill Farm to the west. Other listed buildings are situated at the edges of the parish. The buildings are mostly timber-framed with rough-cast render or brick infilling as well as a small number of stone rubble buildings. Common roofing materials include tiles or thatch.
- 8.4 The earliest building is the 16th century Bridge Farmhouse, a Grade II listed building situated at the eastern edge of the parish. The house consists of a single storey of timber-framed construction with colourwashed roughcast exterior and a thatched roof.
- 8.5 Within Moggerhanger village, there are 13 listed buildings. These buildings mostly consist of houses as well as the church and a granary. These are all of post-medieval date, the majority of 17th and 18th century. The houses are a mixture of one and two storey buildings, almost all built with timber-framing and faced with roughcast.
- 8.6 The Parish Church of St John the Evangelist is located to the north-eastern end of the village, within a surrounding churchyard. It is constructed of coursed limestone rubble with bands of ironstone and ashlar dressings, in the Early English Gothic style.



- 8.7 The village has been extended in the 20th century in all directions with the addition of modern houses. An 18th century public house, The Guinea, at the centre of the village was demolished in the 1960s and a new public house was constructed on the old foundations. A former village hall was also dismantled in the 1970s at the northern end of the village and rebuilt on the foundations.
- 8.8 Chalton hamlet, which sits to the north of the parish, incidentally predates the Moggerhanger village settlement and contains its own significant structures, including the Grade II listed Chalton Farmhouse and Granary at Chalton Farm.
- 8.9 **Moggerhanger Park:** This is a late 18th century Registered Park and Garden, designed by Humphry Repton. The park covers an area of c 15.35 hectares in a roughly triangular shape, to the south-west of Moggerhanger village. Within the park sits the Grade I listed Moggerhanger House. The main approach runs from the north-west corner of the park along a row of lime trees to the house. The grounds include a pleasure garden including lawns and trees around the house and a kitchen garden to the west. The garden is divided from the wider parkland to the south by a sunken fence. The parkland has been used as farmland, although was previously well-wooded. Moggerhanger House is an 18th century country house, restored in 1995. It was remodelled by Sir John Soane between 1790 and 1812 and is recognised as his most complete example of domestic architecture. The house comprises a three storey brick rectangular building, with additional one and two storey blocks and a hexastyle Doric porch.



- 8.10 Within the grounds are four associated listed buildings, including a Grade II* listed 18th century stable block and Grade II listed 19th century carriage house to the south-west of the main house. The remaining features include an 18th/19th century icehouse and listed kitchen garden walls to the west of Moggerhanger House. The outbuildings were all of red brick construction and were designed by Sir John Soane during the re-modelling of the house.
- 8.11 The concentration of listed buildings at Willow Hill Farm comprises a pair of 17th century cottages, and four 18th century barns.

Archaeology

- 8.12 The Parish has a rich archaeological heritage with the earliest evidence of human activity in the area dating back to the Bronze Age. There are a large number of archaeological records for the

Parish held in the Historic Environment Record and reproduced in the GI Plan. The records include crop marks, ridge and furrow, numerous finds of objects such as roman and medieval coins.

- 8.13 Archaeology and the historic landscape are also considered to be heritage assets and as such, protected by national planning policy and Local Plan policy HE1. This policy will ensure that development takes account of local archaeological considerations, particularly the areas of open farmland which have produced finds and include evidence of early farming.

Policy HE1: Archaeology

All development proposals that affect archaeological remains or are within areas that have the potential to include archaeological remains should demonstrate that they have considered the impact on archaeology. In the Parish, this includes areas of farmland which have been shown to include crop marks and ridge and furrow.

In weighing applications that directly or indirectly affect a non-designated archaeological site, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the site concerned.

Where archaeological remains will be unavoidably affected by development, developers will be required to implement mitigation strategies to ensure that evidence of the past is not lost before it is investigated and recorded. Where significant archaeological remains are revealed, mitigation strategies may include preservation in situ. As a minimum, information derived from all archaeological investigations should be made publicly available via the Historic Environment Record.

9. Sustainable Development

- 9.1 Sustainable development means 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. Paragraph 8 of the NPPF expands on what this means in practice and the Neighbourhood Plan must support sustainable development. For Moggerhanger, this means small scale development over time which integrates well into the village without damaging the natural and historic environment. There is no appetite among residents for more housing development over 10 units and little appetite even for fewer than 10, given the recent housing developments in the village, 36 dwellings at Barrance Way completed in 2022 and 17 houses at The Warrens completed in 2019.
- 9.2 Moggerhanger is identified as a 'Small Village' in the Local Plan which means that it is considered to contain few services and is limited in public transport links. Nevertheless, the Local Plan allocated the site at Barrance Way for development and prior to the adoption of the current Local Plan, the 2011 Site Allocations Development Plan Document allocated the site at The Warrens. Given these

recent housing developments and the relative lack of facilities in the village, it is not appropriate for the Neighbourhood Plan to allocate new sites for housing development in the Parish.

Development within the Settlement Envelope

- 9.3 The Settlement Envelope as designated in the Local Plan prevents the village extending outwards into the open countryside. Within the Settlement Envelope, development will be accepted for infill development, small-scale employment uses, and community facilities in principle as set out in Policy SP7 of the Local Plan. Outside the Settlement Envelope in the remainder of the Parish, only particular types of development appropriate to the countryside will be accepted. These are set out in Policy SP7 and include agricultural development, some conversions of existing buildings and other rural uses.
- 9.4 Opportunities for new small scale housing development are likely to continue to arise in the village throughout the plan period. New homes may be built on redeveloped sites or through infill development. Infill sites are defined as spaces between existing houses where new housing will repeat or respect the surrounding pattern of development. Generally, 'infill' sites can be acceptable for 1 to 2 new houses, provided that the amenities of the adjacent properties are not adversely affected and that the street scene and pattern of development remains appropriate to the rural character of the village.
- 9.5 Immediately adjacent to the Settlement Boundary there may be opportunities for small scale development for new community facilities. However, this must be in keeping with the rural character and size of the village and should not add to the ribbon development, particularly along Chalton Road because it is important to maintain the compact nature of the village and ensure that local facilities are within walking or cycling distance for all residents.

Important Countryside Gaps

- 9.6 To ensure that the settlements of Moggerhanger and Chalton remain as separate entities and also to ensure that the northern part of Chalton remains distinct from the neighbouring village of Blunham, Important Countryside Gaps have been identified. The Local Plan sets out three categories of Important Countryside Gaps and the identified gaps for Moggerhanger Parish fall into the category of 'Land where development has the potential to cause coalescence between existing settlements'. These gaps should be retained as open land and not be developed for proposals which will result in the physical or visual coalescence of the settlements in line with Policy SP5 of the Local Plan. The gaps are shown on the relevant Policies Map at Annex 1.

Policy SD1: Important Countryside Gaps

The undeveloped gaps between Moggerhanger village/ Chalton and Chalton/Blunham are defined as Important Countryside Gaps on the Policies Map.

