



*December 7, 2024*

*Drop-in Event*

*Renhold Village Hall*

*12:00-17:00*

# RENHOLD DRAFT NEIGHBOURHOOD PLAN





# WELCOME

**Since last contacting you, the Neighbourhood Plan Working Group has:**

- Assessed seven of the smallest sites identified in the Bedford Borough Call For Sites Submissions to determine if any of them were suitable for the small scale housing development as identified in the Housing Needs Survey
- Identified several Local Green Spaces which should be protected and written a Green Gap Policy;
- Commissioned AECOM (Architecture, Engineering, Construction, Operations and Management) to produce Design Codes. The purpose of which is to help shape new development and improve the character and identity of each of the settlements in the Parish.

**We have now proceeded to a very important stage (known as Regulation 14) where we have pulled everything together in a Draft Neighbourhood Plan**

**WE NEED YOUR VIEWS AGAIN!**

**We are consulting with residents, landowners, businesses, elected representatives, and other organisations to get feedback on our Draft Plan before formally submitting to Bedford Borough Council.**



# **YOUR VOICE MATTERS**

## **THE CURRENT ROUND OF CONSULTATION INCLUDES:**

- A 'Drop-in' Event at the Village Hall
- A leaflet delivered to every household summarising the Draft Plan
- A full copy of the Draft Plan on our Parish Council website <https://renhold-pc.gov.uk>
- Distribution of the Draft Plan to all on the Parish Council Circulation list
- Distribution to statutory bodies, elected officials, and to local organisations & businesses
- Village Facebook sites  
<https://renholdvillage.co.uk>/<https://www.facebook.com/ParishofRenhold/>
- A paper copy of the Draft Plan will be available 'on request'

This current "Regulation 14 Consultation" stage in preparing our Neighbourhood Plan is limited to eight weeks

