

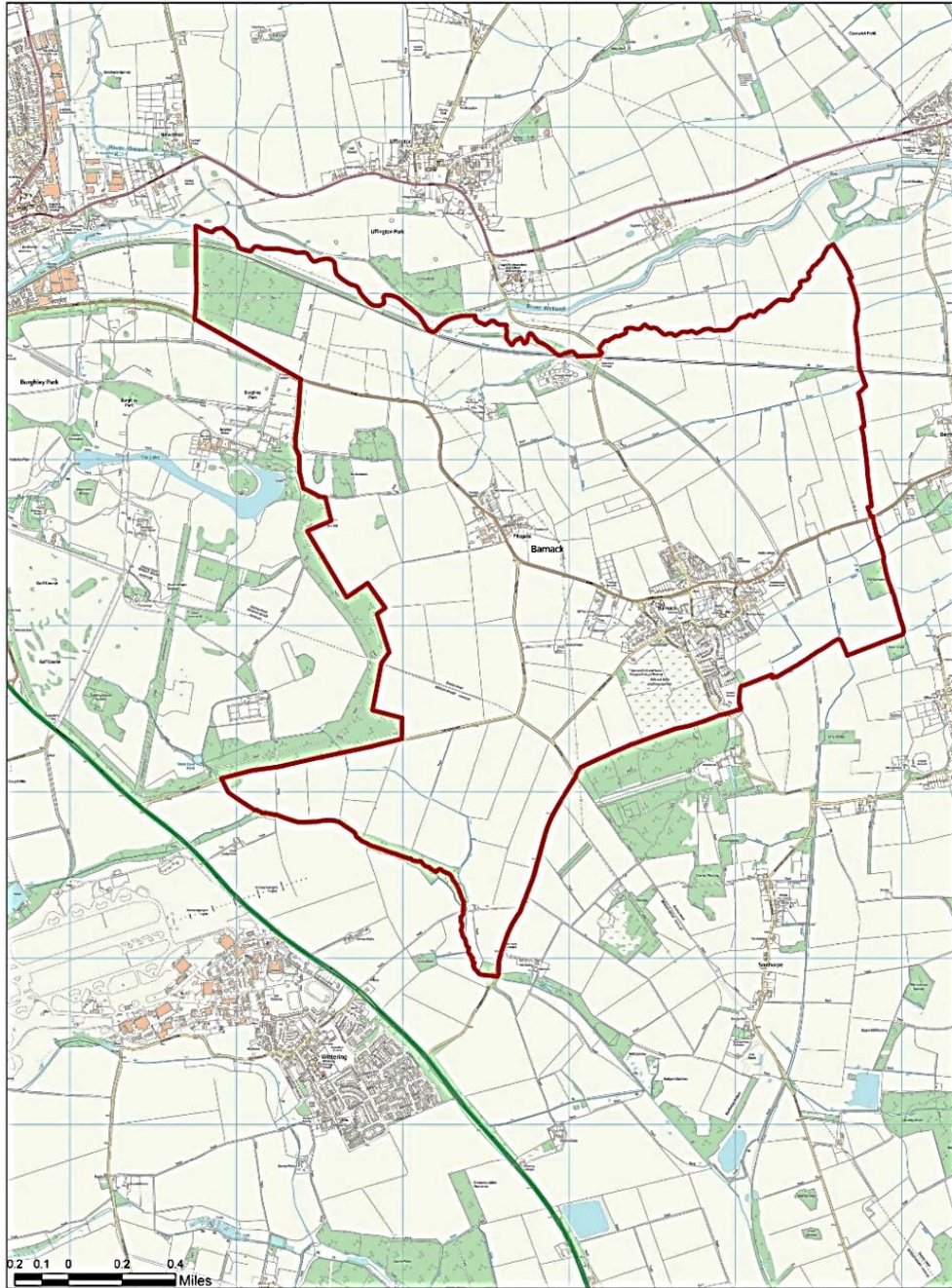
Barnack Neighbourhood Plan 2020 to 2036





BARNACK NEIGHBOURHOOD PLAN 2020 to 2036

Referendum Version April 2021



Title: Boundary of Barnack Neighbourhood Area (designated 15 February 2019)
Scale 1:20,000

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PETERBOROUGH
CITY COUNCIL

Barnack Neighbourhood Area

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Part 1. Introduction: setting the scene

Why produce a neighbourhood plan?

- 1.1 In 2011, the Localism Act introduced new powers for communities to make neighbourhood plans and thereby to influence the future of their local area. Neighbourhood planning allows communities to work through a parish council (the 'qualifying body') to say where they think new houses and businesses should be built and what they should look like. A neighbourhood plan must be in line with both national planning policy and with the strategic policies for the wider area set by the local authority. Providing these and other conditions are satisfied, a referendum is held and local people vote on the plan. If it is approved by a majority of those who vote, the local authority will bring it into force.
- 1.2 The National Planning Policy Framework (NPPF)¹ sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. It is based on a presumption in favour of sustainable development. The following quotations from the NPPF set out some of the requirements for neighbourhood planning and indicate the constraints imposed upon it.
- Paragraph 8: "*Achieving sustainable development means that the planning system has three overarching objectives*". These elements are economic, social and environmental.
 - Paragraph 29: "*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.*"
 - Paragraph 37: "*Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before referendum.*"
- 1.3 In 1987, the United Nations' Brundtland Commission² produced an enduring definition of sustainable development: "*Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*" This aspiration has been kept firmly in mind during the preparation of Barnack's Neighbourhood Plan.
- 1.4 Peterborough City Council's current Local Plan³ covers the period up to 2036. It includes the ambition to "*be heralded as the UK's Environmental Capital*". Underlying Peterborough's Local Plan is a statement of intent that echoes the three over-arching objectives of the NPPF, expressing the ambition to "*secure development that improves the economic, social and environmental conditions in the area*"⁴, in other words to ensure that development is truly sustainable.
- 1.5 Barnack Neighbourhood Plan, produced by the Parish Council on behalf of the local community, also covers the period up to 2036. To fulfil the requirement of the NPPF that a

¹ Ministry of Housing, Communities and Local Government. February 2019. *National Planning Policy Framework*.

² The World Commission on Environment and Development. 1987. *Our Common Future*.

³ <https://www.peterborough.gov.uk/localplan>

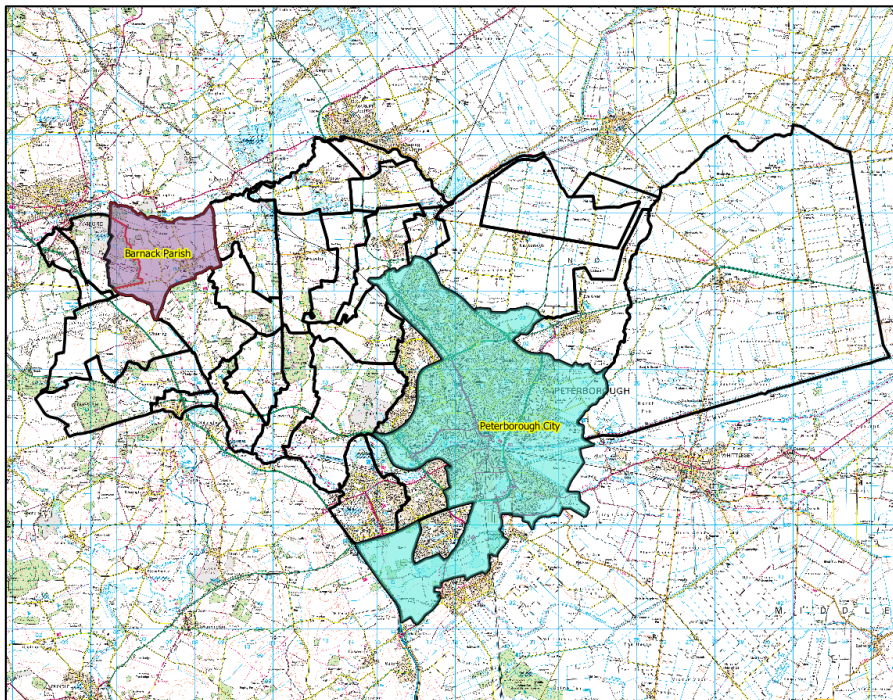
⁴ Policy LP1: Sustainable Development and the Creation of the UK's Environment Capital.

neighbourhood plan must be broadly in line with Local Authority policy, there is frequent reference in Barnack's Plan to Peterborough's Local Plan. The Neighbourhood Plan does not need to duplicate policies in the Local Plan.

- 1.6 The Community Infrastructure Levy (CIL) is a charge levied by local authorities on new development in their area, to help them deliver the infrastructure needed to support this development. A neighbourhood plan brings financial benefits to the local community. A parish lacking a neighbourhood plan receives 15% of the CIL revenue arising from development in its area, with 85% going to the local authority. Once Barnack has an adopted neighbourhood plan it will receive 25% of any CIL revenue arising from development in the Neighbourhood Area⁵. This money can be spent on projects that benefit the local community.

Our local community

Map 1. Parishes in Peterborough Local Authority area



- 1.7 The Civil Parish of Barnack lies in the far north west of Peterborough Unitary Authority (Map 1), ten miles from the City but only three miles from Stamford. The old course of the River Welland forms both the northern parish boundary and the Lincolnshire border. The village of Barnack is home to the majority of the population, but about 10% of residents live in the hamlet of Pilsgate, half a mile to the north west. Most of Burghley House and the eastern half of Burghley Park lie in the parish, and a dozen cottages and ancillary buildings in this part of the Park are inhabited. In addition, there are a few isolated houses in the countryside: Windmill Farm west of Barnack; Mill Farm at the southern extremity of the parish; Station House adjacent to the level crossing at the northern edge of the parish; and three houses at Pilsgate Grange, north of Pilsgate.

⁵ Ministry of Housing, Communities and Local Government guidance: *Community Infrastructure Levy*, March 2019

1.8 The 2011 national census recorded 931 residents in the Parish of Barnack, living in 414 households with an average size of 2.4 people. The statistics in the table below show that in comparison with both Peterborough Local Authority area and England our population contains a higher proportion of older people and fewer young children. The high level of car ownership may reflect the relative isolation of this rural community and the inadequacy of public transport. The policies of this Neighbourhood Plan that address issues relevant to the statistics are indicated in the table.

Statistics from the 2011 census returns⁶

Characteristics	England	Peterborough UA	Barnack Parish	Neighbourhood Plan policies
Population structure				
Mean age of population (years)	39.3	36.9	46.3	A1, A2, C1, C2, C3 D1
% of population under five years of age	6.3	7.6	3.2	
% of population over 64 years of age	16.4	13.5	27.4	
Accommodation				
% of households dwelling owner-occupied	64	60	61	A1, A2
% in detached house / bungalow	22	27	53	
Car ownership				
% of households with no car or van	26	25	15	A2
% of households with 2 or more vehicles	32	30	47	D1

1.9 Since 2011, a housing estate of 41 dwellings has been built in the village of Barnack, and a second development of 80 houses is due for completion in 2021. Therefore the 2011 census figures, while still a robust source of information, are out of date and do not account for the influx of families occupying these new homes. When the 80 new houses are occupied, the population of the parish may exceed 1,200.



⁶ <https://www.peterborough.gov.uk/council/about-peterborough/census-2011/>
<https://www.ons.gov.uk/census/2011census/2011censusdata>

Geographical and historical background

- 1.10 Barnack and Pilsgate stand in the area once known as the Nassaburgh Hundred, the land west of Peterborough between the valleys of the rivers Nene to the south and Welland to the north. This area is an undulating plateau underlain by Jurassic oolitic limestones and clays. Barnack stands at 30m above sea level on an outcrop of the Upper Lincolnshire limestone, which was quarried for its durable building stone, known as Barnack Rag. Pilsgate, 1 km to the north west, stands at 50 m. To the north of Barnack the land, mostly alluvial gravels and silt, slopes gently to the River Welland.
- 1.11 There is archaeological evidence to show that the Barnack area has been inhabited for about 4,000 years, with the earliest settlements sited along the Welland valley, where linear features and ring ditches have been located. Excavations near Pilsgate Lodges of a multiple round barrow in 1974-76 (Donaldson 1977)⁷ revealed 22 burials and numerous artefacts dated to the early part of the Bronze Age (2500 to 800 BC).
- 1.12 The Roman town of Durobrivae, an important industrial centre, lay 9 km to the south east in the Nene valley and from there Ermine Street runs west of Barnack village. Traces of Roman field systems have been identified within the parish.
- 1.13 The first recorded mention of Barnack is in 664 AD, when Wulfhere, King of Mercia, granted the 'vill' to the Abbey of Medeshamstede (now Peterborough)⁸. The village is named in the Anglo-Saxon Chronicle (c. 892) as Beornica, with the name thought to derive from Beorna Ac meaning *warriors' oak*. In the Domesday Book (1086) Barnack is recorded as Bernac and Pilsgate as Pillesgete.
- 1.14 Barnack's significance grew as demand for its building stone spread. Barnack Rag was transported overland and then down the Nene and Welland, to be used in the construction of ecclesiastical buildings over a wide area, including the abbeys at Peterborough, Thorney, Sawtry, Crowland, Ramsey and Ely. The quarrying activities produced the distinctive landscape known as the Hills and Holes. Barnack also became a centre for the decorative carving of stone grave slabs. These have been found as far away as Norfolk. The oldest, of Anglo-Scandinavian type, was unearthed in Barnack churchyard in 2011 and has been dated to the late 11th century. It is now on display inside the church.



Anglo-Scandinavian grave slab

⁷Donaldson, P. 1977. *The excavation of a multiple round barrow at Barnack, Cambridgeshire, 1974 – 1976*. The Antiquities Journal Volume LXII Part II.

⁸ <http://www.pase.ac.uk/>

- 1.15 In the Domesday Book of 1086⁹ Pilsgate's population is given as 38 households – around 150 people – and Barnack's as 20 households – around 80 people. However, the Poll Tax returns of 1377 indicate that while Pilsgate's population had remained at about 150, Barnack's had grown to over 500, reflecting the growth in quarrying and stone-working, which made it a centre of regional importance. The 1670 Hearth Tax for the parish shows a decline to 382. The population in 1901 was 614.
- 1.16 Throughout the Middle Ages the land in the parish was farmed by tenants of the Lords of the Manor. The land was divided into large open fields, cultivated in strips. In addition, there was common land for grazing livestock. In 1578 the manor was acquired by William Cecil, Lord Burghley, who enclosed a park of 132 acres. This was greatly enlarged between 1793 and 1802 by Henry Cecil, to 1,400 acres. Deep ploughing in recent times has largely destroyed evidence of strip farming, although some ridge-and-furrow can be seen in Burghley Park and south of The Limes farmyard. Barnack and Pilsgate were enclosed by a Parliamentary Act of 1800, producing a landscape of hawthorn hedges and dry-stone walls surrounding new fields in which the old strips had been consolidated. Stone walls are a particular feature of the parish, the better ones constructed in carefully laid courses with either 'cock-and-hen' or half-round cappings. The reduction in area of ancient woodland consequent upon the expansion in agriculture has been followed by the planting of trees in hedgerows and built-up areas. Many hedgerows have been grubbed up as fields have been enlarged to accommodate modern agricultural machinery.
- 1.17 Some of the ancient rights of way were lost during enclosure, notably Diking Road, which ran from Wittering Road to the tower windmill; Churn Road, the upper road from Barnack village to the end of Pudding Bag Lane in Pilsgate; and the road that ran north east to Tallington from the present Uffington Road.
- 1.18 The 16th century map (Burghley House archive, Exeter Drawer 12/48) (Map 2) provides the earliest representation of the morphology of Barnack. The present form of the village is recognisable: the church and Main Street can be seen. The village is essentially linear in form: The houses are shown pictorially to be stone-built with what appear to be Collyweston slate roofs. The roads to Stamford and Walcot are marked, along with the Hills and Holes and part of the open-field system.
- 1.19 William Murray's 1773 pre-enclosure map of Barnack (Burghley House archive, Exeter Map 275) shows that by then the village had spread west to Stamford Road and east to Back Lane, now Bainton/Station Road, maintaining its broadly linear form. The open spaces created at road junctions and where a change in direction of Main Street occurs, are clearly seen. It is these spaces which today add interest to the street scene. The Square is the most prominent of these. This pattern was unchanged on the enclosure map (Map 3).
- 1.20 During the 1800s, Barnack extended west along Stamford Road and east to the railway, which was opened in 1867 and closed to passengers in 1929. Development in the 20th and 21st centuries has fundamentally altered the original linear shape of Barnack.

⁹ <https://opendomesday.org/place/TF0705/barnack/>

Part 2. Procedure

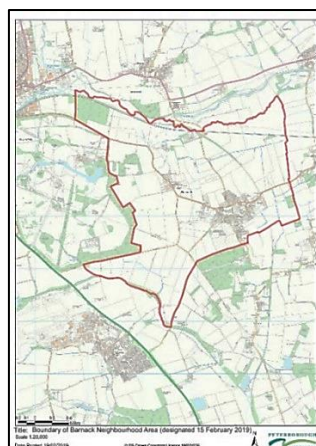
The origins

- 2.1 Barnack's involvement in local planning and development is long-standing. This includes the production of the Village Design Statement¹⁰ in 2001 and publication of the first Parish Plan¹¹ in 2005. In response to the 2011 Localism Act, Barnack Parish Council decided to revisit these documents, and in 2014 a new Parish Action Plan was drawn up.
- 2.2 This Parish Action Plan is reviewed every two years. It is posted on the Barnack Parish Council website¹² and a hard copy, in the form of an A5 booklet, is delivered to every household in the Parish. It sets out ten broad aims as a framework for action, with proposed or ongoing parish projects listed under each aim. Unlike a neighbourhood plan, the Action Plan is not a formal planning document and it carries no weight in planning decisions.