Development will only be permitted where it does not result in the physical or visual coalescence of settlements and would not undermine the separate character, appearance and/or identity of settlements.

Affordable Housing and Housing mix

- 9.7 Census 2021 information suggests that around 30% of dwellings in the Parish have one or two bedrooms, whilst around 70% have three or more bedrooms. Around 77% of residents own their own homes (including those with a mortgage). There is a reasonable mix of housing types but prices are high. Right Move suggests that house prices in Moggerhanger had an overall average of £481,250 over the last year. At November 2024 only 4 properties were on the market, the highest price of £985,000 for a 4 bedroom detached house, the lowest price was £400,000 for a semi-detached 3 bedroomed house. One two-bedroom bungalow sold in February 2024 for £250,000. This is a snapshot of properties available on the open market at that time and the small number of properties available can skew the results.
- 9.8 Given the likelihood that any new build housing is likely to be on small infill plots, it would be difficult to require affordable units to be part of the mix. There is no substantive evidence to suggest that there is a specific housing need in the Parish and the new estates at The Warrens and Barrance Way have provided a relatively substantial number of affordable homes with a current total of 40 housing units being shared ownership or rented. The Local Plan requires a proportion of affordable units on larger housing sites so it is considered that there is no need for a policy requiring affordable homes in this Neighbourhood Plan.

High Quality Design

- 9.9 The NPPF and the proposals for planning reform recognise that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. Good design is not just about appearance, but also functionality and the relationship to surroundings and it is not about copying past styles or preventing innovative modern design. The aim is to create site-specific creative design, which is contextual by referencing form and materials to surroundings.
- 9.10 In keeping with the questionnaire respondents' views that protection of the village character and heritage being a top answer, the Neighbourhood Plan requires all developments, including alterations to existing buildings, to be sympathetic to the character and scale of surrounding buildings and landscape.
- 9.11 The village has a wide variety of density, building date and materials. It is important that this variety is carried through in new development whilst respecting the immediate surroundings. A Design Code for the Parish has been prepared and is a separate technical background document to the Neighbourhood Plan.

Design Code	Title	Summary <i>(the Codes are set out in full in the Design Code document)</i>
Built Form		
BF.01	Layout	Linear development is preferred although small groups of houses may be acceptable in parts of the village, the building line and setbacks should remain cohesive, dwellings should be varied to reinforce the informal character of the village, avoid backland development, both front and back gardens to be provided.
BF.02	Height and scale	Proposals should respect surrounding properties in height and scale 1-2 storeys, be of low density and modest scale.

BF.03	Materials and details	New development should complement or reflect the design of neighbouring properties and use traditional high quality materials. Any multi-unit proposals should include design variations.
BF.04	Extensions, modifications and outbuildings	The original building should remain dominant, extensions should not adversely affect the neighbouring occupiers and respect the character of the building and the neighbouring buildings. Extensions and alterations to historic assets should conserve and enhance the heritage significance. Outbuildings should be of quality design and materials and be set back beside or behind the property and of an appropriate scale.
Streets and Parking		
SP.01	Connectivity	Pedestrian and cycle routes should be incorporated into design layouts and where possibly directly connect to the A603 and include traffic calming.
SP.02	Parking	Garages should be set beside or behind and be of suitable size and design. Driveways should be of porous materials and not dominate the street frontage.
Protecting the Rural Setting		
RU.01	Boundary treatments	Boundary treatments should be low and preferably natural.
RU.02	Views and heritage assets	Existing visual connections to the countryside and long views should be protected, important village views should be reinforced.
RU.03	Rural development	Agricultural conversions should retain the rural character
RU.04	Industrial buildings	Units should be clad in high quality materials and low in height to minimize impact on the rural surroundings. Landscape screening and sufficient car parking is required.
Sustainability		
SU.01	Sustainable features	Development should incorporate sustainable building design features and support biodiversity and green infrastructure.
SU.02	Flood mitigation and water quality	Surface water management and Sustainable urban drainage systems should be incorporated in new development.

- 9.12 Development proposals should include a Design and Access Statement, or other written statement related to the scale and complexity of the scheme, which shows that the development has been designed to specifically relate to its setting. This is essential to ensure that the special character of the village and parish are protected and its local distinctiveness is enhanced and reinforced.

Policy SD2: High Quality Design

Proposals for good quality new development (including new buildings and extensions to existing buildings) will be supported, where they are in accordance with the guidelines and design principles set out in the Moggerhanger Design Guidance and Codes.

All new development must:

- ***Relate to the existing development pattern in terms of layout, density and definition of streets/spaces;***
- ***Be of an appropriate scale and mass in relation to its setting;***
- ***Be of a design with a locally inspired or distinctive character and use materials appropriate to the development's context;***
- ***New residential and commercial buildings should not be more than 2 storeys in height;***
- ***Be well integrated with the community and facilities by reinforcing pedestrian connections and taking opportunities to provide new ones;***
- ***Integrate car parking and garages within the plot and locate it so that it does not dominate the street;***
- ***Reinforce the local rural character, by ensuring boundary treatments are natural or low and new buildings and structures retain existing views of the countryside where possible;***
- ***Incorporate Sustainable Drainage (SuDS) as the preferred method of surface water drainage for all development.***

Sustainable Buildings and construction

- 9.13 The reality is that the homes built today will still be in use in 2050. Therefore, to achieve the UK carbon reduction targets cost effectively, new housing built today must be built to zero carbon standards as soon as possible. However, even if all new housing were to be carbon neutral from tomorrow, this would still not be enough to achieve the carbon emission reductions, as around 70% of buildings that will be in use in the 2050s already exist. If carbon reduction targets are to be met, and if fuel poverty is to be tackled, it is essential that the energy efficiency of existing buildings, including historic and listed buildings is also improved.
- 9.14 Local people support new residential buildings being more energy efficient.
- 9.15 There are two main elements in achieving net zero carbon buildings: achieving net zero 'whole life' carbon emissions, which takes into account the building, operation and disposal of the building; and achieving net zero operational carbon – where a building uses no fossil fuels; all energy use has been minimised; it meets local energy use targets and all energy use is generated on- and/or off-site using renewables. Further information and definitions are available from several sources including the London Energy Transformation Initiative (LETI) and the UK Green Building Council.

- 9.16 More detailed information and design solutions are set out in Design Code SU.01.
- 9.17 Relevant information should be submitted, where required in relation to the scale and type of development being proposed, in an Energy Statement and/or in a Design and Access Statement accompanying planning applications.

Policy SD3: Provision of energy efficient Buildings

The design and standard of any new building should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting net zero operational carbon emissions. This includes the following measures (where relevant to the proposed development, feasible, and viable):

- ***Siting and orientation to optimise passive solar gain,***
- ***The use of high quality, thermally efficient building materials,***
- ***Installation of energy efficiency measures such as loft and wall insulation and double glazing.***
- ***Incorporation of on-site energy generation from renewable sources such as solar panels.***

Alterations to existing buildings should be designed with energy reduction in mind and comply with sustainable design and construction standards.