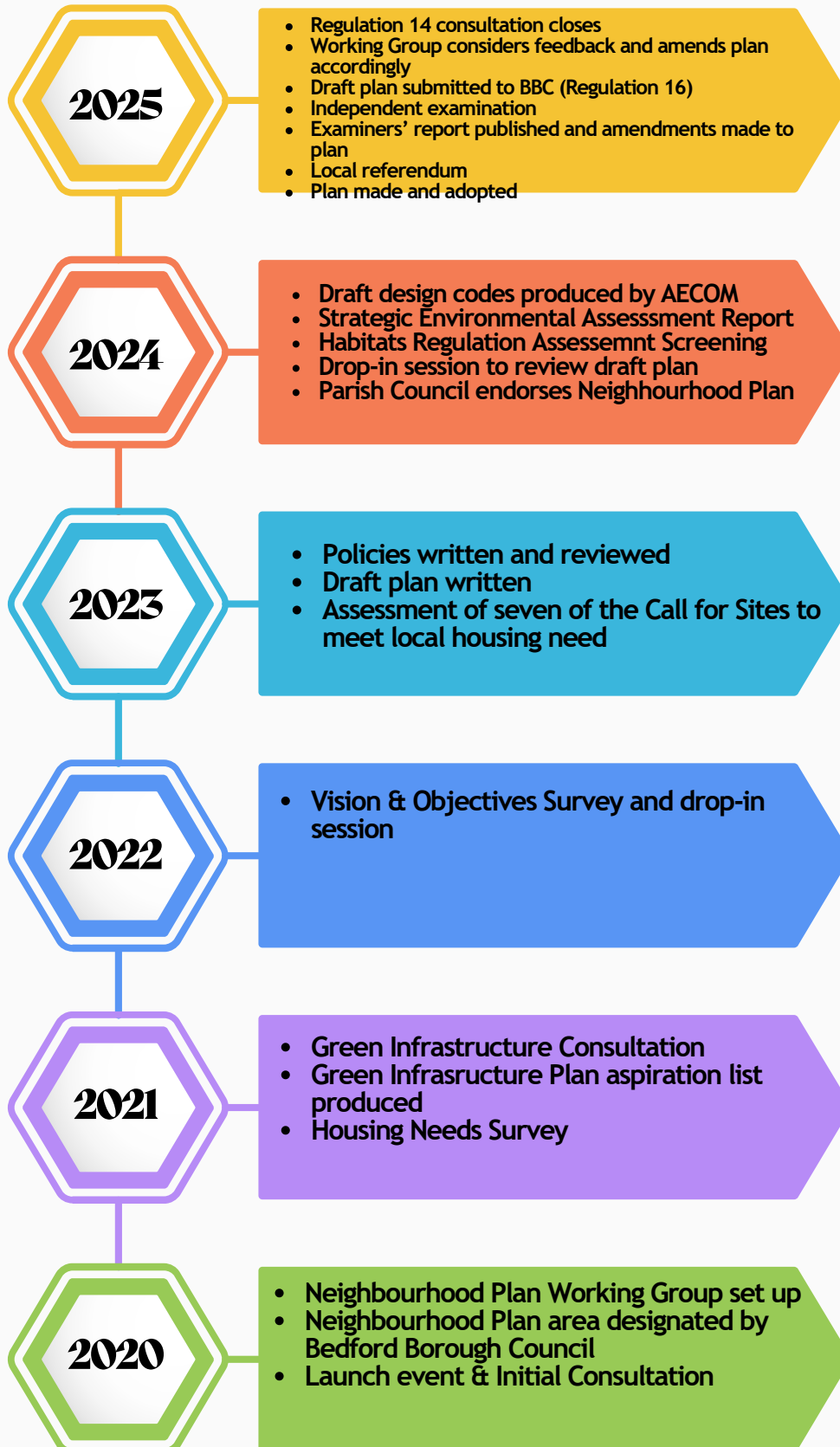
**WE NEED YOUR FEEDBACK AND COMMENTS NO LATER THAN 4TH JANUARY 2025**

Please let us have your comments

- Here today
- By completing the questionnaire on-line
- By completing the questionnaire on paper and dropping it back to one of the boxes in the parish
- By email to [renhold.npwg@gmail.com](mailto:renhold.npwg@gmail.com)
- In writing and drop-off at 55 Top End Renhold MK410LS

*All comments will be recorded anonymously. No personal details will be kept*

# NEIGHBOURHOOD PLAN SCHEDULE



# **REGULATION 14= DRAFT PLAN**

**The draft plan is organised into 9 sections**

- **Introduction**
- **About Renhold**
- **Community Consultation and Engagement**
- **Vision and Objectives**
- **Settlements and Housing**
- **Green Infrastructure, Heritage and Local Greenspace**
- **Community Provision**
- **Travel and Transport**
- **Implementation, Monitoring and Review**

**with 5 Appendices**

- **Glossary of Terms**
- **Policies Map and Insets**
- **Listed Buildings and Unlisted Buildings/Sites of Conservation Interest in Parish of Renhold**
- **List of Neighbourhood Plan Policies and Objectives**
- **Renhold Design Codes (Bound separately)**

**and 7 supporting documents**

- **Basic Conditions Report – in preparation**
- **Consultation Statement – in preparation**
- **Housing Sites Assessment Report (Bound separately)**
- **Housing Needs Survey (Bound separately)**
- **Green Infrastructure Survey and Local Greenspace Assessment (Bound separately)**
- **Renhold Design Codes (Bound separately)**
- **Heritage Assets**



# **SCOPE OF THE PLAN**

**The Neighbourhood Plan covers the whole of Renhold Parish.**

- In line with the Local Authority Plan, it covers the period up to 2030.**
- The Neighbourhood Plan presents a positive vision of the future with policies and proposals that, once approved, will sit alongside the Borough Local Plan 2030.**
- The Working Group has consulted and listened to the local community, landowners, local organisations, businesses, and statutory bodies to identify the issues which matter most to them.**
- The Working Group has carried out its own surveys and used consultants to draw up a Green Infrastructure Plan, Housing Needs Assessment, Policies Map and Design Codes for the Parish.**
- The Plan's policies and proposals emphasise:**
  - 1. the protection of our most valued open spaces**
  - 2. the improvement of design and environmental sustainability of new development, whilst protecting our heritage and local facilities.**
- Ensuring that the Neighbourhood Plan puts forward measures which mitigate the worst effects of opportunistic development in the Parish.**
- All planning applications will be considered against the development plan.**

# DEVELOPMENT PLAN

**VISION**

**OBJECTIVES**

**POLICIES**

**PROPOSALS**

Neighbourhood planning gives communities the opportunity to develop a shared Vision for their area.

Based on

- public consultation,
- research undertaken by the Working Group,
- the policies set at Local Plan and at national level,

A draft Vision statement was presented to and endorsed by a large majority of respondents during the March to May 2022 Public Survey questionnaire.