Beginning the neighbourhood planning process

- 2.3 In December 2017 Barnack Parish Council held a public meeting to investigate the level of community support for producing a Neighbourhood Plan. In a subsequent poll, 84% of the votes cast were in favour of producing one. In July 2018 the Parish Council (in its capacity as a 'qualifying body' under the Localism Act 2011) decided to go ahead with a Neighbourhood Plan and appointed a Working Group to draft it.
- 2.4 Barnack Neighbourhood Area was formally designated in February 2019 (see Map 4 and frontispiece). It comprises the whole of Barnack Parish excluding Burghley Park and Burghley House. These have long-term management plans in place, agreed between Burghley House Preservation Trust and national statutory bodies such as Historic England, Natural England and Defra.

Map 4. Barnack Neighbourhood Area



¹⁰ Barnack Parish Council. 2001. *Barnack and Pilsgate Village Design Statement*

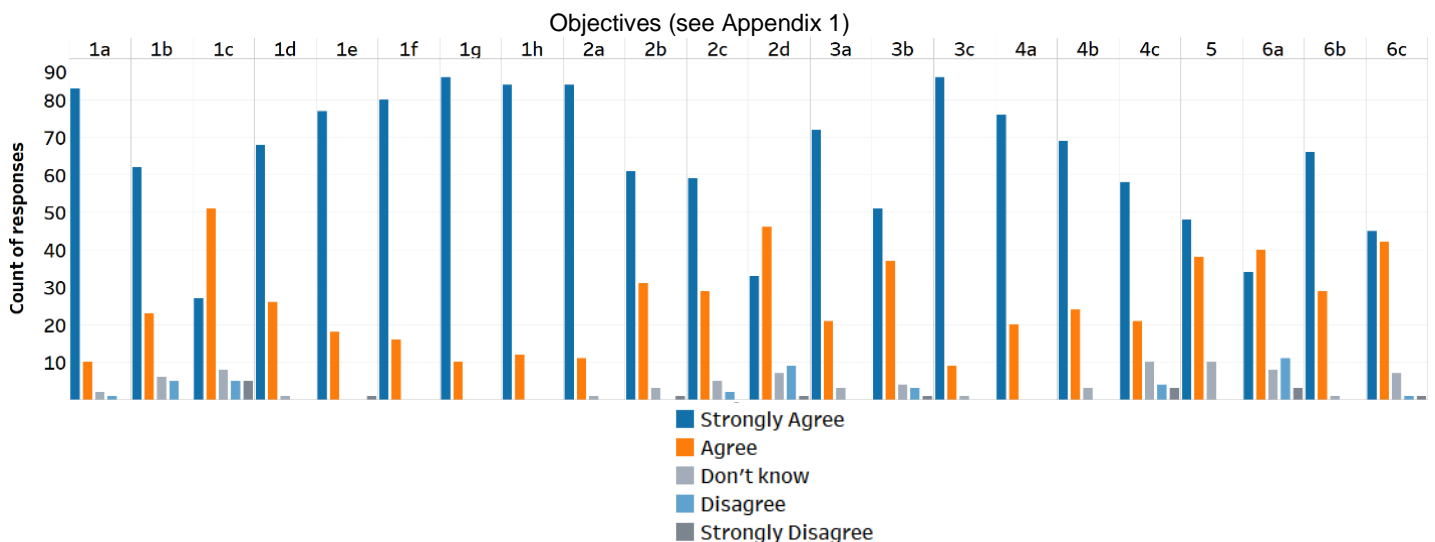
¹¹ Barnack Parish Council. 2005. *Barnack and Pilsgate Parish Plan*

¹² www.barnackparishcouncil.org

Community involvement: the questionnaire

- 2.5 In January 2019 the Neighbourhood Plan Working Group circulated a questionnaire to find out what residents felt should be included in Barnack Neighbourhood Plan. Six of the ten broad aims and many of the projects in the existing Parish Action Plan were relevant to development. Nineteen of these projects were framed as objectives in the questionnaire and three new ones were added (see Appendix 1).
- 2.6 Respondents were asked whether they strongly agreed, agreed, disagreed or strongly disagreed with each of the 22 objectives, or didn't know. People were also asked to list the advantages and disadvantages of living in Barnack, and to suggest further objectives for the Plan.
- 2.7 A paper copy of the questionnaire was delivered to every household in the parish apart from the dozen households in Burghley Park excluded from the Neighbourhood Area. A link was set up to an online version on *Survey Monkey*.
- 2.8 58 hard copy and 40 electronic responses were received, giving a total response rate of 22% of households in the Neighbourhood Area (assuming a single response per household). The number of responses of each kind for each of the objectives is given in Figure 1. This shows that most people answered all the questions and that all 22 of the proposed objectives were well supported.

Figure 1. Distribution of survey responses



- 2.9 Advantages of living in Barnack that were frequently cited in the free text boxes were location (e.g. conveniently near Stamford and Peterborough); community spirit; the attractiveness and accessibility of the countryside; quiet surroundings; historic buildings; the bus service; and village amenities (school, pub, village hall, nature reserve).
- 2.10 76% of the respondents thought that the lack of a village shop was a disadvantage; 46% regretted the absence of a post office. Many people complained about speeding traffic and poor road maintenance. Others mentioned over-development, inadequate public transport and a lack of play facilities for children.

Vision and themes

Vision

- 2.11 The results of the questionnaire were used to formulate a vision for Barnack Neighbourhood Plan. In summary, the vision is that between 2020 and 2036 Barnack Neighbourhood Plan will achieve sustainable development by
- preserving the built heritage and ensuring that new development complements it;
 - putting the natural environment at the heart of all decisions on development;
 - integrating the community through the provision of shared amenities and facilities;
 - promoting the local economy by encouraging employment opportunities.
- 2.12 These four aspirations will be realised by promoting the following objectives:
- Once the large housing estate on the northern side of Barnack is complete, any subsequent development will be small-scale, confined to sites within the village development envelopes and composed mainly of small homes.
 - Our rich heritage of historic buildings, archaeological features, dry-stone walls and open green spaces in the villages will be preserved.
 - Any new development in the stone-built core of Barnack will be traditional in style and constructed of local stone.
 - A wider variety of building styles may develop outside the Conservation Areas, but good design will be of paramount importance.
 - The close identification with and appreciation of the surrounding countryside and its wildlife will continue.
 - There will be plentiful opportunities to enjoy the benefits of the countryside through the maintenance and enhancement of the public rights of way network.
 - Barnack Hills and Holes National Nature Reserve and all the County Wildlife Sites will be in favourable ecological condition, with their rare species flourishing.
 - Development will lead to a net gain in biodiversity:
 - tree cover and the area of land actively managed for nature conservation or set aside as wildlife corridors / stepping-stones will double between 2019 and 2050 and
 - all new building will incorporate wildlife-friendly features.
 - The environmental impacts of development will be a primary consideration, with encouragement given to such measures as efficient thermal insulation, energy microgeneration and rainwater harvesting.
 - The villages of Barnack and Pilsgate will retain their rural character, at the same time offering to their residents a range of services and facilities.
 - Barnack and Pilsgate will remain as separate settlements with a shared community spirit.
 - Newly-arrived residents will be able to benefit from the use of amenities such as the village hall and the allotments.
 - The school, Home-from-Home and Pre-school will be thriving.
 - Barnack will remain a safe and secure place in which to live.
 - There will be adequate, well-used outdoor sporting facilities for all ages.
 - There will be a thriving village store and post office, as well as a well-supported pub.
 - Station Road Business Park will continue to provide employment opportunities.
 - There will be ample opportunity for working from home, so the need for commuting will be reduced.

Themes

2.13 As explained in paragraph 1.2, the NPPF lays down three over-arching objectives that should be used when planning for sustainable development. Barnack Neighbourhood Plan echoes this approach and Part 3 is presented as follows:

NPPF objective	Barnack Neighbourhood Plan theme	Barnack Neighbourhood Plan policy
Environmental	A. Built Environment	A1. Scale and Location of Housing Development
		A2. Built Heritage and Design Criteria for Housing Development
		A3. Renewable Energy Generation
		A4. Open Green Spaces in the Villages
	B. Natural Environment	B1. Wildlife Habitats and Species
		B2. Designated Wildlife Sites
Social	C. Community	C1. Village Amenities
		C2. Sports Facilities
		C3. Public Rights of Way
Economic	D. Local Economy	D1. Employment and Local Businesses

2.14 Each of the ten policies in this Neighbourhood Plan is based on a separate subset of aims and objectives. The aims of each policy are given at the beginning of the relevant section in Part 3. The objectives (or measures taken to realise the aims) in each case are statements taken from the questionnaire, all of which received strong support from residents.

2.15 Guidance given under *Context, Resources* and *Nature* in the National Design Guide¹³ is particularly pertinent to Themes A and B of this Neighbourhood Plan. The Design Guide states that well-designed places reflect a sound understanding of context; relate well to their surroundings; influence their context positively; and represent a response to local history, culture and heritage. Good design takes account of the conservation of natural resources and the impacts of climate change. Nature is acknowledged as contributing to the quality of life, so well-designed development should include measures to achieve biodiversity net gain. All these recommendations are incorporated in the policies laid out in this Neighbourhood Plan.

2.16 Care for the environment is also a cornerstone of Peterborough's Local Plan. Policy LP1 articulates the ambition for Peterborough to become the UK's Environment Capital. Barnack aspires to be one of the most environmentally aware parishes in Peterborough.

¹³ Ministry of Housing, Communities and Local Government. October 2019. *National Design Guide. Planning practice guidance for beautiful, enduring and successful places*

Part 3. Policies

Theme A: Built Environment

A1: Scale and Location of Housing Development

AIMS

To ensure that in Barnack Neighbourhood Area

- large-scale new development is restricted to the existing allocation of 80 homes;
- any other housing development is confined to infill plots within the village development envelopes and provides small homes suitable for first-time buyers or for down-sizing.

Background

- 3.1 The linear form of the old village of Barnack, referred to in Section 1, was modified during the twentieth and twenty-first centuries by expansion both to the north and south of the original settlement¹⁴. These developments have been in a wide variety of building styles and materials. Their locations are marked on Map 5.
- 3.2 To the north of the village, the first major development in the twentieth century comprised distinctive, cottage-style social housing with rendered fronts and large gardens, built on the east side of Uffington Road and the north side of Bainton Road (the B1443) in the 1920s.



East side of Uffington Road: social housing built in the 1920s

Later, an estate of two dozen houses and bungalows was constructed as additional social housing in Little Northfields, followed in the early 21st century by The Acres, a cluster of 28 small homes suitable for retired people to rent. In the 1960s, seven substantial detached houses, faced with Bradstone, were built on the north side of Bainton Road. Two recent housing developments lie to the west of Uffington Road: the 41 houses of the Paynes Field estate and the 80 houses of the adjacent Sissons Close. They have small gardens that reflect the amenity space typically provided in modern housing and are built in buff brick with stone cladding to the outward-facing frontages. Paynes Field was constructed around 2012 on the site of demolished post-World War II 'prefabs'. The Sissons Close development, due for completion in 2021, will increase the population of Barnack by approximately 20%.

¹⁴ Peterborough City Council. 2008. *Barnack Conservation Area and Village Appraisal*.



21st century homes on the west side of Uffington Road

- 3.3 To the south of the village, major housing developments in the second half of the 20th century include 20 Council houses in Orchard Road and 70 privately owned houses built in the grounds of the former rectory, now Kingsley House. This 1960s estate is built in brick, is sparsely laid out and incorporates many ancient trees, including an avenue of hybrid limes that lined the old carriage drive to the Rectory.



Former Council houses, Orchard Road

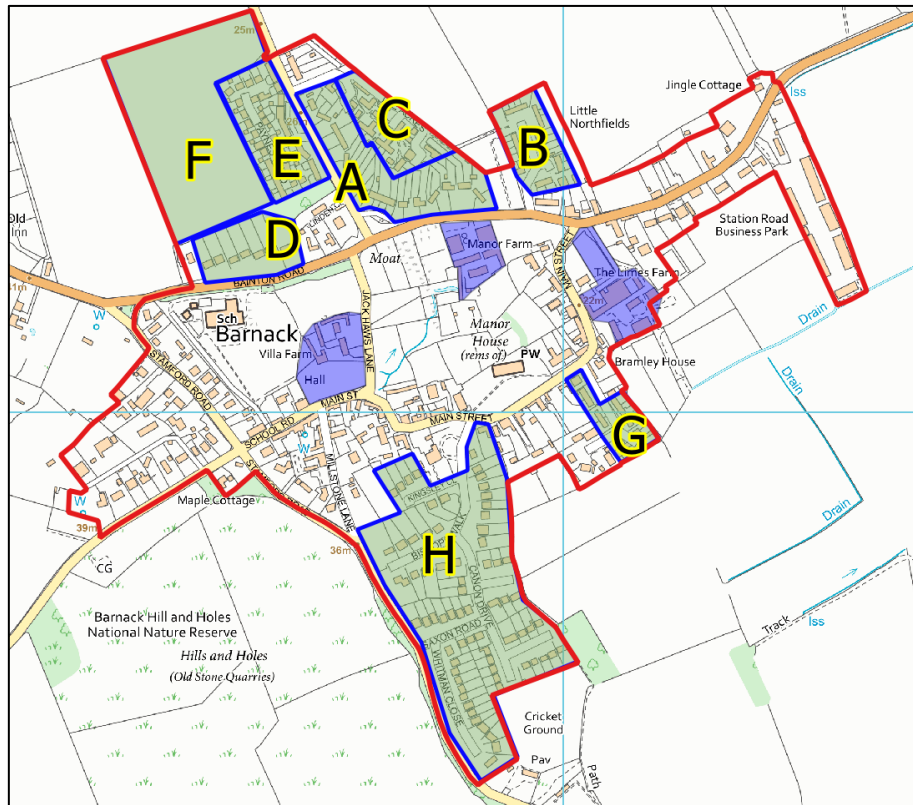


Bishops Walk, Kingsley Estate

- 3.4 In the 1870s there were 27 houses in Pilsgate¹⁵. There are now 38 properties (see Map 6), some of which have replaced older houses. The largest of the modern developments, all east of the B1443, include eight detached brick houses forming Lattimer's Paddock, a terrace of six Council houses in Pudding Bag Lane, and a development of five houses in the Old Stackyard, built in 2005. The last includes barn conversions and new houses built of local stone.

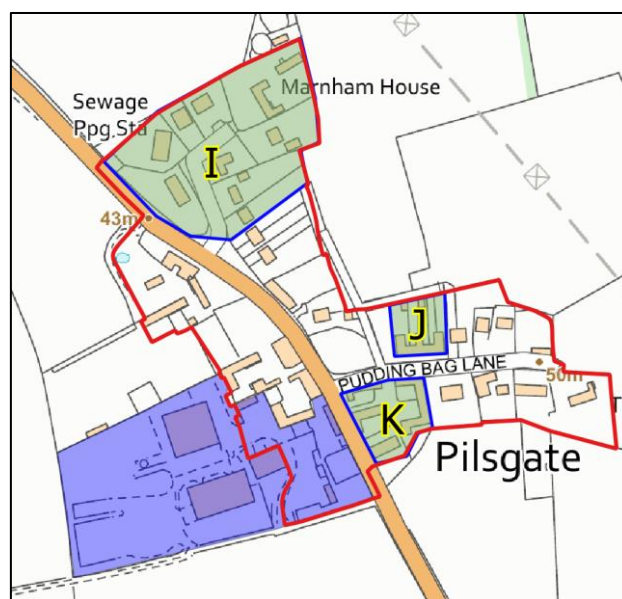
¹⁵ Peterborough City Council Growth and Regeneration. 2017. *Pilsgate Conservation Area Appraisal. Report and Management Plan.*

Map 5. Barnack village envelope, farmyards and major housing developments



A: 1920s social housing; B: Little Northfields; C: The Acres; D: 1960s houses on Bainton Road; E: Paynes Field; F: Sissons Close; G: Orchard Road Council houses; H: Kingsley Estate.
Villa, Manor and The Limes Farmyards are shaded blue

Map 6. Pilsgate village envelope, farmyard and larger housing developments



I: Lattimer's Paddock; J: Pudding Bag Lane Council houses; K: The Old Stackyard
Pilsgate Farmyard is shaded blue

Consultation findings

- 3.5 In the questionnaire circulated to residents there were three objectives relevant to policy on scale and location of housing. A large majority of respondents was against further large-scale development and support even for small-scale development was unenthusiastic.