The retrofit of existing buildings including heritage properties is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

Water issues and infrastructure

- 9.18 Climate change is resulting in more extreme weather events in the UK with heavier rainfall and increasing risk of flash flooding. Changing rainfall patterns will also affect water supplies. Too much rainfall in some areas and not enough in others will contribute to both flood and drought conditions. Flooding occurs adjacent to rivers and other watercourses, but it can also occur elsewhere, such as groundwater flooding, or where buildings or other structures affect the natural drainage of the land, known as surface water flooding. In Moggerhanger, there are a number of areas with high fluvial flood risk along the River Ivel in the east of the Parish. Surface water flood risk is more widespread across the parish, with areas of high surface water risk concentrated in the east of the parish and along the smaller tributary stream which runs southwards from the A603 to Budna Road. Other notable areas of surface water flood risk include sections of Blunham Road, arable land west of The Ridgeway and Park Road and east of the St John's Road intersection along the A603. Locally reported flooding is particularly bad at the southern end of footpath from the

A603 at the corner of Bedford Road and Park Road to Blunham Road opposite the village hall and the footpath alongside River Ivel outside Smith's Factory at South Mills.

- 9.19 Proposals for development should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding. Sustainable Urban Drainage systems (SUDS) should be provided for all development in accordance with Local Plan policy CC5. SUDS are designed to both manage the flood and pollution risks resulting from urban runoff and to contribute wherever possible to environmental enhancement and place making by employing both attenuation and infiltration.
- 9.20 Central Bedfordshire which is an area of the Anglian Water supply region, is in an area of 'water stress'. This means it has poor overall water quality and quantity of water resources. A small local contribution can be made by requiring that all new homes are provided with water butts for harvesting and storage of water for garden use and other measures designed to reduce water consumption.

Policy SD4: Water management & Efficiency

Proposals must incorporate a sustainable and integrated approach to the management of flood risk, surface water (including run off) and foul drainage.

All development involving the loss of permeable surfaces, loss of trees, loss of soft landscaping or loss of any other feature that reduces flood risk is required to use appropriate mitigation measures to prevent an increase in flood risk within the site or elsewhere. This should be proportionate to the scale of the proposal, with small interventions (such as planting or use of impermeable surfaces) acceptable for minor developments in areas of low flood risk.

New developments must incorporate Sustainable Urban Drainage Systems (SUDS) to reduce the runoff of surface water in line with the requirements of Central Bedfordshire Council.

All developments must be designed taking into account best practice in water efficiency, such as water efficient fittings and appliances, water harvesting and storage features.

10. Traffic and transport

- 10.1 The most popular form of transport used in the Parish is private cars, with 42.5% of the households having two or more vehicles and 36.3% having one vehicle. In terms of traffic, the most concerning issue is the speed of traffic through the village. However, motorists speed and behaviour is not within the scope of the Neighbourhood Plan, but the Parish Council will consider how these issues can be addressed.
- 10.2 Residents are concerned about road safety in relation to traffic speeds, particularly when attempting to cross the A603. Many residents live south of the A603 and need to cross the road to access the school, village hall, playing fields and the pub. Safe crossing points are absent and

despite signage etc, traffic speeds are high.. Other concerns include the high number of HGV's, inconsiderate parking and current lack of parking provision.

Train services

- 10.3 Until 1968 the nearest railway station was Blunham on the 'Varsity Line' which ran from Oxford via Bletchley, Bedford, Sandy and Pottton to Cambridge. Since then the nearest railway stations are at Bedford and Sandy with both towns served by bus from Moggerhanger, albeit not directly serving their respective railway stations.

Bus services

- 10.4 Until October 2022, Moggerhanger was served by Stagecoach services between Bedford, to the west, and Sandy, Pottton and Biggleswade to the east. Stagecoach then withdrew its services citing the routes as 'no longer viable'. Grant Palmer, a local bus operator based in Flitwick, then took over operation of the route.
- 10.5 The Grant Palmer service runs between Biggleswade, Pottton, Sandy and Bedford on Mondays to Saturdays with no Sunday service. The route in Moggerhanger is along the A603 with stops eastbound (towards Sandy) just past the Park Road and Blunham Road turnoffs and west bound (towards Bedford) just past the St Johns Road turnoff (opposite the Guineas pub) and just before the Park Road turnoff.
- 10.6 Travelling eastwards the route heads across the A1 but then routes through the northeast suburbs of Sandy before arriving at Market Square (timetabled at 19 minutes from the Guinea) then proceeding to Pottton or Biggleswade.
- 10.7 The route to Bedford is via Willington and Harrowden Road to the Bedford bus station. The journey is timetabled to arrive 28 minutes after leaving Moggerhanger, although actual times are dependent on traffic.
- 10.8 Buses run hourly in both directions from Moggerhanger starting at 06:42 eastbound and 06:00 westbound. The last return buses leave Sandy (Market Square) at 18:03 and Bedford bus station at 18:38. Given the timing of the last buses in each direction later travel needs to be by taxi or private transport.
- 10.9 A second bus service serves Moggerhanger, although of limited frequency. Herberts Travel, a local operator based in Blunham, runs a 188 circular service originating in Biggleswade, through Pottton and Sandy to Blunham and Moggerhanger (the Guinea pub) returning to Sandy and Biggleswade. Times from the Guinea are 10:42, 13:04 and 15:27. On schooldays there is an additional service (189) calling at the Guinea at 16:48. Journey time is six minutes to Sandy Market Place. However the service only operates in one direction rather limiting travel options.
- 10.10 The full timetables are available on Grant Palmer's and Herbert Travel's website. Grant Palmer also has an app that can be used to track the actual timing of its buses.

Onward travel

- 10.11 Sandy railway station (3 miles from Moggerhanger) has trains running throughout the day southbound to London (where connections can be made to the London Underground or Overground services) and through to Gatwick Airport and Horsham. Northbound trains terminate at Peterborough where connections can be made to East Anglia, the North and East Midlands.

- 10.12 Sandy station is served directly by bus, although infrequently (once every two hours), by the Pottton service with the Biggleswade service requiring a short walk from the bus stop on Station Road. The Bedford bus does not serve the station which is a ten to fifteen minute walk from the bus station. From Bedford, services run south to London (again where connections can be made to the London Underground or Overground services) and through to Gatwick Airport and Brighton. Services also run north to Corby stopping at Kettering where changes can be made to trains for the East Midlands and Sheffield.

Road transport

- 10.13 There is no taxi service based in Moggerhanger or Sandy with the nearest taxis based in Biggleswade and Bedford although Uber operates in the area.

