



Neighbourhood Plan

Your neighbourhood; your future

5B. LAND ALLOCATION - KEY MESSAGES

- Small scale development is, therefore, proposed on sites that have been assessed as good locations for growth in planning terms (that is these sites are available, suitable and deliverable), that are acceptable to the community and which provide the setting for considerable green space in the heart of the village. Infrastructure improvements are also achieved and countryside views are protected. High design standards will be encouraged by specific policies.
- Significantly, the draft Plan and its policies enable the provision of almost 20 hectares of new public open space, including safeguarding land between Hall End Road and Keeley Lane for amenity use by current and future generations. This land is identified as "Area 2" (large area) on the map below:

Proposed New Open Space



- A further allocation of public space, identified on the map as "Area 2" (small area), will help to avoid further physical coalescence with the urban area of Kempston and the adjoining areas of growth. The provision of open space will provide a suitable green landscape buffer to retain the separation between the Parish and the immediate surrounding area.
- The following policies in the draft Neighbourhood Plan support the ambition for small scale growth to meet local need and to achieve significant amenity benefits. Allocated sites are identified on the Policies Map at Appendix A in the draft Neighbourhood Plan and on the following exhibition boards.