Objectives relevant to Scale and Location of Development	% strongly agreed	% agreed
No more large developments anywhere in the neighbourhood area.	86	10
No development in the countryside (i.e. outside the villages)	65	24
Support small developments in suitable sites	28	53

Justification and intent

- 3.6 Paragraph 77 of the National Planning Policy Framework (NPPF) states “*In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs*”. Paragraph 79 says that development of isolated houses in the countryside should be avoided, except in circumstances such as “*the essential need for a rural worker... to live permanently at or near their place of work*”. This is echoed in Policy LP11: Development in the Countryside in the Peterborough Local Plan, which states: “*Planning permission for a permanent dwelling in the countryside to enable an agricultural worker to live at, or in the immediate vicinity of, their place of work, will only be granted to support existing agricultural activities on a well-established agricultural unit, provided that there is a clearly established existing functional need and that the agricultural activity is financially sound.*”
- 3.7 Policy LP3: *Spatial Strategy for the Location of Residential Development* in the Peterborough Local Plan states that the housing target for 2016 to 2036 is 19,440 new homes, with 5% of the planned growth in villages. Further development will be limited to infill or redevelopment at a scale appropriate to each village. Under Policy LP41: *Medium Village Allocations*, Barnack is allocated 80 houses in 4.29 ha off Uffington Road (Sissons Close). No housing allocation is made for Pilsgate, which is classified as a small village under Policy LP42. Policy LP8: *Meeting Housing Needs* says that developments of 15 or more dwellings should provide 30% affordable housing.
- 3.8 Peterborough’s Housing Strategy¹⁶ points out that “*rural areas are dominated by properties with three bedrooms or more meaning that not only is there a more limited supply of affordable housing, it is also more difficult to access entry level market housing. A survey undertaken as part of the 2010 Peterborough Strategic Housing Market Assessment (SHMA) found that whilst incomes and savings of persons in rural areas are overall generally higher than in urban areas, given the low level of affordable housing and the limited entry level housing, there can be particular issues in accessing affordable housing locally.*” The relatively high cost of housing in Barnack is confirmed by figures from Zoopla¹⁷. In the twelve months up to July 12th 2019, the average house price in Barnack was £442,385, compared with £221,219 in Peterborough and £354,451 in Stamford.

¹⁶ Peterborough City Council. 2017. Peterborough Housing Strategy 2016 to 2021.

¹⁷ <https://www.zoopla.co.uk/house-prices/>

- 3.9 The 2017 SHMA¹⁸ concludes that between 2016 and 2036 there will be a net deficit of affordable housing in Peterborough (unitary authority area) of 559 per annum. According to the Peterborough Local Plan, this is approximately 57% of the annual objectively assessed housing need.
- 3.10 Peterborough City Council has confirmed¹⁹ that the Local Plan's housing requirement for Barnack from 2016 to 2036 is 80 dwellings. Because Policy LP41.4 allocates a site (Sissons Close) in Barnack for 80 houses, no additional dwellings are required through the Neighbourhood Plan to meet the need identified in the Local Plan. However, in accordance with national policy, this is not a ceiling and does not rule out building on small 'windfall' sites.
- 3.11 In Sissons Close, 30% of the 80 houses are 'affordable', as stipulated in Policy LP8. However, as regards the houses for sale on the open market, there is a high preponderance of large (4- and 5-bedroom) homes (see table below).

The mix of house sizes in Sissons Close

No. of bedrooms	Whole of Sissons Close 80 houses		Housing Association (Affordable homes) 24 houses		Open market 56 houses	
1	6	7.5%	6	25%	0	0%
2	11	14%	11	46%	0	0%
3	20	25%	6	25%	14	25%
4	25	31%	1	4%	24	43%
5	18	22.5%	0	0%	18	32%

- 3.12 Statistics on household spaces from the 2011 census²⁰ (see the following table) indicate that relative to Peterborough as a whole, there was a smaller proportion of three-bedroomed houses in Barnack. This trend has continued in the Sissons Close development.

House sizes in Barnack and Peterborough (% of total resource)

Number of bedrooms	Barnack Parish	Peterborough UA
1	7%	12%
2	27%	24%
3	34%	44%
4 or more	33%	20%

- 3.13 Two farmyards – at The Limes in Barnack and at Pilsgate Farm – remained in agricultural use in 2019. There are two other farmyards in Barnack (see Map 5). In 2019 Manor

¹⁸ JG Consulting. March 2017. *Report for Peterborough Housing Market Area and Boston Borough Council. Strategic Housing Market Assessment update*

¹⁹ Email from Gemma Wildman, Principal Planner, 20th June 2019

²⁰ <https://www.ons.gov.uk/census/2011census/2011censusdata>

Farmyard was the centre of an equestrian business, and the Villa Farm / Close House complex accommodated a gardening school. Most of Pilsgate Farmyard lies outside the village development envelope (Map 6), where the policy against building in the countryside would apply, but the three farmyards in Barnack lie entirely within the village envelope. Policy A4 covers paddocks associated with Villa Farm and Manor Farm.

- 3.14 Neighbourhood Plan Policy A1 attempts to redress the current imbalance, as demonstrated by the Sissons Close development, in the mix of new housing available for sale on the open market. It intends to ensure that during the lifetime of this Plan
- there will be no new large housing developments in the Neighbourhood Area;
 - a supply of small houses is built on infill sites, to help diversify the community and to enable first-time buyers to purchase homes in Barnack and Pilsgate.
- 3.15 Policy A1 also seeks to ensure that the village development envelopes (shown on Maps 5 and 6) are respected and maintained.

Policy A1: Scale and Location of Housing Development

1. Proposals for new-build homes, or for the conversion of existing buildings to housing, should be limited to developments of a maximum of five dwellings, located on infill sites (including farmyards) within the village development envelopes of Barnack and Pilsgate. Proposals for developing more than five dwellings on a single site within the plan period will not be supported.
2. In any of the four farmyards in Barnack and Pilsgate, such development (i.e. up to a maximum of five dwellings) through conversion of existing farm buildings and/or new-build will only be supported if
 - a) it is compatible with any established and on-going use of the farmyards;
 - b) the external appearance and integrity of converted heritage buildings is preserved;and
 - c) the agricultural character of the wider site is maintained.
3. With the exception of applications for single dwellings, all proposals should provide one and/or two bedroom homes. Proposals for dwellings with three or more bedrooms will be resisted unless
 - a) it can clearly be demonstrated that their design is appropriate for the site; and
 - b) they are part of a scheme in which the majority of dwellings being delivered (as new-build and/or conversion) have one or two bedrooms.
4. Any proposal to build a permanent new dwelling outside the village envelopes, to enable an essential agricultural or other rural worker to live at their place of work (or in the immediate vicinity), will be supported only if, in addition to the criteria set out in Part D of Policy LP 11: *Development in the Countryside* of Peterborough Local Plan, the proposal is for a single house with no more than three bedrooms, other than in exceptional circumstances.

A2: Built Heritage and Design Criteria for Housing Development

AIMS

- To protect historic buildings and their settings in Barnack and Pilsgate
- To ensure that new developments and conversions of existing buildings are designed appropriately in relation to their settings in the villages.
- To achieve high standards of building design, construction and energy efficiency.

Background

3.16 According to the *Barnack Conservation Area and Village Appraisal*, Barnack is one of England's finest stone villages. There are over 40 listed buildings in Barnack²¹, further testimony to its historic value. The church is Grade I; No. 7, Station Road, which dates from the 13th or 14th century, is Grade II*; the remainder are Grade II. They include:

- buildings associated with farming, such as The Limes farmhouse with its 15th century 'tithe barn' and 18th century dovecote;
- the 15th century Feoffee Cottages on Millstone Lane;
- elegant houses such as Kingsley House (the old Rectory), the Old Bakehouse in The Square and Cedar House on Main Street;
- the Millstone Inn;
- the Village Hall (the former village school building, dating from 1796)

Barnack telephone kiosk and the War Memorial are Grade II listed structures.

3.17 The most prominent building in Barnack is the church. The tower is one of the finest surviving examples of Saxon masonry in Britain. It can be seen from all four road approaches, from several footpaths. and from the high ground near Ufford.

3.18 In Pilsgate there are three Grade II listed buildings, including Pilsgate House, which dates back to the 17th century. Pilsgate also has a listed telephone kiosk. Listed buildings at some distance from the villages include the tower windmill, dating from 1789 and standing on high ground to the west of Barnack, and the remains of a watermill on the Whitewater Stream, west of Wittering Ford Road.

3.19 Peterborough City Council Historic Environment Record (HER) is the primary information service for the historic environment of Peterborough Unitary Authority²².

3.20 Pre 19th century buildings in both Barnack and Pilsgate were constructed of local limestone, roofed with Collyweston slate or thatch. Outhouses sometimes had pantile roofs. Dry-stone walls around gardens and fields are a prominent feature of both villages. The individuality of the old buildings contrasts strongly with the uniformity of modern housing developments elsewhere in the villages. The characteristics of the street patterns and details of the old houses are described in the Design Statements and the Conservation Area Appraisals for Barnack and Pilsgate²³.

²¹ <https://peterborough.maps.arcgis.com/home/index.html> (Hawkeye - Archaeology – Listed Buildings)

²² The HER is publicly available on the heritage Gateway at <https://www.heritagegateway.org.uk/gateway/>.

²³ Barnack Parish Council. 2001. *Barnack and Pilsgate Village Design Statement*

Peterborough City Council. 2011. *Design and Development in Selected Villages*. Supplementary Planning Document.

Peterborough City Council. 2008. *Barnack Conservation Area and Village Appraisal. Report and Management Plan*

Peterborough City Council. 2017. *Pilsgate Conservation Area Appraisal. Report and Management Plan*



Barnack Church



Barnack Windmill



No. 7 Station Road



Feoffee Cottages



Cedar House



Pilsgate House



Kingsley House

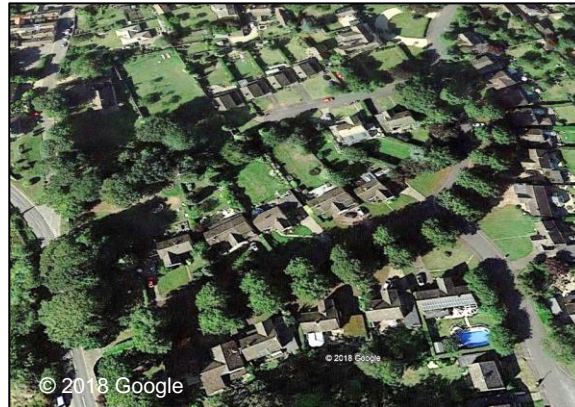


Close House
© Harry Brassey

3.21 Barnack Conservation Area includes most of the village south of the B1443, including the 70 detached houses built in the grounds of Kingsley House (the former rectory) in the 1960s. The Conservation Area was enlarged to include the Kingsley Estate, following recommendations made in 2008²⁴ to take greater account of the relationship of buildings to their landscape setting. The aerial photograph shows the sweeping curve of the Bishop's Walk lime avenue, planted in the 1920s to line the carriage driveway to the Rectory. Here, as elsewhere in Barnack and Pilsgate, trees are a valued landscape and nature conservation

²⁴ Peterborough City Council. 2008. *Barnack Conservation Area and Village Appraisal. Report and Management Plan.*

asset. They include several large *Wellingtonia* in Barnack, mature pollarded willows in Manor Farm Paddock and a large horse chestnut tree in Chapel Field, Pilsgate.



Google Earth image of part of the Kingsley Estate, Barnack

- 3.22 In addition to the listed buildings, there are 19 houses in Barnack’s Conservation Area subject to general Article 4 Direction Orders, meaning that the owner is required to seek planning consent for some developments that normally would be allowed under permitted development rights. Many stone boundary walls and trees are also protected.
- 3.23 The Conservation Areas of Barnack and Pilsgate are shown in Maps 7a, 7b and 8. Map 7a indicates the streets constituting Barnack’s historic stone-built core: Stamford Road, School Road, the northern half of Millstone Lane, The Square, Main Street, Jack Haws Lane and Station Road²⁵ (excluding the Business Park). The adjacent Manor Farm and Kingsley House are also included in this category. Although most of the houses in the village core are built of limestone, a few are more recent brick buildings, The old street pattern is clearly visible in the Enclosure map (Map 3).

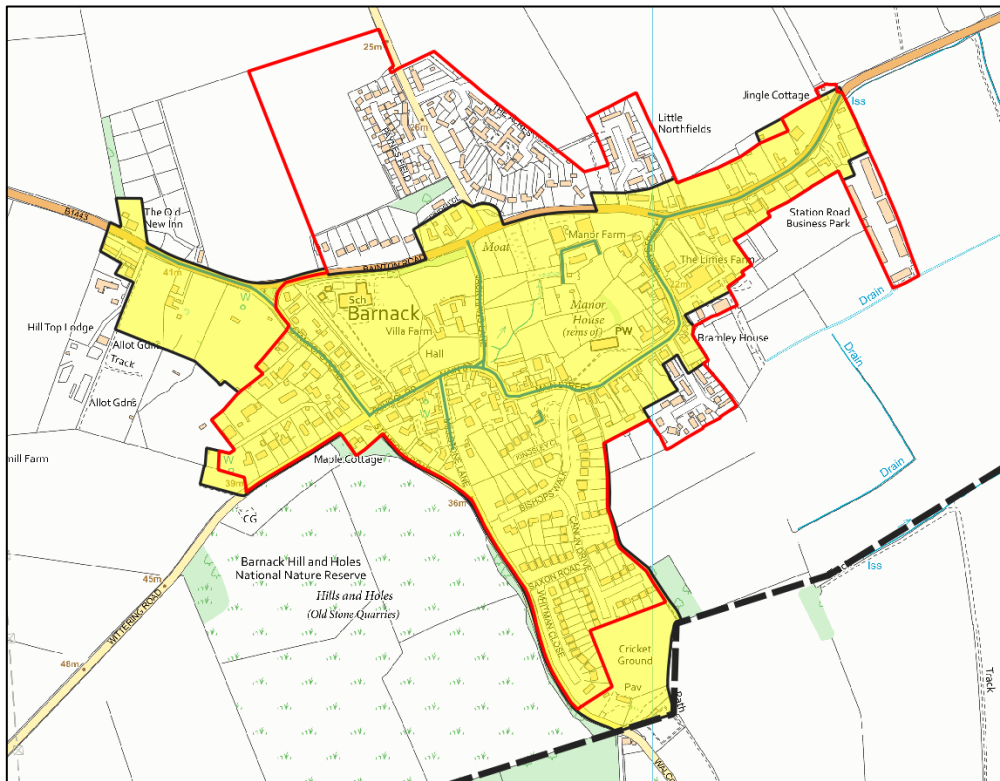
Consultation findings

- 3.24 The results of the questionnaire show strong support for the protection of our built heritage, and a desire to ensure that new development is appropriate to its setting and takes into account its environmental impact.

Objectives relevant to Built Heritage and Criteria for Infill Development	% strongly agreed	% agreed
Ensure that buildings are appropriate in style and materials	72	27
Ensure that historic buildings are preserved.	83	17
Ensure adequate provision for off-road car parking	80	19
Ensure that road safety and the impact of lorry movements are taken into account in developments that increase traffic density	90	9
Ensure that adequate waste management facilities and water saving systems are incorporated into all developments	69	30
Conserve and enhance wildlife sites and natural and semi-natural habitats, including woodland, trees and wildlife corridors	79	21

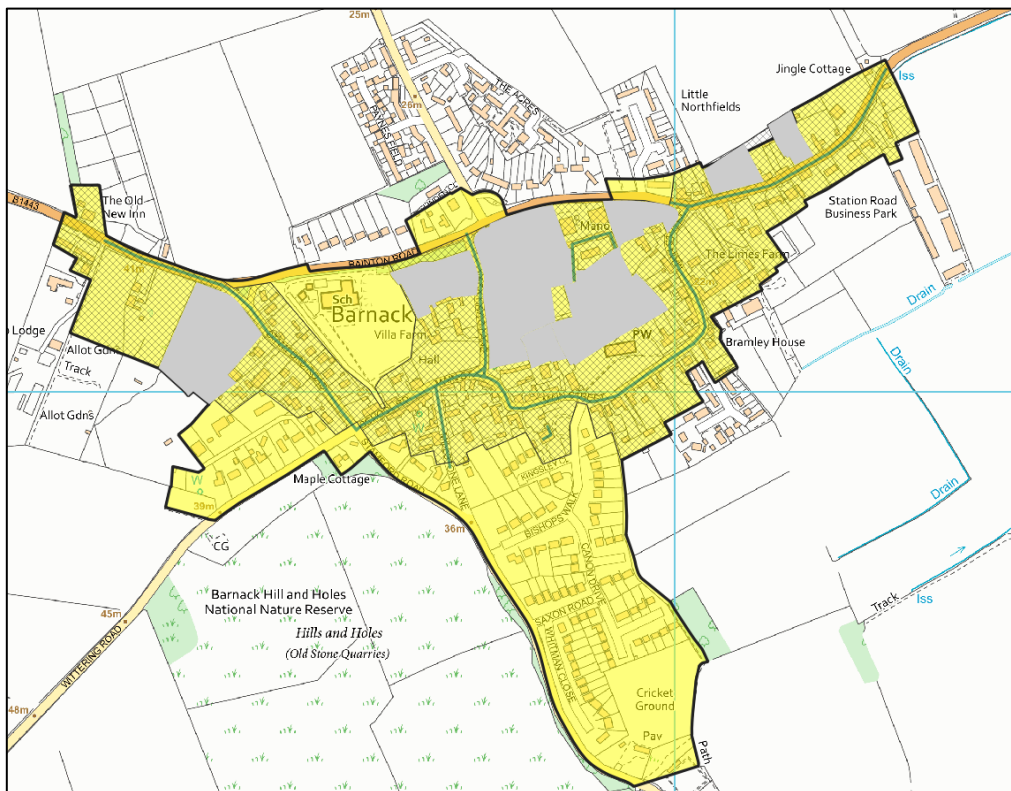
²⁵ The distribution of protected stone buildings along these streets is shown in Appendix 1.5 of the *Barnack Conservation Area and Village Appraisal*.