Car use and Parking

- 10.14 The questionnaire highlighted challenges for parking within the village. Outside Moggerhanger school there is limited parking due to residents having to park on the road. There is a problem with parking and general traffic / pedestrian congestion when the children arrive and depart from school. A solution could be to use the Church/playing field car park around pick up and drop off times
- 10.15 At the corner of Park Road opposite the entry to Moggerhanger Park there are issues and parking restrictions around the corner on both sides of the road should be introduced.
- 10.16 In terms of new housing or commercial development, adherence to CBC's parking standards will ensure that new development does not add to current levels of congestion.
- 10.17 Electric vehicles are a broadly sustainable mode of travel that is increasing market penetration and current building regulations require that every new dwelling is supplied with electric car charging point.

Policy TT1: Car Parking

Development proposals will provide parking in line with Central Bedfordshire's parking standards and have adequate on-site parking to meet current and future needs, unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion.

Proposals for new development that provide additional off-road car parking spaces, to alleviate parking congestion will be encouraged.

Provision for pedestrians, cyclists and horseriders

- 10.18 A partnership approach between the Parish Council, CBC and developers will be required to improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians. It is

intended to support new ways of managing the traffic throughout the parish by promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volumes. Whilst there are existing crossing points on the A603, they are not necessarily located in the most convenient position and traffic speed and volume does deter residents from crossing the main road.

- 10.19 There is a lack of pavements along some of the roads in the Parish and whilst this is normal for a rural area, consideration may be given to improving the pavement network. The pavement along Bedford Road between the traffic lights outside the entrance to the Barrance way development to the junction with Park Road is incomplete requiring people to cross the A 603 road twice in a very short distance to get to the bus stop to Bedford. Again, the pavement on Blunham Road requires walkers to cross at hazardous points to use it along its length. In using the walking routes to the primary schools there is no pavement that connects the pedestrian crossing on the A603 on the Sandy side of the village with the primary school. Children need to cross Blunham Road at a busy junction outside the Guinea Pub.
- 10.20 Where new development is proposed, the pavement network should be improved to assist in encouraging pedestrians using local facilities.

Rights of way

- 10.21 There are several footpaths in the Parish, although there are no bridleways within the parish boundaries. Improvements to the network will always be encouraged, in particular provision of additional footpath and bridleway links across the Parish as identified in the Green Infrastructure Plan.

Policy TT2: Provision for pedestrians, cyclists and horseriders

New development should include measures that that keep traffic speeds low and improve the provision of pavements and access for pedestrians and cyclists and horseriders. Where they are proposed, new roads, junctions, pavements and traffic management measures should be designed to complement the rural character of the village and reflect local heritage.

The rights of way network will be retained and new links both within the village, to neighbouring villages and to the wider countryside will be encouraged as set out in the Green Infrastructure Plan

11. Community

Community Facilities

11.1 Moggerhanger has a number of facilities used by the community with a variety of clubs and classes held mainly in the Village Hall and Church. The facilities include:

- The Guinea Public House,
- Moggerhanger St John The Evangelist Church,
- Moggerhanger House and Park,
- Moggerhanger Primary School and its playground,
- Village Hall and its grounds,
- Moggerhanger Playing Field, it's pavilion and children's play area,
- The Crescent green area on Blunham Road,
- Village pond and green,
- Fishing Pond, Emery's Farm 5 Park Road.



- The field bounded by Station Road. This otherwise unused field is bounded by Station Road to the west, the Route 51 Cycleway to the north, the D S Smith factory to the east and Blunham Road to the south. It is used as a dog walking field and allows walkers to access the Route 51 without walking on roads that are frequently used by large commercial vehicles.

11.2 The policy is intended to retain facilities and services to maintain Moggerhanger as a sustainable village. The Church and Moggerhanger House and Park are not included in this policy as they are listed buildings and as such already protected. Moggerhanger House and Park are privately owned and whilst the community would wish to see the Park in particular as having public access at all times, the owners consider this is not possible given the maintenance and upkeep of the grounds that would be required. The Parish Council will continue to work closely with Moggerhanger Park.

11.3 Change of use, conversion or demolition of any of the facilities listed to a use which is not for the community will be resisted unless a replacement would prove more suitable for the needs of the



community. The applicant will need to put forward evidence that the existing use is no longer commercially viable and prove that a genuine attempt has been made to market the enterprise as a going concern for at least a year. New facilities and improvements to existing facilities will be encouraged and supported.

Policy C1: Community facilities

The following community facilities will be retained and planning applications which result in either the loss of or significant harm will be resisted

- ***the Guinea Pub,***
- ***Village Hall and grounds***
- ***The Playing Fields including the pavilion***

If it can be clearly demonstrated that the continued use of any of the above listed facilities is no longer viable with evidence that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months, other uses may be considered.

Proposals to improve the viability or offer of any community facility in the Parish by way of the extension, replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme respects the Parish character in general, and the resulting increase in use is appropriate in design terms and will not have negative impact on the amenities of adjoining residential properties.

The provision of new community facilities will be encouraged. Any proposed replacement facility in a different location will need to demonstrate that the new facility is in a location where local people can access by foot.



Local Green Spaces

11.4 Consultation showed that people place a high value on the green spaces and playgrounds that help to define the character of the area and provide facilities for residents to enjoy the outdoors. Designation of Local Green Spaces (LGS) give a very high level of protection to such open spaces. In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances”. The proposed designations are in accordance with the requirement in Paragraph 107 of the NPPF:

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

11.5 An audit has been carried out of green spaces and assessed to determine which of them fulfill the Local Green Space Criteria. The assessment was produced alongside the GI Plan. The designated Local Green Spaces are set out on the relevant Policies Maps at Annex 1.

Policy C2: Local Green Spaces

The following areas shown on the Policies Map are designated as Local Green Spaces:

- ***Blunham Disused Railway County Wildlife Site (CWS)***
- ***The Crescent Amenity Space***
- ***Moggerhanger Primary School Playing Field***
- ***Moggerhanger Recreation Ground and Play Area***
- ***Corner St John's Road / Park Road Amenity Space***
- ***Moggerhanger Park CWS (part Accessible Wildlife Site)***
- ***Bottom Wood CWS***

Proposed development within the Local Green Spaces will be treated consistently with those for the Green Belt and development should not be approved except in very special circumstances. Inappropriate development will be resisted to protect their special character and contribution to the Parish.



Local Businesses & Agriculture

- 11.6 Moggerhanger has limited employment opportunities within the parish with 47.2% travelling to work and 36.5% work from home. Local businesses include the Guinea Public House, the Garage on Bedford Road, DS Smith packaging manufacturer, Sandy Airfield and the businesses on the Ridgeway Business Park, there is also the Sue Ryder St John's Hospice on St John's Road. There are several small farms and businesses, often run from home without employees.
- 11.7 The Neighbourhood Plan does not allocate employment sites, but it supports the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances. Any expansion of large scale commercial enterprises, especially Ridgeway Business Park, will not be supported given the potential impact on the landscape and additional HGV's on local routes (see Design Code RU.04 Industrial Buildings).
- 11.8 Home working is also seen as a means of encouraging business and creating a sustainable community with less commuting and a more sustainable lifestyle, saving individuals the cost of travel and increasing their leisure time.

