

Appendix A - Harrold Neighbourhood Development Plan policies and related provisions in the NPPF and Bedford Borough Development Plan

Policy Ref.	Policy title/objective	NPPF paragraphs	Regard to <i>National Planning Policy Framework</i> (NPPF)	Compliance with local development plan
Harrold NDP1	<i>General Housing Needs of the Village</i> – this policy seeks to broaden housing choice, provide opportunities to live in the village for a wide range of people, restrict building heights to reflect existing character, provide development at both an appropriate density and size.	11, 59, 61, 127	The policy will have regard to sustainable development principles, have regard for housing land supply and need and be of a sympathetic scale and of an appropriate density (11, 59, 61 and 127).	The proposed policy has regard for emerging Bedford Borough Local Plan 2030 at policies 3S (Special Strategy), 7S (Development in the countryside), 28S (Place making), 29 (Design quality and principles) in the adopted Bedford Borough Local Plan 2030 and saved policy AD1 Sustainable development policy contained in the Allocations and Designations Plan 2013.
Harrold NDP2	<i>Land at Odell Road, Harrold</i> – this policy seeks to allocate land for 10 dwellings subject to appropriate design, mix, tenure, scale, car parking, amenity space, access and landscaping. It also seeks to provide an element of affordable housing.	61, 62, 67, 68, 69, 84, 124 & 127	This policy has regard for the NPPF insofar as – the development is of an appropriate size (61); it provides an element of affordable housing to meet specific local need (62); it has identified appropriate housing land (67); it acknowledges the importance of delivering development on small sites (68 and 69); it will support the rural economy (84); it expects the development to be of a good design meeting specific design expectations (124 and 127).	The proposed policy would satisfy policies 7S (Development in the countryside), 28S (Place making), 29 (Design quality and principles), 30 (The impact of development – design impacts), 31 (The impact of development – access impacts), 38 (Landscape in new development), 53 (Development layout and accessibility), 58S (Affordable Housing), 59S (Housing mix) within the adopted Bedford Borough Local Plan 2030 and saved policy AD1 Sustainable development policy contained in the Allocations and Designations Plan 2013.

				Also it complies with Supplementary Planning Document ' <i>Planning Obligations</i> ' adopted July 2013.
Harrold NDP3	<i>Land east of Orchard Lane, Harrold</i> - this seeks to allocate land for 6 dwellings subject to appropriate design, mix, tenure, scale, car parking, amenity space, access and landscaping.	61, 62, 67, 68, 69, 77, 78, 84, 124 & 127	This policy has regard for the NPPF insofar as – the development is of an appropriate size (61); it has identified appropriate housing land (67); it acknowledges the importance of delivering development on small sites (68 and 69); it will support the rural economy (84); it expects the development to be of a good design meeting specific design expectations (124 and 127).	The proposed policy would satisfy policies 7S (Development in the countryside), 28S (Place making), 29 (design quality and principles), 30 (The impact of development – design impacts), 31 (The impact of development – access impacts), 38 (Landscape in new development), 53 (Development layout and accessibility), 59S (Housing mix) within the adopted Bedford Borough Local Plan 2030 and AD1 Sustainable development policy contained in the Allocations and Designations Plan 2013. It also complies with Supplementary Planning Document ' <i>Planning Obligations</i> ' adopted July 2013.
Harrold NDP4	<i>Land at Priory Farm Harrold</i> - this seeks to allocate land for 13 dwellings subject to appropriate design, mix, tenure, scale, car parking, amenity space, access and landscaping. It also seeks to provide an element of affordable housing.	61, 62, 67, 69, 84, 124 & 127	This policy has regard for the NPPF insofar as – the development is of an appropriate size (61); it provides an element of affordable housing to meet specific local need (62); it has identified appropriate housing land (67); it acknowledges the importance of delivering development on small sites (68 and 69); it will support the rural economy (84); it expects the development to be of a good	The proposed policy would satisfy policies 7S (Development in the countryside), 28S (Place making), 29 (Design quality and principles), 30 (The impact of development – design impacts), 31 (The impact of development – access impacts), 38 (Landscape in new development), 53 (Development layout and accessibility), 59S (Housing mix) within the adopted Bedford Borough Local Plan 2030 and saved policy AD1 Sustainable development policy contained in the