Map 7a. Barnack Conservation Area and roads in Zone A



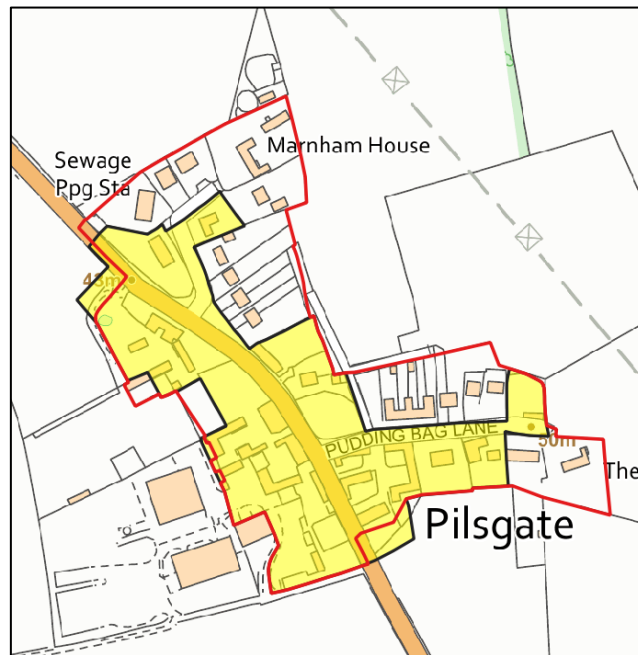
Conservation Area is coloured yellow. Village envelope is shown in red. Roads in Zone A shown in green

Map 7b. Zone A



Area constituting Zone A is hatched. Blank areas are protected open green spaces (see Policy A4)

Map 8. Pilsgate Conservation Area



The Conservation Area is coloured yellow. The village envelope is shown in red

Justification and intent

- 3.25 Paragraph 127c of the NPPF states “*Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*” Paragraph 125 states that plans should “*set out a clear vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*” The National Design Guide²⁶ states that well-designed development “*is based on an understanding of the existing situation including the local vernacular and other precedents that contribute to local character.*”
- 3.26 Policy LP19: *The Historic Environment* in the Peterborough Local Plan states that “*All new development must respect, and enhance or reinforce where appropriate, the local character and distinctiveness of the area in which it would be situated, particularly in areas of high heritage value*”. Policy LP9: *Custom Build, Self-build and Prestige Homes* says that the loss of an existing building will only be allowed if it does not contribute to the historic environment. Policy LP13: *Transport* lays down standards for parking provision. Policy LP29: *Trees and Woodland* says that development proposals should be based on the principle that “*the existing tree and woodland cover is maintained, improved and expanded*”.

²⁶ Ministry of Housing, Communities and Local Government. 2019. *National Design Guide. Planning practice guidance for beautiful, enduring and successful places*

- 3.27 The Supplementary Planning Document *Design and Development in Selected Villages*²⁷ includes Barnack and Pilsgate as limestone villages and lays down principles of design for new buildings, with special reference to Conservation Areas. This Neighbourhood Plan endorses the principles set out in the *Design and Development SPD* and in the *Conservation Area and Village Appraisal Management Plans* for both Barnack and Pilsgate²⁸.
- 3.28 This Neighbourhood Plan has not identified any specific sites for infill development in Barnack or Pilsgate. Instead, it puts forward principles and lays down standards of design, construction and energy efficiency that will be expected from any development proposal.
- 3.29 Barnack Conservation Area is extensive, covering most of the village south of the B1443. It includes both the old stone-built core of the village (Zone A in Map 7b) and modern housing developments. The 1960s Kingsley Estate, for instance, was included in the enlarged Conservation Area on landscape grounds, rather than on the architectural merit of the buildings. While the aim of this Neighbourhood Plan is to preserve the special character of the whole of the Conservation Area, particular consideration is given to Zone A, where almost all the listed buildings are situated and where more prescriptive restrictions on design are laid down for new developments. The normal restrictions on permitted development rights, demolition, tree works etc. will, of course be supported throughout the Conservation Areas of Barnack and Pilsgate.
- 3.30 Neighbourhood Plan Policy A2 applies to small infill developments of up to five dwellings, as laid down in Policy A1. Policy A2 is intended to
- protect heritage assets, including listed buildings and archaeological features (which may require investigation, as was the case with a recent infill development in Millstone Lane²⁹) and their settings;
 - ensure that new developments are appropriate to their surroundings, especially in the historic stone-built core of Barnack;
 - make sure that developments are of a high standard of design, construction and energy efficiency (new dwellings should be compliant with the Future Homes Standard³⁰, when this is introduced);
 - prevent undue restriction on innovation in design outside the Conservation Areas.

Adverse impacts on neighbours should be avoided during construction work by adherence wherever possible to the *Code of Considerate Practice*³¹ given in the website of the *Considerate Constructors Scheme*.

²⁷ Peterborough City Council. 2011. *Design and Development in Selected Villages*. Supplementary Planning Document.

²⁸ Peterborough City Council. 2008. *Barnack Conservation Area and Village Appraisal*

Peterborough City Council. 2017. *Pilsgate Conservation Area Appraisal*.

²⁹ Trimble, D. 2015, Land at Millstone Lane, Barnack, Peterborough. *Archaeological strip, map and sample excavation*. Unpublished report. Witham Archaeology. <https://doi.org/10.5284/1035462>.

³⁰ Ministry of Housing, Communities and Local Government. October 2019. *The Future Homes Standard. 2019 consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new buildings*.

³¹ See *Code of Considerate Practice* at <https://www.ccscheme.org.uk/wp-content/uploads/2017/05/code-of-considerate-practice-2017.pdf>

Policy A2: Built Heritage and Design Criteria for Housing Development

1. All housing development (including new dwellings, conversions and extensions) should harmonise with the character of building in the surrounding area, but this should not preclude the use of innovative design, especially when directed towards energy efficiency or other environmental benefit. Proposals should take account of the following:
 - a) New buildings should not exceed three storeys including accommodation in the roof-space.
 - b) Off-road car parking for new homes should be provided at the rate of one space per unit bedroom, up to a maximum of four spaces per dwelling, with a single garage considered to be one of the spaces.
 - c) For new houses, plug-in facilities should be provided for charging electric vehicles.
 - d) Natural materials are preferred to artificial ones such as PVC.
 - e) Flat roofs should be avoided.
 - f) Chimneys (false or usable) should normally be incorporated in the design.
 - g) Extensions, annexes and new conservatories should be of a design and size appropriate to their location.
 - h) Thermal insulation should be the highest standard achievable (Future Homes Standard).
 - i) A rainwater harvesting and storage system should be installed in all new buildings.
 - j) The installation of grey water utilisation systems and storm water harvesting in new houses will be supported.
 - k) Paving materials should be self-draining; tarmac should be avoided.
 - l) Dry-stone boundary walls and old railings should be retained or reinstated; tall timber board or panel fencing should not be used on road frontages.
 - m) Access to Broadband should be provided for new homes.
 - n) High security doors and windows, and external lighting with movement sensors should be installed.
 - o) Grass verges and hedges should be retained wherever possible.
 - p) Trees should be afforded the protection laid down in Policy *LP29: Trees and Woodland* of Peterborough Local Plan.
 - q) Due regard should be paid to the investigation and protection of archaeological features, as laid down in Policy *LP 19: The Historic Environment* of Peterborough Local Plan.

2. Zone A of Barnack Conservation Area

This zone comprises the historic core of Barnack - Stamford Road, School Road, the northern half of Millstone Lane, The Square, Main Street, Jack Haws Lane, Station Road (excluding the Business Park), Manor Farm and Kingsley House (see Map 7b). In addition to the guidance above, the following are requirements:

- a) New-build or extension to / conversion of an existing stone building should be traditional in style and of a height and scale compatible with the existing stone buildings.
- b) New buildings and extensions to stone buildings should be faced with local limestone and roofed with Collyweston slate (or a high quality substitute, laid in diminishing courses), Welsh slate, clay pantile or thatch, as appropriate.
- c) Alterations to brick or rendered buildings should be similar in style and materials to those of the existing structure.
- d) Attention should be paid to the detailing of elements such as doors, window frames, lintels, sills, corbels, quoins, soffits, guttering and downpipes so that they complement those in nearby houses similar in style to the development.

3. Heritage buildings

Pre-20th century buildings including barns, and other buildings of heritage value, should be retained and sympathetically maintained or converted, rather than being demolished and replaced.

A3: Renewable Energy Generation

AIMS

- To ensure that renewable energy generation schemes are acceptable and located in appropriate places.
- To protect built heritage and landscape features from the adverse impacts of renewable energy developments.

Background

- 3.31 In June 2019 the Government gave a commitment that by 2050 the UK would achieve net zero carbon emissions. This target was enshrined in law through an amendment to the Climate Change Act 2008. In July 2019 Peterborough City Council declared a climate emergency. This commits the Council to achieving 100% clean energy across its buildings and services by 2030 and ensuring that all strategic decisions, budgets and approaches to planning decisions are in line with a shift to zero carbon by 2030. These declarations are likely to mean a proliferation of photovoltaic panels on village roofs and solar farms in the countryside. While the Parish Council fully acknowledges the need for increased carbon-free energy generation to combat climate change, the visual impact of solar panels in the stone-built heart of village Conservation Areas and in attractive landscape is of concern.
- 3.32 In 2014 planning permission was granted for the Installation of a 3.9 MWp solar farm and associated infrastructure on land to the south of Wittering Ford Road, just outside Barnack Neighbourhood Area. The development did not go ahead.
- 3.33 The installation of solar panels and other energy microgeneration equipment (e.g. wind turbines, heat pumps)³² on listed buildings requires planning permission. On other buildings this is normally regarded as permitted development. In 2014, Barnack Parish Council undertook a survey to assess the potential impact of the installation of roof-mounted solar panels in the stone-built core of Barnack (Stamford Road, School Road, Millstone Lane, Jack Haws Lane, The Square, Main Street, Station Road (excluding the Business Park) and Manor Farm – Zone A in Maps 7a and 7b). Apart from listed buildings, a total of 26 houses in the old core of Barnack were found to have south- or west-facing roofs visible from the street, making them potential sites for the installation of solar panels that would be visually intrusive. Twelve of these houses were subject to existing Article 4 Direction Orders for other developments. In 2016, Peterborough City Council consulted residents, then issued Article 4 Direction Orders covering the installation of roof-mounted solar panels to all 26 households identified through the survey. No objections were received. This exercise did not cover Pilsgate or the rest of the Conservation Area in Barnack, where numerous houses already had solar panels on their roofs.
- 3.34 Wind farm developments must be allocated in a Development Plan. No areas for wind farm development. are identified in either the Peterborough Local Plan or Barnack Neighbourhood Plan.

³² The Green Energy (Definition and Promotion) Act 2009 defines microgeneration as technology that generates up to 50 kW electricity or 300 kW heat.



Solar panels on housing association bungalows, Little Northfields

Consultation findings

- 3.35 The objective in the questionnaire on renewable energy generation received a large overall majority in favour, although most were unenthusiastic. This may have been due to a lack of specificity in the question.

Barnack Neighbourhood Plan objectives relevant to Renewable Energy Generation	% strongly agreed	% agreed
Promote renewable energy generation (e.g. solar panels) in suitable places	35	42

Justification and intent

- 3.36 Paragraph 151 of the NPPF states: *“To help increase the use and supply of renewable and low carbon energy and heat, plans should a) promote a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are assessed satisfactorily (including cumulative landscape and visual impacts)”*.
- 3.37 Policy LP31: *Renewable and Low Carbon Energy* in the Peterborough Local Plan says that landscape, heritage assets, residential amenity, highways, aviation and agricultural land classification should be taken into account when weighing up the relative merits and impacts of non-wind renewable energy development. Policy LP27: *Landscape Character* states *“New development in and adjoining the countryside should be located and designed in a way that is sensitive to its landscape setting.”* The impact of solar farms on wildlife is discussed in RSPB’s 2014 Solar Energy Policy Briefing³³. RSPB supports appropriately sited and managed solar farms but would oppose those that would have a significant and detrimental impact on biodiversity.
- 3.38 There is a pressing need to tackle the problem of climate change. Neighbourhood Plan Policy A3 is intended to guide decision-makers in determining whether the benefit of a

³³ www.rspb.org.uk/Images/Solar_power_briefing_tcm9

proposal for generating energy from solar or other renewable sources outweighs any adverse impacts of the scheme³⁴.

Policy A3: Renewable Energy Generation

1. Applications for the installation of solar panels, heat pumps or microgeneration wind turbines on listed buildings would be supported only if the installation were fully reversible and the equipment were not visible from a road or a public right of way.
2. Planning applications for the installation of roof-mounted solar panels on houses in the historic core of Barnack (Zone A of the Conservation Area - Stamford Road, School Road, Millstone Lane, Jack Haws Lane, The Square, Main Street, Station Road (excluding the Business Park), and Manor Farm – see Maps 7a and 7b) that are subject to a relevant Article 4 Direction would be supported only if the equipment were not visible from a road or a public right of way.
3. Proposals for the development of solar farms in the countryside will be assessed in relation to their proximity to housing and their potential impact on the surrounding landscape and on wildlife. Proposals would not be supported if the planned development were sited:
 - a) where the panels would be visually intrusive, such as on rising ground visible from a road or public right of way, or close to houses; or
 - b) adjacent to Barnack Hills and Holes SSSI / Special Area of Conservation.
4. Proposals for the development of solar farms should include measures for:
 - a) ameliorating the visual impact of the scheme by screening with vegetation; and
 - b) enhancing biodiversity (e.g. by planting flower-rich grassland).

³⁴ The installation of solar panels on the roofs of buildings other than those that are listed or are subject to the relevant Article 4 Direction is a permitted development, so planning applications would not be required.

A4: Open Green Spaces in the Villages

AIM

- To protect the most cherished open-green spaces in Barnack and Pilsgate from development, in order to preserve reminders of our history, to retain valued views and to maintain the strong sense of place in the Conservation Areas.

Background

- 3.39 The old part of the village of Barnack is unusual in its feeling of spaciousness. This is due in large part to the extensive green spaces at its heart. In addition to the Hills and Holes National Nature Reserve (see Policy B2), there are paddocks and other grassy areas that contribute significantly to the open, rural character of the Conservation Area. These spaces are bounded by stone walls, reflecting the historic layout of farmland. The Barnack Conservation Area and Village Appraisal³⁵ points out that “*Barnack is unique in having ancient Lammas Closes and small fields enclosed by high stone walls and interacting with the buildings. The closes off Jack Haws Lane have a particular sense of place and the dovecote and Wilfrid Wood paddocks [north of the B1443] are also significant.*”
- 3.40 The paddocks to the north of St. John the Baptist Church were once the grounds of the demolished Manor House, originally Norman³⁶. These fields contain medieval earthworks, the site of the Manor House itself; and a stream bordered by mature willow pollards. The sward is rich in wild flowers and, when rested from grazing by horses, offers a valuable resource for pollinating insects. A dovecote, built in 1798, stands in one of the two paddocks to the north of the B144. The aerial photograph and Map 9 show the paddocks on the site of the Manor House grounds, and those west of Jack Haws Lane and north of the B1443. The Manor House paddocks allow views of the north side of the church from Jack Haws Lane to the west and from Bainton Road to the north (see photograph).

Google Earth image of the centre of Barnack



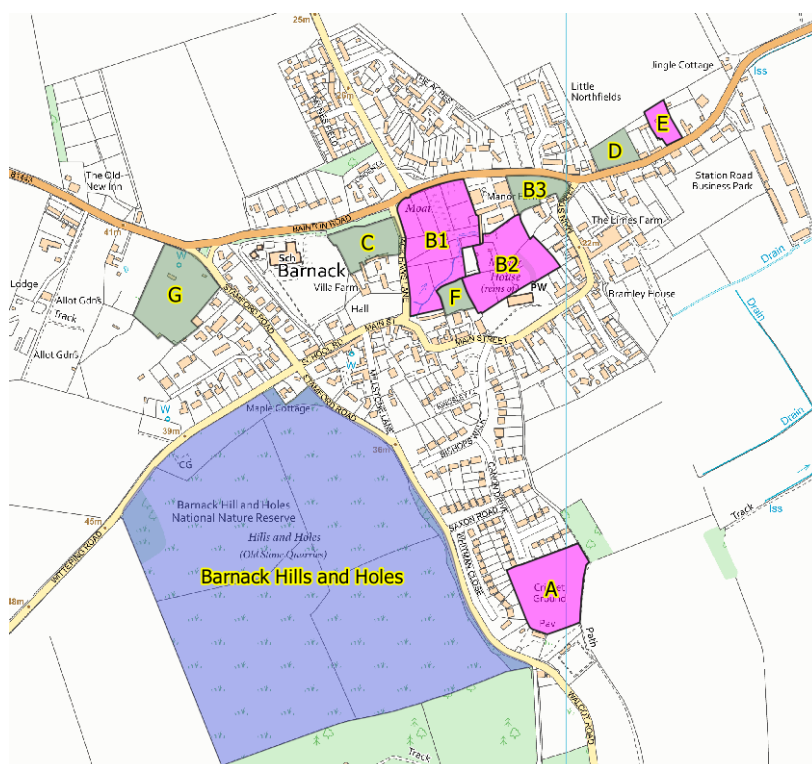
View of the church across Manor Farm Paddocks



³⁵ Peterborough City Council Planning Delivery Service. 2008. *Barnack Conservation Area and Village Appraisal. Report and Management Plan.*

³⁶ <https://www.heritagegateway.org.uk/gateway>

Map 9. Location of protected space in Barnack³⁷



- A: Cricket Ground** - Local Green Space (designation in Peterborough Local Plan)
B1: Manor Farm West, B2: Manor Farm South, E: Dovecote Paddock - Local Green Space (designated under Barnack Neighbourhood Plan)
B3: Manor Farm Paddock East, C: Villa Farm Paddock, F: Gatehouse Paddock, G: Barnack Grassland - Protected Green Space in Village (designation in Peterborough Local Plan)
D: Forge Paddock – Protected Green Space in Village (designated under Barnack Neighbourhood Plan)

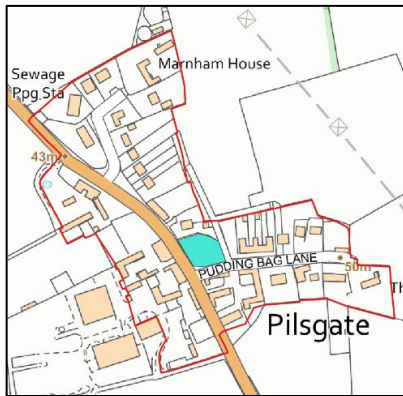
- 3.41 Towards the western end of Barnack, opposite the War Memorial, is another open space - Barnack Grassland (G on Map 9). This flower-rich County Wildlife Site shows evidence of past limestone quarrying. Barnack Cricket Ground (A on Map 9) at the southern end of the village, is accessible to the public. The Primary School playing field, owned by Peterborough City Council, is also open to the public for recreational pursuits, but only during out-of-school hours. Other open spaces in Barnack are the Hills and Holes National Nature Reserve, the allotments, the cemetery and the churchyard (see Policy C1).
- 3.42 The Pilsgate Conservation Area Appraisal³⁸ says “The stone walled paddock and mature horse chestnut tree in the centre of the village provide a high quality focal point.” This is Chapel Field, situated at the junction of Puddingbag Lane and the B1443 (Map 10) and reputedly the site of a medieval chapel³⁹. A cluster of Barnack Beauty apple trees - a local variety - has been planted in Chapel Field.