Moggerhanger Park

- 11.9 The most well-known and prominent business in the Parish is Moggerhanger Park appropriately sited just off Park Road on the south west corner of Moggerhanger. In the grounds is a Grade 1 listed Georgian House designed by architect Sir John Soane (famous as architect of the Bank of England) and recognised as the most complete surviving example of Soane's domestic work.
- 11.10 The park has a long history as a dwelling before becoming a TB isolation hospital in 1914, then an orthopaedic hospital in 1960 closing in 1987. In 1993 Harvest Vision (set up by a group of Christian

Ministries) took over the House as a base from which the ministries could operate. On occupation the ministries undertook restoration work to the main building and stable courtyard.

- 11.11 The house is set in 33 acres of grounds and woodlands sculpted by Humphry Repton which are Grade II listed. The grounds include a walled garden and woodland playground and just past the playground a woodland walk. Also, between the Walled Garden and woodland playground is the Orchard Tearoom which is open on certain days and times for light refreshments. The grounds are open on certain days from 10:00 to 16:00 with free entry. Ample car parking is available and dogs are permitted if well behaved and on leads. The park is owned by the Moggerhanger House Preservation Trust with the park managed through Moggerhanger Park Ltd a subsidiary of the trust which employs a number of staff and resources together with volunteers.
- 11.12 Events held have included a plant sale, battle enactments and open air cinema. The house also provides bed and breakfast accommodation and is available for functions. The park has not been very active recently, in 2024, just a single carol concert. Further information can be found on the Moggerhanger Park website.
- 11.13 Beyond the eastern boundary of the Parish, A1 runs north to south and any large-scale warehouse style buildings would have the potential to have an impact the rural landscape of the Parish. However, the A1 lies beyond the boundary of the Parish, so the Neighbourhood Plan is unable to include any policies relating to this matter.
- 11.14 The diversification of agriculture and agricultural buildings is supported in principle. However, development must be of a scale and intensity appropriate to its context, must not impact detrimentally on residential amenity, and must have an acceptable impact on the character and scale of the village and its rural hinterland.
- 11.15 The provision of high speed broadband is particularly important in rural areas and in supporting the viability and sustainability of rural enterprise and home-working.

Policy C3: Supporting Local Employment and Agriculture

Proposals for the development of new small businesses and for the expansion or diversification of small scale existing businesses, including farm based operations, will be encouraged, providing that:

- it can be demonstrated that there will be no adverse impact from increased traffic, HGV traffic, lighting, noise or other emissions or activities arising from the proposed development;***
- it would have an acceptable impact on the character and scale of the village, its rural hinterland and landscape; and***
- where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings as part of the development. and***
- the proposals make adequate provision for car parking and bicycle spaces for employees and visitors.***

Applications for extensions or part change of use of dwellings to enable flexible or home working within the development boundary will be supported, subject to there being appropriate parking and that the residential amenity of neighbouring properties is maintained.

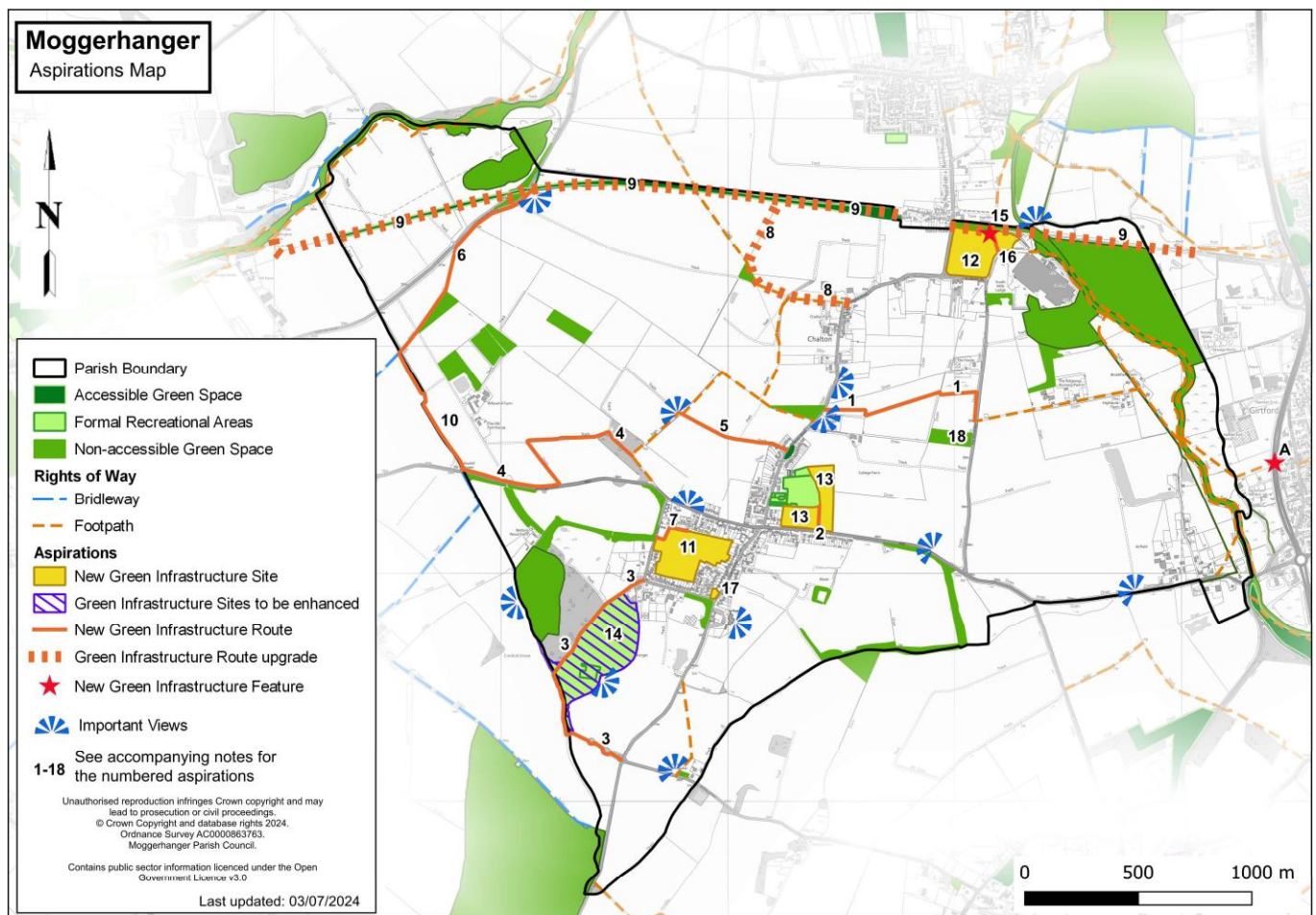
In each instance, the provision of effective high speed broadband services will be encouraged and appropriate measures should be incorporated into the design of workplaces.