			design meeting specific design expectations (124 and 127).	Allocations and Designations Plan 2013. It also complies with Supplementary Planning Document 'Planning Obligations' adopted July 2013.
Harrold NDP5	<i>Harrold Village Design Statement</i> – this policy sets out a number of design criteria that new development in the village should adhere to – appropriate design, scale, layout, materials, soft and hard landscaping, boundary details, heritage setting, car parking and local amenity.	124, 125, 126, 130 & 189-202 incl.	This policy has regard for the NPPF insofar as it expects the development to be of a good design meeting specific design expectations (124 and 127). Poor design is to be avoided and resisted (130). In relation to proposals affecting heritage assets, it acknowledges that proposals should carefully weigh the benefits and dis-benefits during the determination process (189-202 inclusive).	The proposed policy would satisfy policies 28S (Place making), 29 (design quality and principles), 30 (The impact of development – design impacts), 31 (The impact of development – access impacts), 38 (Landscape in new development), 39 (Retention of trees), 40 (Hedgerows), 41S (Historic environment and heritage assets), 53 (Development layout and accessibility), 59S (Housing mix) within the adopted Bedford Borough Local Plan 2030 and AD1 Sustainable development policy contained in the Allocations and Designations Plan 2013.
Harrold NDP6	<i>Heritage Assets</i> – this seeks to encourage the reuse of disused and under used heritage assets and preserving and, where possible, enhancing the setting of affected assets.	184, 185 & 189-202 inclusive	This policy has regard for the NPPF insofar as it recognises that heritage assets should be protected and planned for (184 and 185) and also sets out a positive strategy for the conservation and enjoyment of local assets (184-202 inclusive).	The proposed policy would satisfy policy 41S (Historic environment and heritage assets) within the adopted Bedford Borough Local Plan 2030 and saved policy AD1 Sustainable development policy contained in the Allocations and Designations Plan 2013.

Harrold NDP7	<i>Provision of Services</i> – this policy seeks to ensure that new development includes sewerage, water supply, electricity, telephone land line and broadband service.	81, 112 &122	This policy has regard for the NPPF insofar as it supports the inclusion of policies to deliver infrastructure and services (81 &122); the provision of telecommunications and broadband is specifically mentioned as important (112).	The proposed policy would satisfy emerging policies 86S (Delivering infrastructure), 94 (Broadband policy and 96 (Communications Infrastructure) of the adopted Bedford Borough Local Plan 2030 and AD1 Sustainable development policy contained in the Allocations and Designations Plan 2013.
Harrold NDP8	<i>Sustainable Transport</i> – this policy seeks to understand and mitigate the traffic and transport impacts of new developments on the parish with particular regard for pedestrians, cyclists, road safety, parking and congestion. Generally development should not have a detrimental impact on road safety.	102, 103, 104 & 127	This policy has regard for the NPPF insofar as it confirms that transport issues and impacts should be considered, opportunities for improvements taken, promotion and integration of sustainable transport modes (102, 103, 104 and 127).	The proposed policy would satisfy policies 28S (Place making), 29 (design quality and principles), 31 (The impact of development – access impacts), 54 (Development layout and accessibility), within the adopted Bedford Borough Local Plan 2030 and saved policy AD36 and AD39 Cycling contained in the Allocations and Designations Plan 2013 and AD1 Sustainable development policy contained in the Allocations and Designations Plan 2013.
Harrold NDP9	<i>Existing Community Facilities</i> -This policy seeks to protect local facilities and services. It identifies specific assets which should be protected	83, 91, 92 & 97	This policy has regard for the NPPF insofar as it seeks to protect and provide local rural community facilities including local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship (83), the provision of safe and accessible green infrastructure, sports facilities, local shops, allotments (91), to provide	This policy accords with policy 84 (All shop units) to control changes of use and 99 (Loss of existing sports and community facilities) in the adopted Bedford Borough Local Plan 2030.

			and protect the social, recreational and cultural facilities including the use of shared spaces, community facilities (shops, public houses and churches) (92), and the protection of open space, sports and recreational buildings and land, including playing fields (97).	
Harrold NDP10	<i>New Community and Retail Facilities</i> – this policy seeks to support proposals for new local services including a village shop, medical and dental care facility where they are appropriately located and do not cause harm or where the harm caused is outweighed by other benefits	83, 92	This policy has regard for the NPPF insofar as it seeks to provide local rural community facilities including local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship (83), to provide a range of social, recreational and cultural facilities including the use of shared spaces, community facilities (shops, public houses and churches) (92).	These policies comply with policies 32 (The impact of development – disturbance and pollution impacts), 81 (New local shops in local centres) and 98 (New community facilities) in the adopted Bedford Borough Local Plan 2030.
Harrold NDP11	<i>New Business Uses</i> – this policy seeks to support new light industrial business and uses with low amenity impacts subject to there being no harmful economic, amenity and highway impacts.	80, 81, 82, 83 & 84	This policy has regard for the NPPF insofar as it seeks to build a strong and prosperous economy, supporting economic growth, sustainable growth, diversification of rural businesses, rural tourism (80,81, 82, 83 & 84) and the reduction of congestion and emissions, and improvement of air quality and public health (103)	This policy accords with the requirements of the Bedford Borough Local Plan 2030 at policies 32 (The impact of development – disturbance and pollution impacts), 47S (Pollution, disturbance and contaminated land), 75 (New employment development in the countryside).
Harrold NDP12	<i>Home Businesses – the aim of this policy is to encourage home working</i>		This policy has regard for the NPPF insofar as it seeks to build a	This policy accords with the requirements of the Bedford Borough

	<p><i>where it supports the vitality of the village and subject to no adverse local amenity, highway safety impacts.</i></p>		<p>string and prosperous economy, supporting economic growth, sustainable growth, flexible working practices including live-work accommodation (80,81, 82, 83 & 84) and the reduction of congestion and emissions and improvement of air quality and public health (103).</p>	<p>Local Plan 2030 at policies 32 (The impact of development – disturbance and pollution impacts and 75 (New employment development in the countryside).</p>
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