³⁷ Map based on Inset No.6, Policies Map, Peterborough Local Plan

³⁸ Peterborough City Council Growth and Regeneration. 2017. *Pilsgate Conservation Area Appraisal. Report and Management Plan.*

³⁹ Briston, M. E. & Halliday, T. M. (eds.) 2009. *The Pilsgate Manor of the Sacrist of Peterborough Abbey.* Northamptonshire Record Society.

Map 10. Chapel Field, Pilsgate



Aerial photograph of Chapel Field



Consultation findings

3.43 The results of the questionnaire show that 100% of the respondents were in favour of preserving the villages' green spaces, valued views and landscapes.

Barnack Neighbourhood Plan objectives relevant to Open Green Spaces in the Villages	% strongly agreed	% agreed
Preserve the existing open green spaces in the villages	90	10
Preserve valued views and landscapes	87.5	12.5

Justification and intent

- 3.44 Paragraph 99 of the NPPF states that “*The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them*”. To qualify for this designation, a site must be “*capable of enduring beyond the plan period*”. Paragraph 100 says that the *Local Green Space designation should only be used where the green space is:*
- in reasonably close proximity to the community it serves;*
 - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - local in character and is not an extensive tract of land.*
- 3.45 The policies in the Peterborough Local Plan that are most relevant to this section of Barnack Neighbourhood Plan are *LP19: The Historic Environment*, *LP22: Green Infrastructure Network* and *LP23: Local Green Space, Protected Green Space and Existing Open Spaces*. The location of all the areas designated as Local Green Space or as Protected Green Space in Village, as well as open areas regarded as non-designated heritage assets (i.e. Protected Open Space or Gap in Village) are shown in Inset No. 6 (for Barnack) and No. 19 (for Pilsgate) in the Policies Map.
- 3.46 The Cricket Ground (Site A in Map 9) is the only site in Barnack Neighbourhood Area that was designated in the Peterborough Local Plan 2016 to 2036 as Local Green Space, and the only protected open space, apart from the Hills and Holes National Nature Reserve, with public access. Sites B1, B2, B3, C, F and G in Barnack (Map 9) and Chapel Field in Pilsgate

(Map 10) are shown in the 2019 Peterborough Policies Map as Protected Green Space in Village - a local designation. Sites D and E (Map 9) are shown in the Policies Map as heritage assets (Protected Open Space or Gap in Village). Sites designated as Protected Green Space in Village or recognised as heritage assets are afforded a lower level of protection than that enjoyed by sites with the national designation Local Green Space. The NPPF rules out new development on Local Green Space other than in very special circumstances.

3.47 Policy A4 below designates sites B1 (Manor Farm West), B2 (Manor Farm South) and E (Dovecote Paddock) (as shown on Map 9) as Local Green Space. Appendix 2 sets out a detailed justification for upgrading the designation of these sites. Because Barnack has satisfied its 80-house allocation for the plan period, and in addition there are numerous potential infill development sites in the Neighbourhood Area, these three green spaces are capable of enduring beyond the plan period (see NPPF paragraph 99). The criteria in NPPF paragraph 100 are satisfied because the sites

- a) lie within the Village Envelope;
- b) are special because of their historic and landscape value, and their contribution to Barnack's individuality and sense of place; and
- c) are small, stone-walled paddocks characteristic of the local area.

Policy A4 also designates Forge Paddock (site D on Map 9) as Protected Green Space in Village. Appendix 2 sets out the reasons: the site is associated with historic agricultural and industrial buildings, as well as allowing views of open countryside to the north, beyond the built-up area.

3.48 Policy A4 is intended to

- preserve the valued views and green spaces in Barnack and Pilsgate
- increase the current level of protection for some of the green spaces in the historic core of Barnack.

Policy A4: Open Green Spaces in the Villages

1. Manor Farm Paddock West, Manor Farm Paddock South and Dovecote Paddock (sites B1, B2 and E in Map 9 and Appendix 2) are designated as areas of Local Green Space.
2. Local Green Space (i.e. Manor Farm Paddock West, Manor Farm Paddock South, Dovecote Paddock and Barnack Cricket Ground) will be protected in line with the NPPF, which rules out new development on these sites other than in very special circumstances.
3. Forge Paddock (site D in Map 9 and Appendix 2)) is designated as a Protected Green Space in Barnack.
4. Protected Green Space in Barnack (sites B3, C, D, F and G in Map 9) and in Pilsgate (Chapel Field in Map 10) will be protected from development unless there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and heritage assets.
5. Any proposal for development adjacent to a designated Local Green Space or Protected Green Space in Barnack or Pilsgate should be sympathetic to the setting and should not diminish the visual amenity of the green space.
6. Proposals for development in Barnack should not compromise views of the church across Local Green Space or protected Green Space.

Theme B: Natural Environment

B1: Wildlife Habitats and Species

AIM

- To ensure that biodiversity net gain is generated from development by
- contributing to the conservation of threatened wildlife species
 - enhancing, expanding and creating semi-natural habitats and wildlife corridors.

Background

- 3.49 The 2019 United Nations report on biodiversity⁴⁰ indicates that a million species are threatened with worldwide extinction. 15% of the UK's native species, including over one in four mammals, were regarded in 2019 as being at risk of extinction and the overall abundance of wildlife in this country had fallen by 13% since the 1970s⁴¹. The UK Government's Biodiversity Action Plan⁴² includes a list of 'priority' habitats and species most in need of conservation. Section 40 of the *Natural Environment and Rural Communities Act 2006* requires local planning authorities to have regard to the conservation of these priority habitats and species.
- 3.50 Although much of the farmland in Barnack Neighbourhood Area is intensively cultivated and therefore low in biodiversity, there are extensive networks of wildlife corridors such as road verges, hedges and ditches. A few small areas within the villages, including the cemetery, the churchyard, the war memorial green and some road verges in the Kingsley Estate, support an abundance of wild flowers, including orchids. The church is an important nesting site for bats. A large garden at Close House is managed primarily as a wildlife area. The eleven priority habitats that occur in the Barnack Neighbourhood Area are shown in Table 1, Appendix 3. Some, such as limestone grassland, are well represented, but standing water and wetlands are very limited in extent. No 'ancient woodland' (i.e. woodland that has existed continuously since 1600 or before)⁴³ remains. Table 2, Appendix 3 lists the 45 priority species known to have occurred in Barnack Neighbourhood Area since 2000. Designated wildlife sites are covered in Policy B2.

Consultation findings

- 3.51 In the questionnaire there were two objectives relating to wildlife habitats and species. There was unanimous support for one and close to unanimous support for the other.

⁴⁰ UN Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services. 2019. Global Assessment Report.

⁴¹ RSPB *et al.* 2019. *State of Nature 2019*

⁴² UK Government. 1994. *Biodiversity The UK Action Plan*. HMSO. <http://jncc.defra.gov.uk/page-5705>.

⁴³ See Peterborough City Council's Hawkeye interactive mapping system

Barnack Neighbourhood Plan objectives relevant to Wildlife Habitats and Species	% strongly agreed	% agreed
Conserve and enhance wildlife sites and natural and semi-natural habitats, including woodland, trees and wildlife corridors.	79	21
Ensure that development plans afford maximum possible protection to wildlife species.	72	25

Justification and intent

- 3.52 In July 2018 HM Government produced a 25-year plan for the environment⁴⁴. In the forward, the Secretary of State for Environment, Food and Rural Affairs states: *“We will ensure that we support development and the environment by embedding the principle that new development should result in net environmental gain.”* The National Planning Policy Framework (NPPF) says that planning policies and decisions should protect and enhance biodiverse sites (para. 170); and *“promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”* (para. 174b).
- 3.53 The vision in Peterborough’s Green Infrastructure and Biodiversity Supplementary Planning Document (2018) is: *“By 2036 the Council and its partners will have helped to create an ecological network across Peterborough that is rich in wildlife, providing connectivity of valuable habitats between areas of high quality natural green spaces, delivering multiple benefits to both people and wildlife, whilst enabling the city to grow sustainably and providing a high quality of life for all.”* This vision is reflected in Local Plan Policy LP22: *Green Infrastructure Network*, which states *“All development proposals should ensure that existing and new green infrastructure is considered and integrated into the scheme design”* and LP28: *Biodiversity and Geological Conservation*, which says that the Council has *“a duty to promote the protection and recovery of priority species and habitats”*, LP29: *Trees and Woodland* says that development proposals should be based on the principle of maintaining, improving and expanding woodland and protecting ancient trees.
- 3.54 In July 2019, the Local Nature Partnership for Cambridgeshire and Peterborough⁴⁵ produced *Doubling Nature: A Vision for the Natural Future of Cambridgeshire and Peterborough in 2050*. This puts nature at the heart of Peterborough’s growth agenda and aims to double the area of land actively managed for nature across Cambridgeshire and Peterborough. To supplement this ambition, the Langdyke Countryside Trust, working in partnership with Natural England, the Wildlife Trusts, Nene Park Trust and other local community groups, launched *The John Clare Countryside Vision* for a nature recovery area across the landscape west of Peterborough, together with measures to strengthen the natural, historic and cultural heritage of the area. The widespread appreciation of nature has been demonstrated during the COVID-19 pandemic, with many people seeking solace in the quiet enjoyment of the countryside.

⁴⁴ H. M. Government. 2018. *A Green Future: Our 25 Year Plan to Improve the Environment*.

⁴⁵ www.naturalcambridgeshire.org.uk

- 3.55 Policy B1 is intended to ensure that development results where possible in **net gain** for wildlife⁴⁶ and that the aims of *Doubling Nature* are pursued in Barnack by
- maintaining, expanding and enhancing existing wildlife habitats;
 - safeguarding wild animal and plant species against the adverse effects of development;
 - protecting trees, both for their contribution to the landscape and the environmental services they provide⁴⁷

The habitat and species checklists in Appendix 3, which are specific to Barnack, should be consulted when submitting planning applications, in addition to the briefer Biodiversity Checklist issued by Peterborough City Council.

Policy B1: Wildlife Habitats and Species

1. Development proposals should:
 - a) wherever possible, deliver biodiversity net gain, to support Peterborough and Cambridgeshire's 'Doubling Nature' ambition;
 - b) follow the principle that existing tree cover should be maintained and, where possible, opportunities should be taken to expand it;
 - c) incorporate tree planting in landscaping plans, but avoid tree planting in species-rich limestone grassland;
 - d) avoid damage to or destruction of hedgerows (especially those of importance, as defined by the *Hedgerows Regulations 1997*);
 - e) protect other existing wildlife corridors and stepping-stones (such as copses, flower-rich road verges and ponds);
 - f) provide new habitat (such as garden ponds, wild-flower borders and berry-rich shrubberies);
 - g) use only native species that occur naturally in the locality in any planting schemes for public spaces and roadsides unless arboricultural considerations mean native species are not appropriate; and
 - h) incorporate structures of benefit to wildlife (such as bird, bat and insect nest boxes; nesting platforms for swallows; house martin nest cups; nest bricks for swifts; hibernation sites and 'porous' fences for hedgehogs; green roofs and green walls).
2. Any proposal for the construction of new buildings, or for the conversion of buildings to residential or non-residential use, should include a proportionate ecological appraisal demonstrating that either
 - a) no protected species and no priority habitats and species listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 would be adversely affected by the development;or
 - b) effective measures to avoid or mitigate any threat to these habitats and species are to be put in place.
3. Proposals for setting aside and managing land for nature recovery or for the protection of wildlife species or habitats will be supported in principle. Proposals which contribute towards implementation of measures in The John Clare Countryside Vision will be particularly welcome.

⁴⁶ Net gain or loss can be assessed using updates to the Defra Biodiversity Metric described in: Department for Environment, Food and Rural Affairs and Natural England. 2012. *Biodiversity offsetting pilot. Technical Paper: the metric for the biodiversity offsetting pilot in England*.

⁴⁷ The Tree Council: Charter for Trees, Woods and People.

B2: Designated Wildlife Sites

AIM

- To protect designated wildlife sites and improve their effectiveness.

Background

3.56 97% of lowland flowery meadow was lost in England and Wales between the 1930s and the 1980s, and only 2% of the remaining grasslands have a high diversity of plant species⁴⁸. In our Neighbourhood Area we are fortunate in having an ancient disused limestone quarry – Barnack Hills and Holes National Nature Reserve (see Map 9). Over 300 species of flowering plant grow there, including eight orchids. Each spring the spectacle of thousands of Pasque Flowers in bloom draws visitors from all over the country⁴⁹. Pasque Flower, Man Orchid and Frog Orchid are among the rare species that are threatened with extinction in Britain⁵⁰ but can still be seen at Barnack.



Pasque Flower on Barnack Hills and Holes

3.57 Barnack Hills and Holes National Nature Reserve (see Map 9 for location) is managed by Natural England. This 22 ha remnant of grassland is not only nationally important (a Site of Special Scientific Interest - SSSI) but also internationally important, having been designated as a Special Area of Conservation (SAC) under the *EU Habitats Directive*⁵¹ because of its outstanding assemblage of orchids. It is also designated as open access land under the *Countryside and Rights of Way Act 2000*. Natural England's *Site Improvement Plan*⁵² identifies public access and disturbance as pressures on the site. The network of beaten paths (see aerial photograph) and the loss of skylarks, which still nest in arable fields nearby, are evidence of this pressure. In the summer of 2013 Natural England carried out a visitor

⁴⁸ RSPB *et al.* 2016. *State of Nature 2016*

⁴⁹ See <https://langdyke.org.uk/>

⁵⁰ Cheffings, C.M. & Farrell, L. 2005. *Species Status No. 7: The Vascular Plant Red List for Great Britain*. Joint Nature Conservation Committee.

⁵¹ See <http://jncc.defra.gov.uk/page-23>

⁵² See <http://publications.naturalengland.org.uk/publication/4529218465562624>

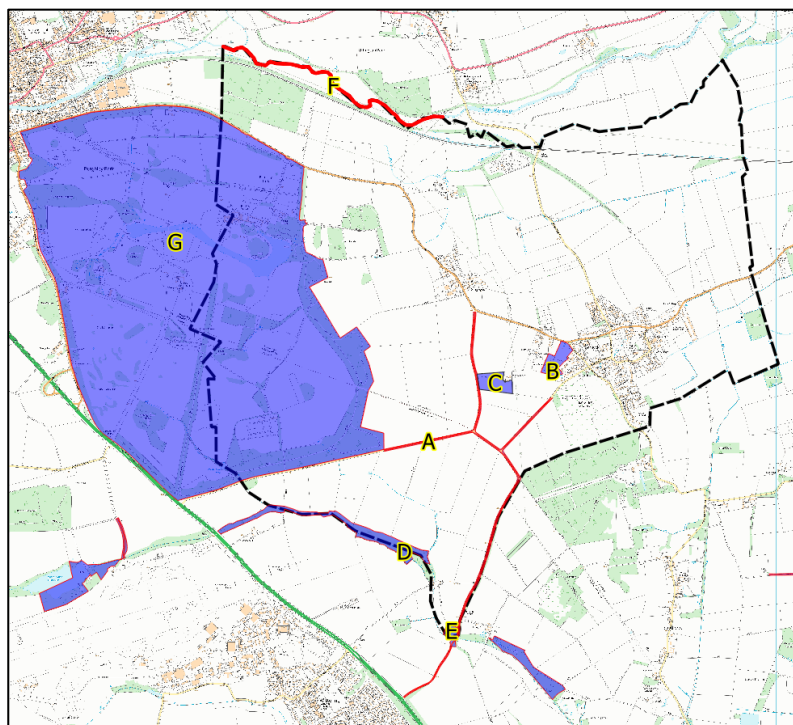
survey. The 120 responses indicated that about half the visitors were from the local area and that people are drawn to the Reserve for a wide variety of recreational purposes.