12. Aspirations, Implementation and Monitoring

- 12.1 The Parish Council have a number of aspirations including those arising as part of the Green Infrastructure Plan.

Aspirational GI Enhancements
Create new public footpath to link Blunham Road to the Ridgeway and FP6
Create new public footpath on existing used route from Bedford Road to Playing Field
Create new public footpath along western boundary of Moggerhanger Park linking Park Road to west end of Budna Road
Create new public footpath from Willowhill Cottages on Bedford Road to FP12
Create new footpath to link Blunham Road to FP12
Create new bridleway to link Willington's BW8 to the Bedford – Sandy Country Way (NCN Route 51)
Create new footpath to link Park Road to Barrance Way
Upgrade FP12 and part of FP1 to public bridleway, and divert northern section of route from cross-field path to field edge to link with Route 51
Dedicate Route 51 as permanent right of way
Create new public bridleway along parish boundary from Willington's BW4 at Willowhill Cottages, north-west to join Willington's BW8 and GI aspiration 6 (above)
Create community greenspace incorporating recreational area, wildlife area and community woodland
Restore South Mills Nature Reserve and extend to include meadow to the west, and manage for wildlife and community use - possibly including a community orchard
Extend playing field to benefit community and wildlife (specific details to be explored).
Explore public access opportunities at Moggerhanger Park
Install new bench at north-east end of FP8
Dedicate used route linking the Ridgeway to Route 51 as a public bridleway
Enhance and maintain pond and surroundings
Enhance woodland, directly adjacent to the Ridgeway
Highway related aspirations
Improve safety at blind spot corner / junction of Blunham Road and Station Road
Continue / link pavements along A603 to link Park Road to crossing – Barrance Way (i.e. to south of road)
Improve crossing access across Bedford Road close to bus stop, including culvert across ditch; no pavement on one side of crossing- east of Barrance Way
There is a need for a pavement / footpath from the bus stop outside 57 Bedford Road to the entrance of Barrance Way (currently children get off the bus from Sandy and walk on the road / narrow grass verge, which is very dangerous)
Improve narrow footpath; the mirrors of lorries are often over the pavement - Bedford Road west of Blunham Road
Improve dangerous crossing on curve of Blunham Road due to lack of pavement - southern end of Chalton

Improve dangerous road with no footpath - Blunham Road north-east of Chalton
Change from national speed limit to 30 mph (very dangerous) on Blunham Road north-east of Chalton
Improve village signs for Moggerhanger and Chalton
Aspiration outside of parish
Provide pedestrian access to Sandy via a new footbridge over the A1. Note: The Sandy GI Plan aspiration (No. 19) also proposes a bridge over the A1 in this vicinity
General aspirations
Maintain existing open countryside gaps between Moggerhanger and Chalton, and Chalton and Blunham
Maintain and preserve large trees in the village, some (near Crescent View) currently being felled – consider TPO's



Implementation & Working in partnership

- 12.2 Moggerhanger Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in

engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community.

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

- guide comments on planning applications,
- negotiate with landowners and developers to achieve the best possible outcomes from new development,
- direct financial resources to the village in a structured way,
- bring together groups or working parties to improve the village environment,
- lobby local authorities to support the parishioners' wishes and aspirations.

12.4 However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.

- **Central Bedfordshire Council** - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities and unitary authority functions, including: Drainage, Highways and Transport, Education, Landscape, Minerals and Waste and Social Services.
- **Adjoining Parish Councils** – Assessing impact of large scale planning applications and discussing local facilities.
- **Environment Agency** The planning, design and delivery of development, taking account of: Flood risk management; Water quality and water resources, Waste management, Land contamination and soil and other regulation.
- **Site owners and developers** will need to liaise with the Parish Council as well as the other agencies involved in development.

Funding and Implementation Mechanisms

12.5 Financial contributions will be sought from developers through Section 106 agreements and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments. CBC is working on CIL at present and when it is introduced in the area, contributions will be sought as appropriate under CIL Regulations and the NPPF.

12.6 The Neighbourhood Planning Regulations of the 2011 Localism Act enable areas with a Neighbourhood Plan in place to receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities. These contributions will be targeted on the priority need to deliver new community infrastructure.

12.7 In addition, the Parish Council will seek to influence annual and other budget decisions by CBC on housing, open space and recreation, economic development, community facilities and transport, through the Local Transport Plan.

12.8 The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The Lottery; UK Government programmes; land fill tax credits, EU Funds and LEP funding.

Monitoring and Review

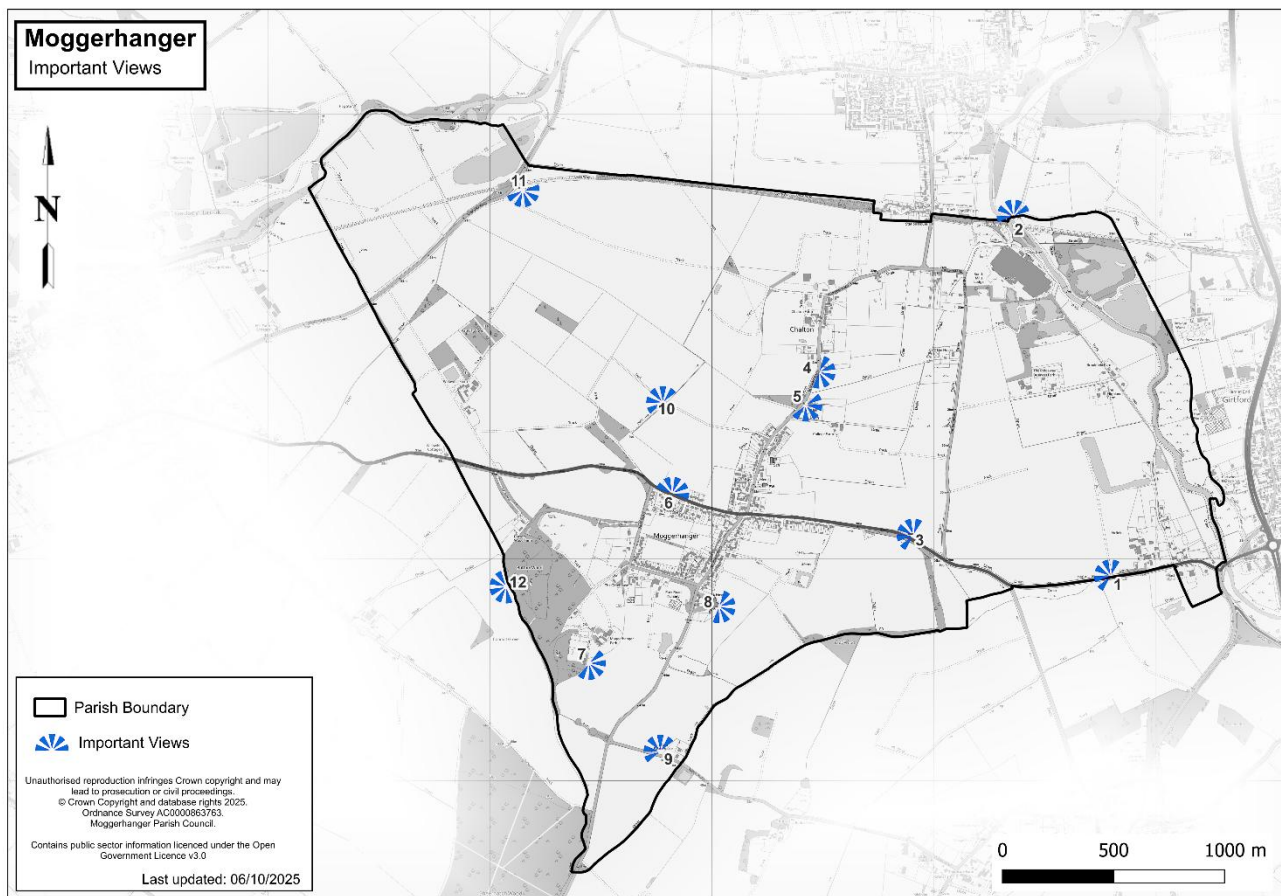
12.9 It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider

- if progress is being made to achieve the vision and the objectives of the Plan
- if progress is being made towards the implementation of the policies in the Plan
- if financial contributions available to the community arising from development is being targeted towards the identified plans and projects
- if the Plan remains based on the most up to date information
- if the Plan is being taken into account by CBC when determining planning applications

12.10 However, it may prove necessary to formally review the Plan prior to 2035, for example following a future review of the Local Plan or changes in national policy. The Parish Council will conclude whether a review is required. If so, it will commence the review at an appropriate time and secure opinions of residents and stakeholders to update the Plan.

Annex 1: Policies maps

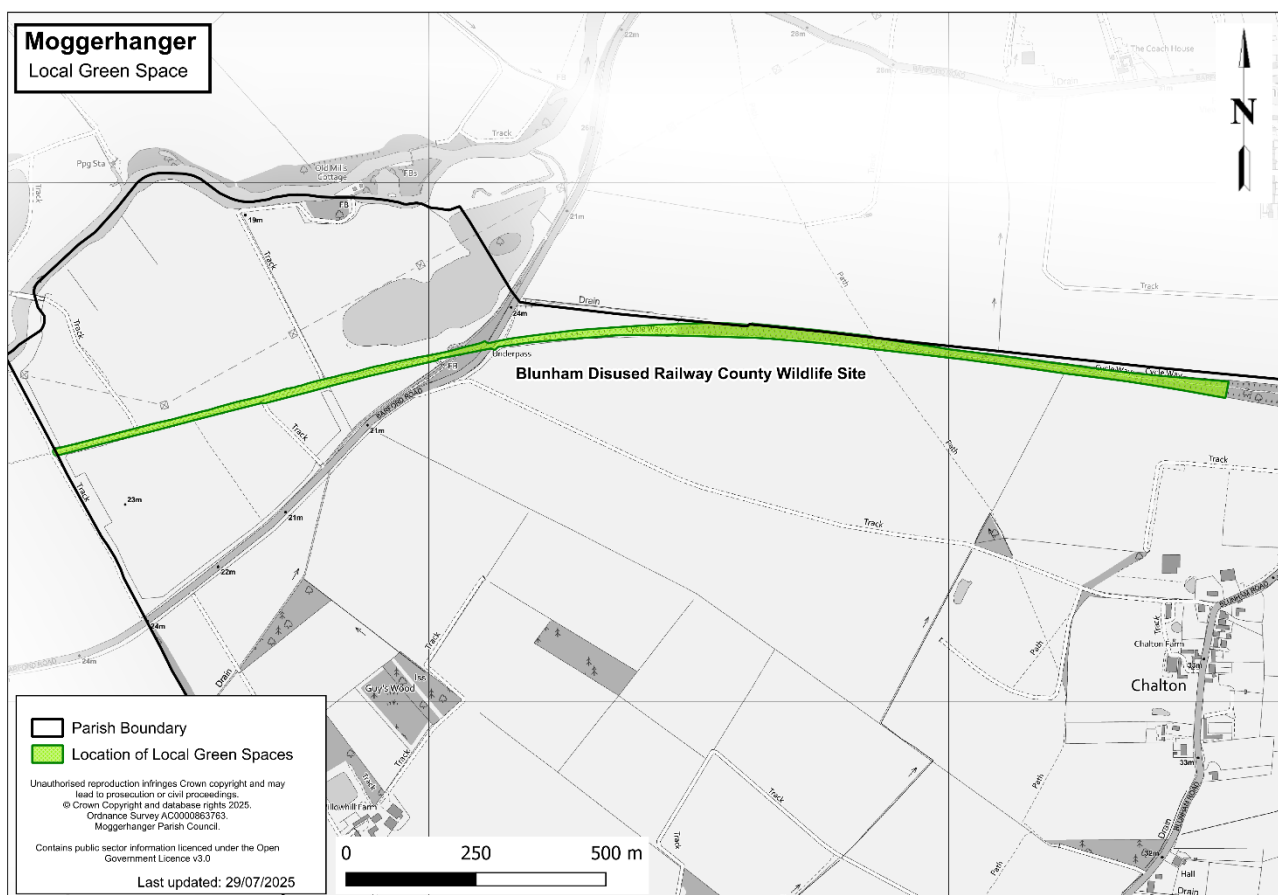
Important Views (Policy NE1)