Google Earth image showing the network of paths on Barnack Hills and Holes

3.58 Barnack Hills and Holes is the only SSSI in Barnack Neighbourhood Area, but there are six County Wildlife Sites (Map 11)⁵³. Although they are not regarded as nationally important, these sites are of great value in a local context. Each of the County Wildlife Sites has been selected as an example of a priority habitat (see Table 1, Appendix 3). Open green spaces in the villages (see Policy A4) form part of the green infrastructure network and also provide valuable wildlife habitat.

Map 11. Location of County Wildlife Sites in Barnack Parish



- | | | |
|---|----------------------|-------------------------|
| A: Barnack Road Verges | B: Barnack Grassland | C: Windmill Farm Meadow |
| D: Whitewater Valley | E: Mill Farm Meadow | F: River Welland |
| G: Burghley Park (outside Barnack Neighbourhood Area) | | |

⁵³ <https://peterborough.maps.arcgis.com/home/index.html> (Hawkeye – Natural Environment – County Wildlife Sites)

Consultation findings

3.59 The response to the questionnaire showed unanimous support for conserving wildlife sites and a large majority in favour of specific measures for the protection of Barnack Hills and Holes.

Barnack Neighbourhood Plan objectives relevant to Designated Wildlife Sites	% strongly agreed	% agreed
Conserve and enhance wildlife sites and natural and semi-natural habitats, including woodland, trees and wildlife corridors	79	21
Support Natural England in securing appropriate additional provision for access and recreation, to alleviate public pressure on the Hills and Holes Nature Reserve.	60	22

Justification and intent

3.60 The NPPF says that planning policies and decisions should protect and enhance biodiverse sites (paragraph 170) and “*distinguish between the hierarchy of international, national and locally designated sites*” (paragraph 171).

3.61 The Local Planning Authority has a special responsibility to safeguard Barnack Hills and Holes Special Area of Conservation, because of its international importance. Part 1a of Local Plan Policy LP28: *Biodiversity and Geological Conservation* states “*The highest level of protection will be afforded to international sites designated for their nature conservation or geological importance.... Development proposals that are likely to have an adverse impact, either alone or in combination, on international designated sites, must satisfy the requirements of the Habitats Regulations*”. Part C of Policy LP21: *New Open Space, Sport and Recreation Facilities* says: “*Where a new development has the potential to have significant adverse effect on a designated international or national site as a result of additional recreational pressure on that site, the development may be required to provide open space of sufficient size, type and quality to mitigate that pressure.*” A condition of the current 80-house development in Barnack was the creation of 1.7 ha of undulating, calcareous grassland habitat which, it is hoped, will reduce recreational pressure on the Hills and Holes. In addition, a Section 106 agreement is in place to assist in management of public access to the SAC. Natural England has a long-term plan⁵⁴ to secure additional land near the Hills and Holes that can be used for recreation and reduce public pressure on the Nature Reserve.

3.62 Part 1c of Policy LP28 says “*Development likely to have an adverse effect on locally designated sites including County Wildlife Sites... will only be permitted where the need and benefits of the development clearly outweigh the loss and the coherence of the local ecological network is maintained.*” The County Wildlife Site most vulnerable to damage from development is probably Barnack Road Verges, which could suffer increased atmospheric pollution from traffic, compaction by heavy lorries, dumping of materials, and disturbance as a result of the installation of pipes and other infrastructure. The routes taken by construction vehicles, as well as other potential environmental impacts at a distance from a development site, should be taken into account in development proposals.

⁵⁴ Site Improvement Plan at <http://publications.naturalengland.org.uk/publication/4529218465562624>

- 3.63 Policy B2 is intended to protect and where possible to enhance designated wildlife sites (in particular Barnack Hills and Holes SSSI / SAC).

Policy B2: Designated Wildlife Sites

1. Any new residential development scheme with the potential to have a significant adverse effect on the integrity of Barnack Hills and Holes SSSI / SAC as a result of additional recreational pressure, may be required to provide open space of sufficient size, type and quality to mitigate that pressure, in line with Policy *LP21 New Open Space, Sport and Recreation Facilities* of the Local Plan. The provision of or contribution to other mitigation measures may also be required, as per Policy LP21 of the Local Plan.
2. Proposals for the development of a recreational area in the vicinity of Barnack Hills and Holes, designed to attract visitors away from the Nature Reserve, will be supported in principle, subject to an appropriate location being found and a management plan being agreed.

Theme C: Community

C1: Village Amenities

AIM

- To sustain and, where appropriate, to improve village amenities.

Background

- 3.64 Diverse amenities have developed over many years to a level that contributes greatly to the wellbeing of the community. The effort of local residents is essential for the continued existence of most of these amenities.
- 3.65 See Policy D1 for businesses, including a shop. The amenities covered by Policy C1 are:
- the Parish Church
 - Barnack Church of England Primary School and other child-care facilities
 - public recreation areas
 - the village hall and other meeting places
 - allotments
 - cemetery.
- 3.66 **Parish church**
Dedicated to St. John Baptist, the parish church was founded during the Saxon era and extended during the Norman and later Medieval periods. The church is a centre for weekly worship and for a number of local activities and is a focal point for visitors. Any alterations to the fabric of this Grade1 listed ecclesiastical building, such as the installation of a heating system, would be subject to the Church of England faculty rules and procedures, with oversight by the Diocesan Advisory Council. The Parish Council is consulted when planning permission is sought for a material change to the exterior of the building
- 3.67 **School and other child-care facilities**
The school building was constructed in 1950. Its catchment area includes the neighbouring parishes of Southorpe, Wothorpe, Bainton and Ufford. The School's capacity in 2019 was 206 children. Barnack Pre-school is a charity housed in custom-built premises adjacent to the Primary School building. Home-from-Home offers care out of school hours for children of primary school age and for pre-school children. In 2019 it occupied a mobile classroom rented from the school. It is anticipated that expansion of the village will create increased demand and the need to expand Barnack School, the Pre-school and Home-from-Home. The school field has always been open to residents outside school hours.
- 3.68 **Public recreation areas**
Apart from the school field, there are only two, the cricket ground (see Policy C2) and a play area for young children incorporated as part of the Sissons Close housing development off Uffington Road. (See Policy C2.)
- 3.69 **Meeting places**
In addition to the church, there are three buildings available for use by the community for activities as varied as coffee mornings, keep fit classes, carpet bowls, karate and meetings of the Women's Institute, the Youth Club and the Parish Council. Once the old school building, part of which dates back to 1796, the village hall is leased from Burghley House

Preservation Trust and is run by the Community Association. The Acres and Little Northfields Community Centre is owned and run by Crosskeys Homes Housing Association and is primarily for the use of its tenants. The sports pavilion, although used principally by the Cricket Club, is a community facility available for hire.



Barnack Village Hall

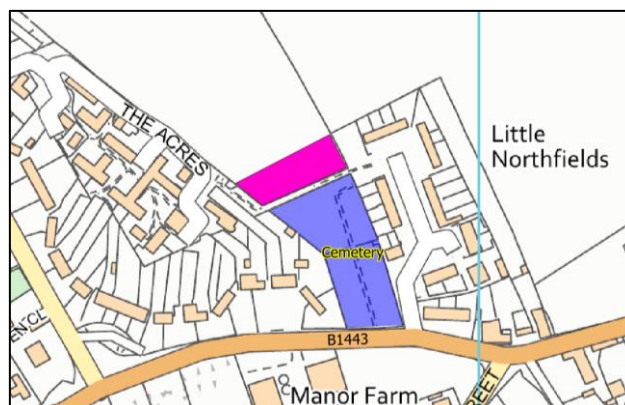
3.70 Allotments

The allotments are situated on the south side of the B1443 at the western end of Barnack village. Since the late 19th century, Burghley House Preservation Trust has leased about 2 ha of land there for use by local people as allotments.

3.71 Cemetery

Barnack Parish Council is a Burial Authority. The cemetery was established in 1903 when the churchyard became fully occupied. The current cemetery will accommodate burials for the next few decades, but more land will then be needed. 0.15 ha of agricultural land adjacent to the northern end of the cemetery (marked in pink on Map 12) was acquired by the Local Authority in 1964 for a future extension and is registered to Peterborough City Council.

Map 12. Land set aside for a future extension to the cemetery



© Peterborough City Council

Land set aside shown in pink

Consultation findings

3.72 The results of the questionnaire indicate strong support for the four objectives relevant to supporting and improving village amenities.

Barnack Neighbourhood Plan objectives relevant to Village Amenities	% strongly agreed	% agreed
Support the enhancement of meeting places such as the Village Hall, the Sports Pavilion and The Acres Community Hall	64	32
Support Barnack School and village childcare facilities	62	31
Ensure the continued provision of land for future expansion of the cemetery	34	48
Support the continued provision and use of allotments	47	44

Justification and intent

- 3.73 Paragraph 91 of the NPPF states that “*Planning policies and decisions should aim to achieve healthy, inclusive and safe places*” which “*enable and support healthy lifestyles for example through.... access to healthier food, allotments*” Paragraph 92 goes on to state that “*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs*”. Paragraph 94 says that “*It is important that a sufficient choice of school places is available to meet the needs of existing and new communities*”.
- 3.74 Policy LP7: *Health and Wellbeing* in the Peterborough Local Plan states that development proposals should “*promote, support and enhance both the physical and mental health and wellbeing of the community*”. This will be achieved by “*development schemes safeguarding and, where opportunities arise, creating or enhancing the role of allotments, orchards....*”. Policy LP30: *Culture, Leisure, Tourism and Community Facilities* states that the Council will support the development of new [such] facilities. Additionally, “*All development proposals should recognize that community facilities such as places of worship and community halls, or any registered asset of community value, are an integral component in achieving and maintaining sustainable, well integrated development*”.
- 3.75 Policy C1 intends to ensure that amenities are properly maintained and developed. This is apposite because the COVID-19 pandemic has shown how vital such amenities are for the coherence and resilience of communities.

Policy C1: Village Amenities

1. Development proposals that would adversely affect any existing village amenity (church, School, Pre-school, Home-from-Home, public recreation areas, village hall, sports pavilion, allotments, cemetery) or any new amenity that is established over the plan period, will not be supported.
2. Development proposals leading to the improvement of any of these amenities will be supported in principle.
3. Any necessary development related to the continuation of educational provision at Barnack School or Pre-school will be supported in principle. Development of the school playing field for any other purpose will not be supported.
4. Development proposals on the land reserved for enlarging the cemetery northwards will be supported only if the purpose is the extension of cemetery facilities.

C2: Sports Facilities

AIM

- To support, maintain and improve the provision of sports facilities in the Neighbourhood Area.

Background

- 3.76 Club cricket matches have been played in and around Barnack since 1847⁵⁵ and six fields have been used at different times as cricket grounds. Walcot Park Cricket Club and Barnack Cricket Club (BCC) once co-existed, sharing a number of players. After the First World War, a meeting was called to merge activities involving cricket, football, quoits, bowls and tennis, and Barnack United Sports Club (BUSC) was formed. Its stated objective was the promotion of all kinds of outdoor sports. BUSC was dissolved in 1955.
- 3.77 Over the years, while many sports have dwindled and others such as table tennis and darts have come and gone, BCC has continued to exist. The present cricket ground is at the southern end of the village, on land adjacent to the Kingsley Estate. This land was set aside by the builders, Monsell Youell Homes Ltd., on condition that it was used for cricket, and BCC has played there since 1964. The site is now owned by Barnack Community Association and is leased to BCC for a peppercorn rent.
- 3.78 A substantial pavilion was built there in 2011 / 2012, using BCC funds and Section 106 money from the Payne's Field development on the northern side of Barnack. The pavilion is a community facility with first call reserved for BCC.
- 3.79 At present, BCC plays adult cricket in Saturday and Sunday leagues and has a thriving youth section of Under 13, Under 11, Under 9 and a girls' team, which is the envy of many clubs in the area.
- 3.80 Barnack Bowls Club ground is situated close to the Cricket Ground, just beyond the parish boundary and therefore outside the Neighbourhood Area. The Bowls Club is open daily in the summer and enjoys an active membership with many social and league matches.
- 3.81 The primary school playing field is open to the public outside school hours but within daylight hours, for informal recreation. The field has some play equipment and goal posts, but no formal football pitch.
- 3.82 A fully equipped young children's play area (LEAP⁵⁶) is included in the Sissons Close development at the northern end of Barnack. It should be complete in 2021.
- 3.83 Indoor sports facilities include carpet bowls and 'keep fit' classes such as karate, which are held in the village hall.

⁵⁵ Brian Palmer. 1983. *Cricket in Barnack 1847 – 1983. A History of Walcot Park and Barnack Cricket Clubs.*

⁵⁶ Local Equipped Area for Play

Consultation findings

- 3.84 In April 2013 a public meeting was held to assess demand for a Multi-use Games Area (MUGA), which could be used for tennis, basketball, netball and football, amongst other games. There was enthusiastic support for the idea and the vote, by a show of hands, was an overwhelming majority in favour. A parish project to install a MUGA continues.
- 3.85 Responses to the questionnaire showed support for the provision of sports facilities and unanimous support for the preservation of open spaces such as the Cricket Ground.

Barnack Neighbourhood Plan objective relevant to Sports Facilities	% strongly agreed	% agreed
Support the provision of recreational and sports facilities	53	39
Preserve the existing open green spaces in the villages	90	10

Justification and intent

- 3.86 Paragraph 96 of the NPPF says: “Access to opportunities for sport and physical activities is important for the health and well-being of communities”. Paragraph 97 advises against building on sports and recreation land, including playing fields.
- 3.87 Local Plan Policy *LP7: Health and Wellbeing* states: “Development proposals should promote, support and enhance both the physical and mental health and wellbeing of the community e.g. by facilitating participation in sport and physical activity.”
- 3.88 Barnack Cricket Ground is protected from development because it is designated in the Peterborough Local Plan as Local Green Space. Local Plan Policy *LP23: Local Green Space, Protected Green Space and Existing Open Spaces* says that Local Green Space “will be protected in line with the NPPF, which rules out new development on these sites other than in very special circumstances.” (See also Policy A4 of this Neighbourhood Plan).
- 3.89 Although the existing sports facilities and land are well protected, there is inadequate provision and variety of such facilities in the Neighbourhood Area.
- 3.90 This policy is intended to
- safeguard land in the Neighbourhood Area used by residents for sporting activities;
 - make sure that sports facilities are provided for people of all ages, especially the young.

Policy C2: Sports Facilities

1. Development proposals that would result in a reduction in the availability of land or facilities open to residents for sporting activities would not be supported.
2. Development of new sports facilities for community use will be supported in principle.

C3: Public Rights of Way

AIM

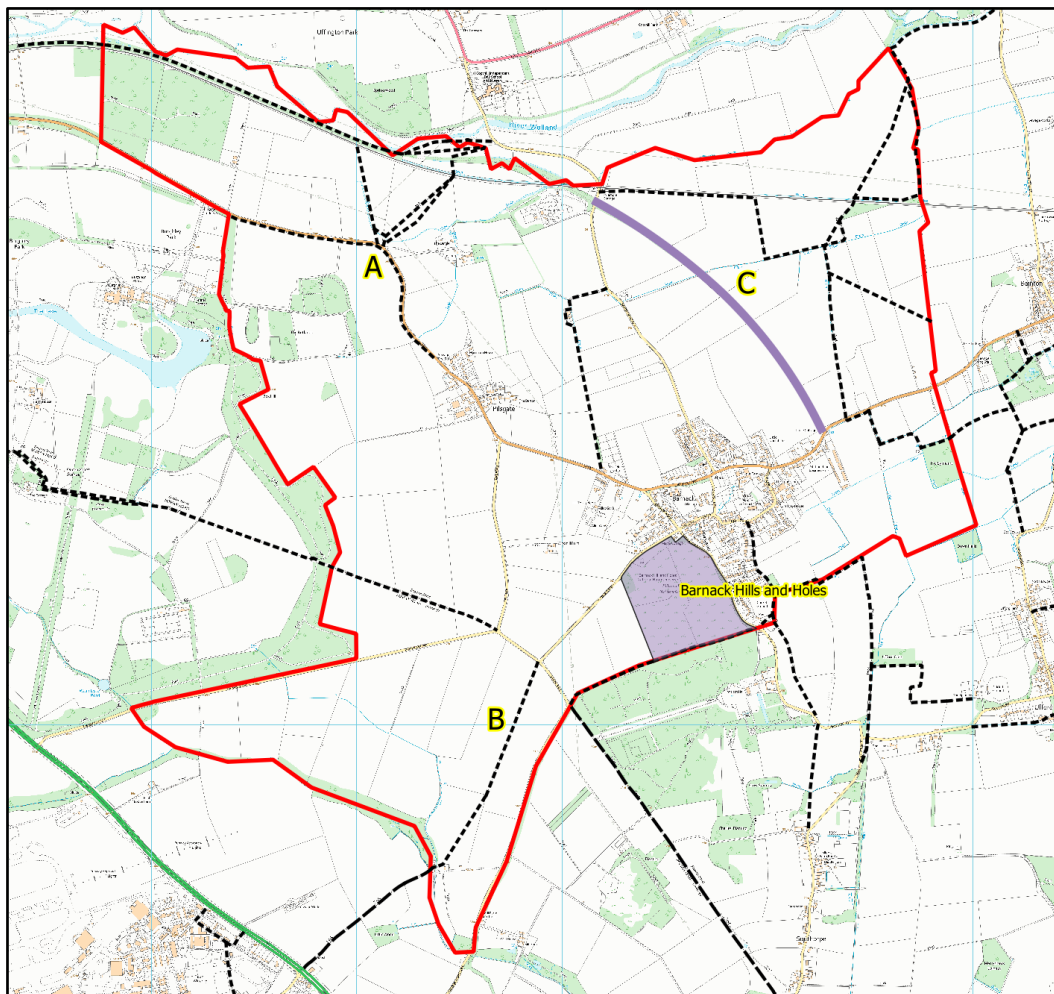
To ensure that the network of rights of way in Barnack Neighbourhood Area is protected and enhanced. This will:

- improve the leisure facilities available to residents and visitors and
- contribute to the physical and mental health of the community.

Background

3.91 Map 13 shows the extent of the public rights of way network in and adjacent to Barnack Neighbourhood Area. All the rights of way in the Neighbourhood Area are footpaths. Although they are distributed fairly evenly-the network is not well connected because footpaths are separated by roads that can be busy and dangerous. In addition to the footpath network, Barnack Hills and Holes National Nature Reserve is designated as open access land under the Countryside and Rights of Way Act 2000.

Map 13. Public rights of way in and adjacent to Barnack Neighbourhood Area



Footpaths are shown as black dotted lines, bridleways as dashed lines.
A, B and C are referred to in paragraphs 3.92, 3.93 and 3.94.

3.92 The Pilsgate Path (labelled A in Map 13) was created in 2013 at the instigation of Barnack Parish Council. It facilitates pedestrian access from Barnack and Pilsgate to the main entrance of Burghley Park, while avoiding a dangerous section of the B1443. The path was constructed as a combined footpath and cycleway – the only one in the Neighbourhood Area – and has been designated as part of Route 63 of the National Cycle Network.



The Pilsgate Path under construction

3.93 Barnack Neighbourhood Area is devoid of bridleways, although there are two in adjacent parishes to the south (marked as dashed lines in Map 13). The Right of Way labelled B is a footpath, which precludes legal access by horse riders to the isolated bridleway to the south west, in Wittering Parish, which terminates at the A1.

3.94 The dismantled former Wansford to Stamford railway line has been identified in Peterborough’s Local Plan as a potential new public right of way. Part of this line (labelled ‘C’ in Map 13) is clear on the ground as a strip of developing woodland, running through agricultural land north-east of Barnack and Pilsgate. The route of the line is relatively intact in Barnack Neighbourhood Area, although a short section to the north of the B1443 is now a garden, and a length on the south side of the road has been subsumed in the Station Road Business Park. If this route does become part of Peterborough’s green infrastructure, some diversions would be necessary. It would also be essential to designate a few new rights of way to connect the old railway line to Barnack’s existing footpath network. This would create a direct link from Barnack to Stamford and several villages, as well as to three long-distance rights of way – Torpel Way along the Welland at the northern end of the parish, Hereward Way at Southorpe, and Nene Way further south.

Consultation findings

3.95 The single objective concerning rights of way that was included in the questionnaire received almost unanimous support.

Barnack Neighbourhood Plan objective relevant to public rights of way	% strongly agreed	% agreed
Ensure that development does not damage and, where possible, enhances the footpath, bridleway and cycleway network	75	22

Justification and Intent

- 3.96 The NPPF says that planning policies and decisions should “*enable and support healthy lifestyles for example through the provision of safe and accessible green infrastructure ... and layouts that encourage walking and cycling*” (paragraph 91c); “*protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users*” (paragraph 98); and “*provide for high quality walking and cycling networks*” (paragraph 104d).
- 3.97 Policy LP7: Health and Wellbeing in the Peterborough Local Plan advocates development proposals that “*support and enhance both the physical and mental health and wellbeing of the community e.g. by facilitating participation in sport and physical activity.*” Policy LP22: Green Infrastructure Network aims to protect and improve green infrastructure features, including public rights of way and cycleways. Policy LP15: Safeguarded Land for Future Key Infrastructure identifies the dismantled former Wansford to Stamford railway line for future development as a route for walking and cycling.
- 3.98 Policy C3 is intended to increase access to the countryside by local people and visitors, and in doing so, to contribute to the physical and mental health of the community. The aims are
- to increase connectivity in Barnack’s rights of way network, so that more circular routes are possible and busy roads can be avoided; and
 - to ensure that wherever possible, development enhances the opportunities for off-road walking, cycling and horse riding.
- Barnack Parish Council will encourage combined action with neighbouring parishes on improving and extending the wider rights of way network.

Policy C3: Public Rights of Way

1. Proposals that would increase the length or improve the connectivity of the footpath network in Barnack Neighbourhood Area will be supported in principle.
2. Proposals to develop the Barnack section of the dismantled Wansford to Stamford Railway Line as a right of way will be supported, providing that this will not result in a negative impact upon areas rich in wildlife.
3. Proposals for new footpaths should include, wherever appropriate, facilities for wheelchair access.
4. Proposals to upgrade footpaths to bridleways or cycleways will be supported as long as safety and structural concerns are satisfied.
5. Development proposals that would obstruct a public right of way will not be supported.
6. Development proposals that would significantly detract from the landscape, as viewed from a public right of way, should incorporate green landscaping to ameliorate the impact.
7. Development proposals that promote access to rights of way should not result in an unacceptable increase in vehicle movements or parking problems in the villages.

Theme D: Local Economy

D1: Employment and Local Businesses

Aims

To develop and maintain a prosperous rural economy, including the provision of both employment opportunities and service to the community, by supporting:

- the sustainable growth and expansion of business, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- the retention and development of local services and community facilities, such as local shops

Background

- 3.99 Barnack and Pilsgate Neighbourhood Area is a rural community of about 1,000 people (see paragraph 1.8). A housing estate of 80 houses, due for completion in 2021, is likely to increase the population by 20% and change its age structure, probably leading to an increase in the proportion of people in employment.
- 3.100 The Neighbourhood Area is well placed for people to find employment in Stamford or Peterborough, which are accessible from Barnack by an hourly bus service. Some people commute to London on a daily basis, as a fast train service runs from Peterborough. Trains also run hourly from Stamford to locations including Leicester, Birmingham, Cambridge and Stansted Airport.
- 3.101 The Neighbourhood Area provides businesses with easy access east and west on the A47 and A14, and south on the A1. Travelling northwards is via Stamford or Wansford.
- 3.102 Barnack's Village Store and Post Office, a valued asset to the community, closed in 2016. Change of use to a domestic dwelling was granted, as the retail business was regarded as not being viable. The increase in population in Barnack could mean that after 2020 there may be sufficient demand to make a local shop viable.



3.103 Barnack's only remaining village pub, the Millstone, is much valued for providing facilities for social interaction, dining and meetings.



3.104 In 2019/20, sixteen businesses in Barnack operated from premises on the Station Road Business Park, located off the B1443 at the eastern end of Barnack (see Map 5). These businesses included Chandlers Country Store selling animal feeds and agricultural supplies, and outlets for bathrooms, stoves, boilers and lawn-mowers. There was car maintenance and car re-building at two businesses and computer memory modules assembled at another. Four of the businesses involved engineering. Altogether some 45 people were employed, although only a handful reside in Barnack. These businesses are from the A1 (shop) and B1 (office and light industry) planning use classes⁵⁷, and include tradesmen and companies providing services such as plumbing and MOT testing.



3.105 The 2011 census figures for the Neighbourhood Area show that only 2.35% of the working population (10 people) worked in agriculture. Modern trends in farming, such as greater mechanisation and the use of agricultural contractors, indicate that this source of employment is declining. There are four farmyards within the Neighbourhood Area villages. Only one in Barnack and one in Pilsgate can be described as working farmyards, while the

⁵⁷ https://en.wikipedia.org/wiki/Planning_use_classes_in_England
and
https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

others are active as 'land-based rural businesses', one a business offering livery, the other a gardening school. These businesses only provide very limited employment opportunities.

- 3.106 In 2019 two properties were advertising bed and breakfast accommodation, and one other offered accommodation on a short 'To Let' basis. Again, these businesses only provided very limited employment opportunities. However, Barnack is well placed to take advantage of tourism resulting from local events such as Burghley Horse Trials.
- 3.107 Barnack Parish Church of St. John the Baptist is visited by tourists from both near and far, as it is well known for its Anglo-Saxon tower. Tours of the church take place by arrangement.
- 3.108 Very little land is available in Barnack for infill development where new premises might be built to accommodate a shop and post office. However, there are old farm buildings with potential for commercial development under planning use classes A1 (shops) and A2 (financial and professional).

Consultation findings

- 3.109 The results of the questionnaire show that 86% of responses to the question "*What do you think are the disadvantages of living in Barnack?*" cite the lack of a village shop and 52% mention the absence of a post office. 99% of all respondents supported the objective of developing a post office and shop.
- 3.110 The results also indicate strong support for local employment, including opportunities for residents to work from home.

Barnack Neighbourhood Plan objectives relevant to Employment and Local Businesses	% strongly agreed	% agreed
Support the development of a post office and shop of a size and type appropriate to the village setting	88	11
Support local employment, including opportunities for residents to work from home	50	40

Justification and intent

- 3.111 Under the heading *Supporting a Prosperous Rural Economy*, paragraph 83 of the NPPF says that planning policies and decisions should enable
 - a) *the sustainable growth and expansion of all types of-business, both through conversion of existing buildings and well-designed new buildings;*
 - b) *the development and diversification of agricultural and other land-based rural businesses;*
 - c) *sustainable rural tourism and leisure developments which respect the character of the countryside;*
 - d) *the retention and development of accessible local services and community facilities, such as local shops.*
- 3.112 Policy LP4: *Spatial Strategy for Employment, Skills and University Development* in the Peterborough Local Plan says "*Small-scale employment development will be allowed in*

villages where it would meet local needs and, in particular, would form part of mixed-use development.” Policy LP12: Retail and Other Town Centre Uses states that “The creation of a new or extension to an existing village shop will be supported where it is in connection with the planned growth of the village or where it would help to achieve a more sustainable rural community, subject to amenity and environmental considerations, and the requirement that the scale of any additional retail provision should be of an appropriate size and scale for the size of the village and its catchment”. The development of tourism and community facilities is supported by Policy LP30: Culture, Leisure, Tourism and Community Facilities.

- 3.113 Policy D1 aims to contribute to the improvement of life in the Neighbourhood Area by supporting development proposals that increase local employment opportunities and enhance local services, thus reducing the need for travelling, both to work and for routine shopping.
- 3.114 Criterion 4 prevents the redevelopment of Station Road Business Park to residential development, other than that permitted under the General Permitted Development Order. The policy effectively supports the continued or further use of the Business Park under Use Class E, which includes commercial, business and service uses⁵⁸.

Policy D1: Employment and Local Businesses

1. Development proposals for improving local services and employment opportunities will be supported in principle if:
 - a) they provide premises (either new or a conversion of an existing building) for a village shop of a size and type appropriate to the village setting, preferably incorporating a post office;
 - b) in the absence of a private business, they support the creation and viability of a community pub; and / or
 - c) they increase facilities for working from home or operating a business from home (e.g. by providing extra car parking space, bed and breakfast accommodation, workspace or storage space).
2. Proposals for commercial or mixed housing and commercial development may be supported, but only if the total number of units (dwellings and businesses) amounts to five or fewer (see Policy A1).
3. Business developments must be appropriately located and must not
 - a) adversely affect village character through new buildings, extensions to existing buildings or increased use of the site;
 - b) create noise, light or other nuisance; or
 - c) result in parking or traffic problems.
4. Subject to the provisions of the General Permitted Development Order, any proposal to change the use of the Station Road Business Park (or any part of it) to housing, or to redevelop the site for that purpose, will not be supported.

⁵⁸ <https://www.legislation.gov.uk/ukxi/2020/757/made>

Part 4. Implementation

Neighbourhood Plan policies

- 4.1 Barnack Neighbourhood Plan spans the period 2020 to 2036. The Peterborough Local Plan also extends until 2036. Much may change during this time, for instance national or local policy on development may be reviewed, or climate change may drive policy in new directions. Should it become necessary at any point, Barnack Parish Council will review this Neighbourhood Plan.
- 4.2 The principles for sustainable development set out in Barnack Neighbourhood Plan echo the National Planning Policy Framework's overarching objectives, which are environmental, social and economic. Once adopted, this Neighbourhood Plan becomes an integral part of Peterborough's development plan. Through the normal planning process, Barnack Parish Council will work closely with Peterborough City Council in scrutinising all development proposals for the Neighbourhood Area. The ten policies set down in this Neighbourhood Plan will be used by the Parish Council as criteria for assessing the proposals.
- 4.3 The housing allocation for Barnack up to 2036 has been fully satisfied by the construction of an 80-house estate, due for completion in 2021. However, in addition to this major development, some small-scale, sustainable housing development will be supported through the Neighbourhood Plan.
- 4.4 A summary of the policies put forward in Barnack Neighbourhood Plan is given in Appendix 4. The main aims of this Neighbourhood Plan are to:
- achieve a gradual and modest growth in housing, with new building restricted to small infill sites inside the village envelopes;
 - increase the supply of small houses suitable for first-time buyers;
 - ensure high standards of design and construction in new buildings and conversions;
 - maintain the character of Barnack and Pilsgate Conservation Areas;
 - protect the rich built heritage of the villages;
 - protect and enhance wildlife, the natural environment and green infrastructure;
 - support the generation of renewable energy in appropriate locations;
 - maintain and improve village amenities, services and recreational facilities;
 - facilitate access to the countryside through improvements to the local network of public rights of way;
 - support the development of local businesses, thereby improving local employment opportunities.
- 4.5 Peterborough City Council, through its Local Plan, is committed to becoming the UK's Environmental Capital. Barnack Parish Council endorses this aspiration and echoes it in this Neighbourhood Plan, which lays emphasis on environmental issues. While cherishing the natural and built heritage of our Neighbourhood Area, we acknowledge that change is inevitable and that fresh approaches are needed in order to ensure a truly sustainable future for our community.

Parish projects

- 4.6 By no means all the aspirations of a community can be achieved through the planning process. There are pressing needs in Barnack and Pilsgate that cannot be realised through a Neighbourhood Plan: instead they can be tackled as projects in a Parish Action Plan. Barnack has had an up-to-date Action Plan since 2014 and its third review is due in 2020.
- 4.7 Nineteen of the proposed or ongoing actions in the second (2018) revision of the Parish Action Plan were considered relevant to development planning, and so were included as objectives in the Neighbourhood Plan questionnaire. The response to the questionnaire revealed numerous concerns over other matters, which cannot be dealt with effectively by a Neighbourhood Plan alone. Foremost amongst these are the lack of a village shop and post office, traffic problems, inadequate public transport and insufficient recreational facilities for young people.
- 4.8 Although these problems cannot be solved directly through the planning system, the Parish Council can assist by supporting development proposals aimed at solutions. Money passed to the Parish Council as a levy on development (Community Infrastructure Levy - CIL) can be put towards projects to solve some of these problems. Concerted action with other parishes in Barnack Ward and with organisations such as Natural England, the Langdyke Countryside Trust and the Local Access Forum can be effective in implementing projects.
- 4.9 Projects in the Parish Action Plan that were proposed or were under way in 2019 / 2020, when this Neighbourhood Plan was being written, include the following:
- installing traffic calming measures in Barnack and Pilsgate;
 - erecting more bus shelters;
 - re-introducing Speedwatch;
 - identifying premises suitable for a village shop and post office; supporting the establishment of the business;
 - finding a suitable site for a Multi-Use Games Area and installing one;
 - landscaping the War Memorial Green and improving the adjacent road junction;
 - installing defibrillators in redundant public telephone boxes;
 - providing regular extra facilities for bulk waste collection;
 - supporting village organisations, meeting places, the school and community activities;
 - planting a community orchard;
 - extending the public rights of way network;
 - working with Natural England, the Wildlife Trust and the Langdyke Countryside Trust to draw up and implement a Nature Recovery Plan for the parish.

Acknowledgements

Barnack Neighbourhood Plan has been formulated on behalf of Barnack Parish Council and the residents of the parish by a group of volunteers who have a wide range of skills and backgrounds and who are representative of the whole community of Barnack and Pilsgate.

Special thanks go to the volunteer members of the Working Group for their consistent hard work and dedication over the period of creating and delivering the draft Plan Document:

- Margaret Palmer (Chair of the Working Group and Vice-chair of Barnack Parish Council)
- Zena Coles (Secretary)
- William Armitage (Treasurer)
- Barry Creamer
- Chris Pearman
- Malcolm Pickering
- Derek Simmonds

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The images of 16th and 19th century maps of Barnack (Maps 2 and 3) are courtesy of Burghley House Preservation Trust Collection.

Appendix 1. Objectives in the questionnaire

Aim 1: *Maintain the rural and historic character of the area*

1a)	No more large developments anywhere in the area covered by the Neighbourhood Plan.
1b)	No development in the countryside (i.e. outside the villages).
1c)*	Support small developments in suitable sites.
1d)	Ensure that buildings are appropriate in style and materials.
1e)	Ensure adequate provision for off-road car parking (including for visitors) in developments.
1f)	Ensure that historic buildings are preserved.
1g)	Preserve the existing open green spaces in the villages.
1h)	Preserve valued views and landscapes.