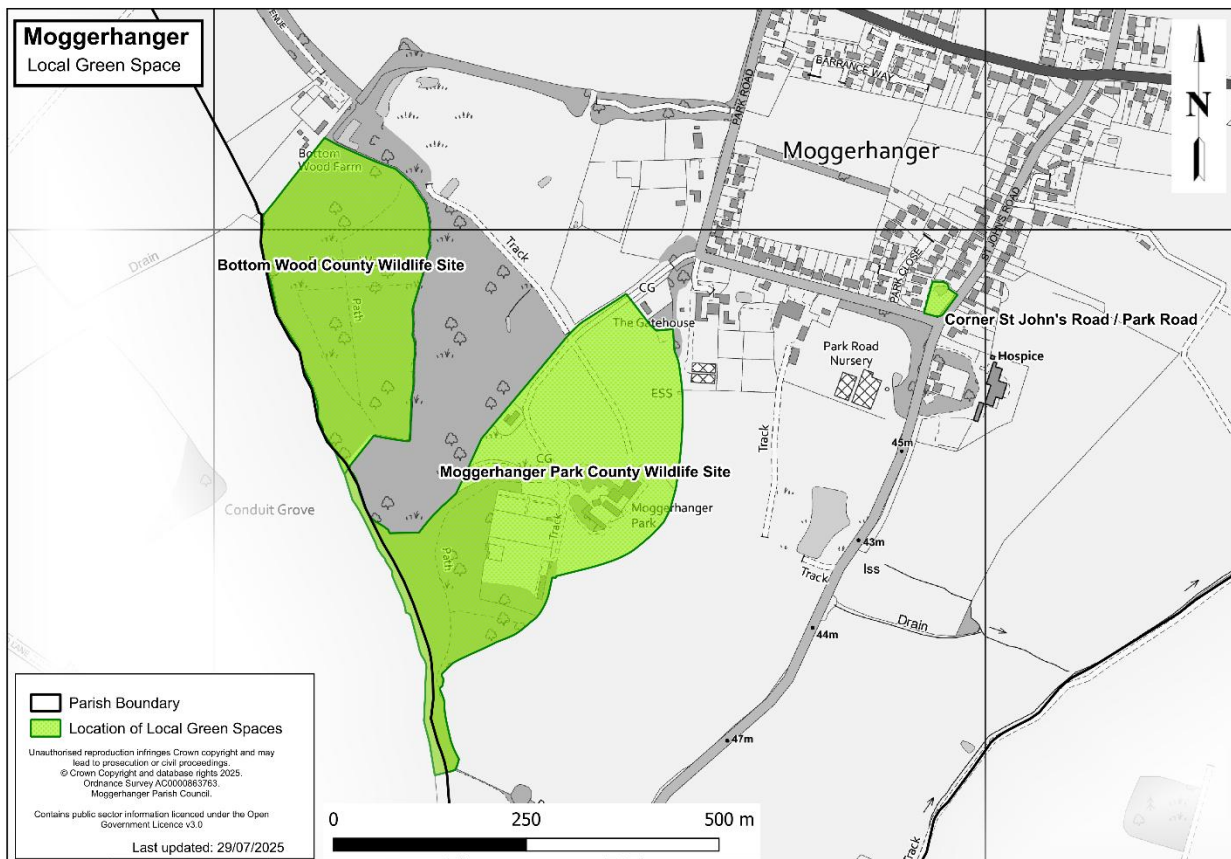
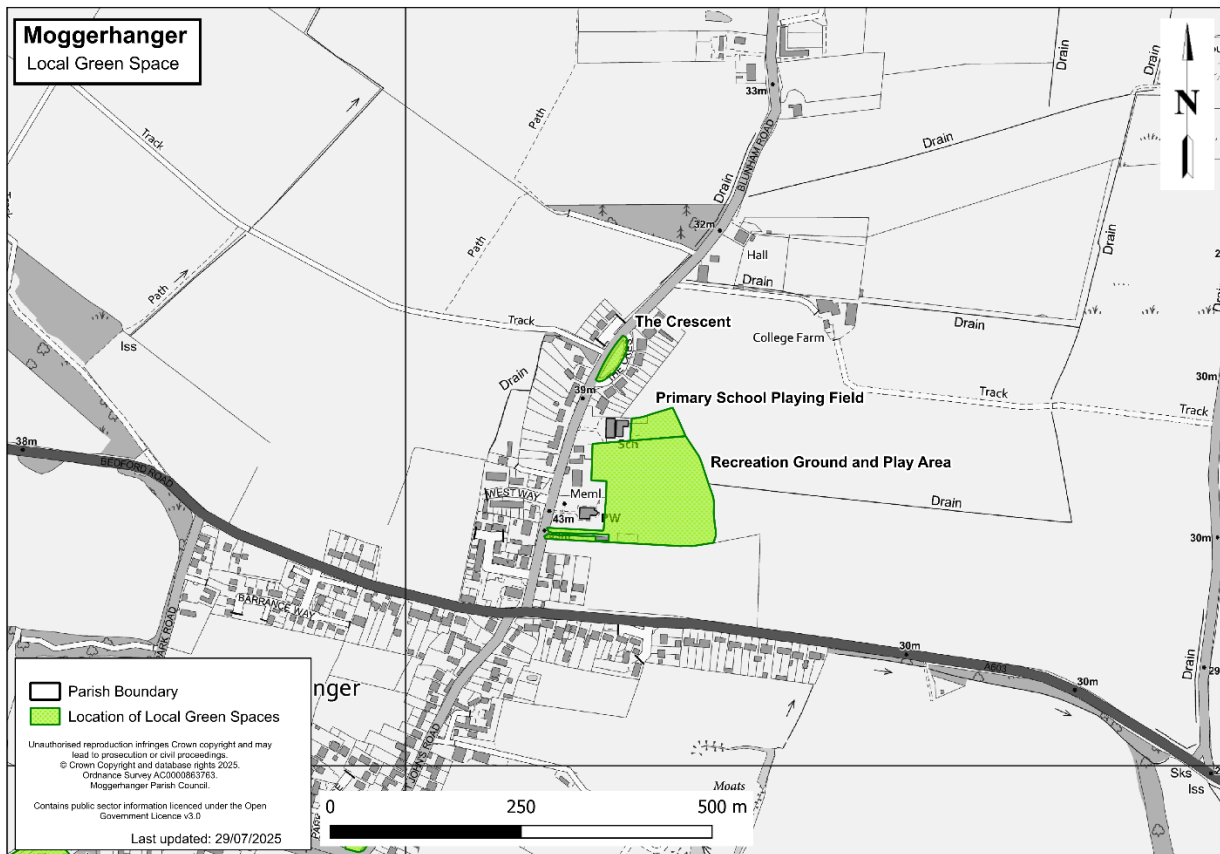


Important countryside gaps (Policy SD1)



Local Green Spaces (Policy C2)





Annex 2: Important Views

View 1: From A603 looking north west



View 2: from footpath / cycleway looking North



View 3: from A603 looking West



View 4: from Blunham Road looking East



View 5: from Blunham Road looking South East



View 6: from A603 looking North West



View 7: from Moggerhanger Park grounds looking South East



View 8: from St Johns Hospice looking South West



View 9: From Budna Road looking North west



View 10: from footpath looking North West



View 11: from footpath / cycleway looking SE



Annex 3: Table of Aims and Policies

Neighbourhood Plan Aims		Policies
1	The Green Infrastructure network will be developed to provide a range of multi functional green spaces, access routes and green corridors serving the needs of the whole community.	NE1
2	The diversity of wildlife and habitats will be protected and enhanced and new planting will be of appropriate native species.	NE2
3	High quality sustainable design will be secured in all new development reflecting the character of Moggerhanger and its rural setting.	SD2, SD3, SD4, TT1
4	New development will take place sensitively ensuring the preservation of the landscape and views into the village and out of the village to the surrounding countryside.	SD1
5	The distinctive and historic characteristics of Moggerhanger Parish including archaeology will be preserved and enhanced.	HE1
6	The roads will be safe and accessible for pedestrians, cyclists and motorists. Improvements to the road network and pavements will be encouraged, in particular to increase safety between the two sides of the village and across the Parish.	TT2
7	The footpaths, cycle routes and bridleways will be improved to be safe and accessible and new links and permissive paths will be encouraged.	TT2
8	Community facilities will be retained and improvements encouraged.	C1
9	Local, small-scale businesses will be encouraged and supported.	C3