Aim 2: *Improve village amenities*

2a)	Support the development of a Post Office and shop of a size and type appropriate to the village setting.
2b)	Support the enhancement of meeting places such as the Village Hall, the Sports Pavilion and The Acres Community Hall.
2c)	Support Barnack School and village childcare facilities.
2d)	Ensure the continued provision of land for the future expansion of the Cemetery.

Aim 3: *Improve health and safety*

3a)	Ensure that development does not damage and, where possible, enhances the footpath, bridleway and cycleway network.
3b)	Support the provision of recreational and sports facilities.
3c)	Ensure that road safety and the impact of lorry movements are taken into account in developments that increase traffic density.

Aim 4: *Conserve and enhance wildlife and natural habitats*

4a)	Conserve and enhance wildlife sites and natural and semi-natural habitats, including woodland, trees and wildlife corridors.
4b)*	Ensure that development plans afford maximum possible protection to wildlife species.
4c)	Support Natural England in securing appropriate additional provision for access and recreation, to alleviate public pressure on the Hills and Holes Nature Reserve.

Aim 5: *Promote local employment opportunities*

5)	Support local employment, including opportunities for residents to work from home.
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Aim 6: *Promote a sustainable lifestyle*

6a)	Promote renewable energy generation (e.g. solar panels) in suitable places.
6b)*	Ensure that adequate waste management facilities and water saving systems are incorporated into all developments.
6c)	Support the provision and use of allotments.

* Objectives additional to those included in the 2018 Parish Action Plan

Appendix 2. Justification for recommended designations of protected green spaces in Barnack and Pilsgate

Local Plan site names and IDs taken from: Peterborough City Council. January 2018. *Peterborough Local Plan: Local Green Space and Protected Green Space in Villages Evidence Report*. An evidence document in support of Policy LP23.

Local Plan site name	Neighbourhood Plan name and location	Local Plan ID	Local Plan designation	Special features	Owner/access	Recommended designation
Barnack Cricket Club	Barnack Cricket Ground (A on Map 9) Southern end of Barnack, adjacent to public RoW footpaths	LGS 003	Local Green Space	In Conservation Area, outside Village Envelope Self-contained, with clearly defined boundaries (traditional stone walls). Open access to the public. A well-used, well-maintained local sports facility.	Barnack Community Assoc. Open access.	Local Green Space Meets NPPF para. 100 criteria: a) adjacent to a housing estate b) a playing field open to the public c) about 1 ha in extent.
Land East of Jack Haws Lane Barnack	Manor Farm Paddock West (B1 on Map 9). East of Jack Haws Lane and south of the B1443	LGS 040	Protected Green Space in Village	Within Conservation Area and Village Envelope. Part of a complex of ancient Lammas Closes associated with the demolished Norman Manor House and listed farm buildings. Clearly defined boundary (old stone walls). Medieval earthworks (moat or fish pond). Stream with mature willow pollards; sward contains an abundance of wild flowers. Contributes to the characteristic open appearance of the village. Allows views from the road of the northern side of the Saxon church.	Burghley House Preservation Trust No public access	Local Green Space** Meets NPPF para. 100 criteria: a) within Village Envelope in the heart of the Conservation Area b) ancient walled enclosure; of archaeological significance; associated with historic buildings; high landscape amenity value; contributes greatly to Barnack's individuality and sense of place. c) stone-walled paddock, under 2 ha.
Land off Main Street Barnack	Manor Farm Paddock South (B2 on Map 9). East of Jack Haws Lane, just north of Barnack church.	LGS 017	Protected Green Space in Village	Within Conservation Area and Village Envelope. Part of a complex of ancient Lammas Closes associated with the demolished Norman Manor House and listed farm buildings. Clearly defined boundary (old stone walls). Site of Manor House and a carp or curling pond; High visual amenity, contributing to the characteristic open appearance of the village. Adjacent to and an essential part of the setting of the Saxon church.	Burghley House Preservation Trust No public access	Local Green Space** Meets NPPF para. 100 criteria: a) within Village Envelope, in heart of the Conservation Area b) ancient walled enclosure; of great archaeological significance; associated with historic buildings; back-drop to the Saxon church; contributes to Barnack's individuality and sense of place. c) stone-walled paddock, about 1.5 ha.
Land south of Bainton Road Barnack	Manor Farm Paddock East (B3 on Map 9). South of B1443	LGS 042	Protected Green Space in Village	Within Conservation Area and Village Envelope. Part of a complex of ancient Lammas Closes associated with the demolished Norman Manor House and listed farm buildings. Surrounded by dry-stone walls. No archaeological interest known. Not visible from the roads.	Burghley House Preservation Trust No public access	Protected Green Space in Village as in Local Plan [Unlike the other Manor Farm paddocks, it does not meet NPPF criteria for Local Green Space because it has little landscape value and no known archaeological interest.]

Land west of Jack Haws Lane Barnack	Villa Farm paddock (C on Map 9). West of Jack Haws Lane.	LGS 041	Protected Green Space in Village	Within Conservation Area and Village Envelope. Adjacent to the Grade 2 listed Close House. Surrounded by dry-stone walls. Complements Manor Farm Paddocks on the east side of Jack Haws Lane...	Burghley HP Trust. No public access	Protected Green Space in Village as in Local Plan
Paddock A North of Bi443 Barnack	Forge Paddock (D on Map 9). North of B1443.	LGS 089	Protected Open Space or Gap in Frontage in Village	Within Conservation Area and Village Envelope. Pasture land adjacent to the old blacksmith's forge (Grade 2 listed).	Burghley HP Trust. No public access	Protected Green Space in Village Paddock associated with historic agricultural / industrial buildings Allows views of open countryside to the north, beyond the built-up area.
Paddock B North of B1443 Barnack	Dovecote Paddock (E on Map 9). North of B1443.	LGS 090	Protected Open Space or Gap in Frontage in Village	Within Conservation Area and Village Envelope. Pasture land around a Grade 2 18 th Century dovecote; adjacent to a Grade 2 barn.. Between two listed cottages, one Grade 2 the other Grade 2* (the oldest house in Barnack, possibly 14 th Century.) High visual amenity, allowing views of the open countryside north of the built-up area.	Burghley HP Trust. No public access	Local Green Space** Meets NPPF para. 100 criteria: a) within the Village Envelope b) associated with several historic buildings; contributes to Barnack's individuality and sense of place. c) stone-walled paddock, under 0.5 ha.
Land north of Fivebar Gate Main Street Barnack	Gatehouse Paddock (F on Map 9, Off Main Street.	LGS 039	Protected Green Space in Village	A small paddock, once part of the Manor Farm. Separated from the rest of the Manor Farm Paddocks by stone walls and a tall hedge. Barely visible from the roads. Within Conservation Area and Village Envelope.	Private owner No public access	Protected Green Space in Village as in Local Plan
Junction of Stamford Road and Bainton Road Barnack	Barnack Grassland (G on Map 9). South of Bi443. Near War Memorial.	LGS 047	Protected Green Space in Village	Within Conservation Area, just outside Village Envelope. Flower-rich calcareous grassland enclosed by stone walls. Formerly quarried for limestone. A County Wildlife Site.	Private land. No public access	Protected Green Space in Village as in Local Plan
Puddingbag Lane Pilsgate	Chapel Field, Pilsgate Junction of B1443 and Puddingbag Lane.	LGS 025	Protected Green Space in Village	Within Conservation Area and Village Envelope. A stone-walled paddock. Reputed to be the site of a medieval chapel. Contains a large horse chestnut tree, providing a focal point for the village	Burghley HP Trust. No public access	Protected Green Space in Village as in Local Plan

National Planning Policy Framework (NPPF)

** Paragraph 99 says that Local Green Spaces should be capable of enduring beyond the end of the plan period. Barnack has satisfied its 80-house allocation and in addition there are numerous potential infill development sites in the Neighbourhood Area. Therefore these three green spaces are all capable of enduring beyond the plan period.

Paragraph 100 says that the Local Green Space designation should only be used where the green space is:

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

Appendix 3. Priority habitats and species in Barnack

Table 1. Priority (Biodiversity Action Plan) Habitats present in Barnack Neighbourhood Area		
Priority Habitat represented in Barnack Neighbourhood Area	Distribution of Priority Habitat in Barnack Neighbourhood Area	County Wildlife Site selected for Priority Habitat
Rivers	Meandering stretch (c. 2 km) of River Welland from Uffington Road (TF065069) to just east of Stamford (TF048074). Forms part of the northern boundary of the parish. White Water Brook (TF0503, TF0603)	River Welland
Ponds	Small pond north of the railway (TF087065)	
Arable Field Margins	Extensive in Neighbourhood Area	
Hedgerows	Extensive in Neighbourhood Area The oldest hedgerow, dated by the number of woody species (2010 survey by Frieda Gosling) is on the south-east side of Wittering Ford Road (TF0603). It is pre-Norman and lies on the parish boundary with Southorpe,	
Traditional Orchards	A few Barnack Beauty apple trees in Chapel Field, Pilsgate.(TF067056)	
Wet Woodland	Narrow strip along White Water Valley (TF0603) (c. 5 ha)	White Water Valley
Lowland Mixed Deciduous Woodland	The Synhams (c 3 ha) (TF088052) The Butlands (c 5 ha) (TF0505, TF0506) Plantations south of River Welland (TF0507)	
Lowland Calcareous Grassland	Barnack Hills and Holes SSSI / SAC (22 ha), Numerous pasture fields 4.5 km road verge network (c. 4 ha) (TF0704, TF0604 TF0603)	Windmill Farm Meadow, Barnack Grassland, Barnack Road Verges
Purple Moor Grass and Rush Pasture (Fen)	Mill Farm Meadow (0.8 ha) (TF065029)	Mill Farm Meadow
Reedbed	Narrow strips in river and ditch margins	
Brownfield biodiversity sites (open mosaic habitats on previously developed land)	Barnack Hills and Holes SSSI / SAC (22 ha)	

The habitats in Table 1 and the species in Table 2 are identified as priority in *Biodiversity The UK Action Plan* (1994) <http://jncc.defra.gov.uk/page-5705>. They are also listed under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*, which requires local planning authorities to have regard to their conservation.

County Wildlife Sites and habitat types are shown on Peterborough City Council's Hawkeye Interactive Mapping System <https://peterborough.maps.arcgis.com/home/index.html> (Natural Environment).

Table 2. Post-1999 records for Priority (Biodiversity Action Plan) Species from Barnack Neighbourhood Area

Group	Common name	Scientific name	Record
Amphibians	Common Toad	<i>Bufo bufo</i>	X
Reptiles	Common Lizard	<i>Zootoca vivipara</i>	X
	Grass Snake	<i>Natrix natrix</i>	(X)
	Slow-worm	<i>Anguis fragilis</i>	(X)
Birds	Bullfinch	<i>Pyrrhula pyrrhula</i>	X
	Corn Bunting	<i>Emberiza calandra</i>	X
	Cuckoo	<i>Cuculus canorus</i>	X
	Dunnock	<i>Prunella modularis</i>	X
	House Sparrow	<i>Passer domesticus</i>	X
	Linnet	<i>Carduelis cannabina</i>	X
	Marsh Tit	<i>Poecile palustris</i>	X
	Reed Bunting	<i>Emberiza schoeniclus</i>	X
	Sky Lark	<i>Alauda arvensis</i>	X
	Song Thrush	<i>Turdus philomelos</i>	X
	Spotted Flycatcher	<i>Muscicapa striata</i>	X
	Starling	<i>Sturnus vulgaris</i>	X
	Tree Sparrow	<i>Passer montanus</i>	X
	Turtle Dove	<i>Streptopelia turtur</i>	X
	Yellowhammer	<i>Emberiza citrinella</i>	X
Mammals	Brown Hare	<i>Lepus europaeus</i>	(X)
	Brown long-eared bat	<i>Plecotus auritus</i>	X
	Noctule	<i>Nyctalus noctula</i>	X
	Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	X
	Hedgehog	<i>Erinaceus europaeus</i>	X
Butterflies	Dingy Skipper	<i>Erynnis tages</i>	X
	Small Heath	<i>Coenonympha pamphilus</i>	X
	Wall	<i>Lasiommata megera</i>	X
	White Letter Hairstreak	<i>Satyrrium w-album</i>	X
Moths	Barberry Carpet	<i>Pareulype berberata</i>	X
	Brown-spot Pinion	<i>Agrochola litura</i>	X
	Buff Ermine	<i>Spilosoma luteum</i>	X
	Centre-barred Sallow	<i>Atethmia centrargo</i>	X
	Cinnabar	<i>Tyria jacobaeae</i>	X
	Concolorous	<i>Chortodes extrema</i>	X
	Dusky Thorn	<i>Ennomos fuscantaria</i>	X
	Large Nutmeg	<i>Apamea anceps</i>	X
	Mouse Moth	<i>Amphipyra tragopoginis</i>	X
	Rosy minor	<i>Mesolegia literosa</i>	X
	Shaded Broad-bar	<i>Scotopteryx chenopodiata</i>	X
	White Ermine	<i>Spilosoma lubricipeda</i>	X
Plants	Frog Orchid	<i>Coeloglossum viride</i>	X
	Man Orchid	<i>Aceras anthropophorum</i>	X
	Pasqueflower	<i>Pulsatilla vulgaris</i>	X
	Purple Milk-vetch	<i>Astragalus danicus</i>	X
	Rare Spring-sedge	<i>Carex ericetorum</i>	X

X Records held in Cambs. & Peterborough Environmental Records Centre (<https://www.cperc.org.uk/>)

(X) Records from other sources (Wildlife Trust and observations of local people)

Note. Additional species, including Badger, Barn Owl, Red Kite and all bats, are given special protection under other legislation (*Protection of Badgers Act 1992, Wildlife and Countryside Act 1981, Conservation of Species and Habitats Regulations 2010*) and they also need to be taken into account during development.

Appendix 4. Barnack Neighbourhood Plan: summary of policy

Policy name	Policy statement
A1: Scale and Location of Housing Development	Housing development should be limited to infill sites within the village envelopes – a maximum of 5 dwellings per site. The majority of infill housing should be small dwellings (1- and 2-bedroomed). In farmyards, development should maintain the agricultural character of the site. Any development outside the village envelope to house a rural worker whose presence on site or in the immediate vicinity is essential, should have no more than 3 bedrooms.
A2: Built Heritage and Design Criteria for Housing Development	New buildings should harmonise with the character of surrounding buildings. High standards of design, quality and energy efficiency are expected. Grass verges, hedges, dry-stone walls and old railings should be retained. Trees should be protected as in LP29. Archaeological interest to be taken fully into account. In the historic core of Barnack development should be traditional in style, using local stone, Collyweston-style slate, Welsh slate, pantile or thatch. Renovate or convert rather than demolish and replace heritage buildings.
A3: Renewable Energy Generation	Microgeneration equipment on listed or Article 4 buildings should not be visible from a road or a public Right of Way. Installation on listed buildings should be fully reversible. Proposals for solar farms will be assessed in relation to their proximity to housing and their impact on the surrounding landscape and on wildlife. Solar farms should include measures for amelioration of visual impact and for enhancing biodiversity.
A4: Open Green Spaces in the Villages	No development on any of the areas in Barnack and Pilsgate that are designated as Local Green Space or Protected Green Space in Village. Manor Farm Paddock East, Manor Farm Paddock South and Dovecote Paddock are designated as Local Green Space, giving them maximum protection from development. Forge Paddock is designated as a Protected Green Space in Village. Adjacent development should not compromise views of the open space or of the church.
B1: Wildlife Habitats and Species	Development should result in net gain for wildlife, supporting the 'Doubling Nature' ambition. Existing tree B1: Wildlife cover should be maintained and, where possible, expanded. Destruction of hedgerows should be avoided. Existing wildlife corridors and stepping-stones to be protected and more provided. Wherever possible, only locally native species to be planted in public areas. Structures of benefit to wildlife (e.g. nest boxes) should be incorporated in new buildings. Ecological appraisals and protection of priority species and habitats are expected. Support for setting aside and managing land for nature recovery.
B2: Designated Wildlife Sites	Mitigation may be required for residential development that creates recreational pressure that is potentially damaging to Barnack Hills and Holes SAC / SSSI. Support for developing a recreational area nearby to relieve existing public pressure on the Hills and Holes.
C1: Village Amenities	Proposals adversely affecting the church, School, Pre-school, Home-from-Home, village halls, allotments or cemetery not supported; improvements would be supported. Continuation of educational provision supported, but no other development on the school grounds. No development on land reserved for an extension to the cemetery.
C2: Sporting Facilities	Proposals that would reduce the availability of land used for sport would not be supported. Support in principle for new sports facilities for community use.
C3: Public Rights of Way	Improvement of the right of way network supported, including the development of the Barnack section of the disused Wansford to Stamford Railway Line. Support for upgrading footpaths to bridleways or cycleways and for wheelchair access to new rights of way, wherever feasible. New development should not obstruct a right of way. Proposals for development that is visible from a right of way, and that would significantly detract from the landscape, should incorporate green landscaping. Provision of access to a right of way should not result in traffic problems in the villages.
D1: Employment and Local Businesses	Support for development of a village shop, post office and, if necessary, community pub. Support for developments to facilitate working from home, but these must not adversely affect village character or create nuisance or parking problems. A maximum of 5 units in mixed commercial and housing developments. Subject to the provisions of the General Permitted Development Order, proposals to change the use of the Station Road Business Park to housing, or to redevelop the site for that purpose, will not be supported.