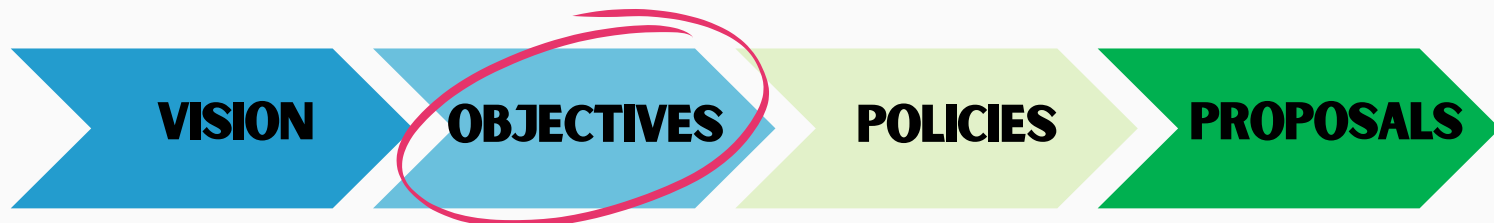
## **THE VISION FOR RENHOLD PARISH IN 2030 WILL BE:**

### **COUNTRYSIDE - COMMUNITY - CONNECTIVITY**

**Countryside:** 'To preserve the distinctive character of our Parish, in particular the agricultural and parkland landscape that comprises the green gaps between the historic Ends and our newer developments, whilst also maintaining our separation from the Bedford urban area'.

**Community:** 'To ensure that the needs and aspirations of residents of the Parish are reflected in the provision of appropriate community facilities and infrastructure that promote, sustain and enhance social cohesion'.

**Connectivity:** 'To enhance the natural environment and biodiversity of the Parish and to amplify the benefits of this by connecting more people to nature through the creation of better, safer and more sustainable access to it'.



The Neighbourhood Plan set some objectives for achieving the vision, which in turn will frame the policies and proposals in the plan. There are 8 objectives identified grouped into 3 topics.

### **COUNTRYSIDE**

1. To protect and enhance the distinctive character and historic environment of the Parish.'
2. To preserve the green gaps between Renhold and the Bedford Urban Area and between each of the Renhold Ends and to avoid physical and visual coalescence and to conserve character and identity'
3. To protect important views into, out of and within the Parish'
4. To protect and improve the countryside setting, biodiversity and wildlife habitats, including opportunities for enhanced public access where appropriate

### **COMMUNITY**

5. To support well-integrated small-scale housing in appropriate locations to meet identified local needs.'
6. To preserve the existing community facilities and support the provision of appropriate new facilities and infrastructure to meet identified local need.'

### **CONNECTIVITY**

7. To preserve and enhance the existing Green Infrastructure network and promote active travel.'
8. To reduce the impact of through traffic and improve non-vehicular transport.



# DEVELOPMENT PLAN



The draft plan contains a set of policies and proposals to guide the scale, location, design and sustainability of development; to preserve and enhance our unique open countryside, our heritage, local facilities and the character and identity of each of our settlements; and to improve connectedness between the main places in the Parish.

## 8 POLICIES

RNP1	Small-scale housing development-of up to 10 units to meet the specific needs identified in the current Housing Needs Survey which will positively contribute to the established character of the locality in which the development is located. Promotes local distinctiveness and complements the built and natural environment in the immediate vicinity
RNP2	Renhold Design Guide detailed measures for any development in Renhold to encourage all planning applications to follow best practice in design and sustainability and comply with the provisions of the Renhold Design Guide
RNP3	Dark Skies Any development proposals that include new outdoor lighting installations will be expected to demonstrate best practice to minimize or control light spillage and glare, is minimum appropriate for its purpose, has no detrimental impact on amenity, highway safety or biodiversity and complies with guidelines for specified rural areas
RNP4	Green Infrastructure-Any development in Renhold must respect rural and historic environment, preserve separation from Bedford and avoid coalescence, protect and enhance significant views, upgrade and extend Public Rights of Way to encourage non-vehicular travel
RNP5	Local Green Spaces - Allocating 7 sites across the Parish as Local Green Space to give extra protection from development - this came out of the work on Green Infrastructure in 2021.
RNP6	Important Green Gaps Any development proposals must not compromise the openness, lead to coalescence or affect the undeveloped character of character of designated Green Gaps identified in Green Infrastructure Study
RNP7	Heritage Assets - A policy to protect our listed buildings and their settings and other features of conservation interest.
RNP8	Protection and Retention of Community Facilities - A policy which seeks to protect a number of local community assets which are important to life in the Parish or ensure suitable replacement facilities are built if there is still a need for them.

# DEVELOPMENT PLAN

VISION

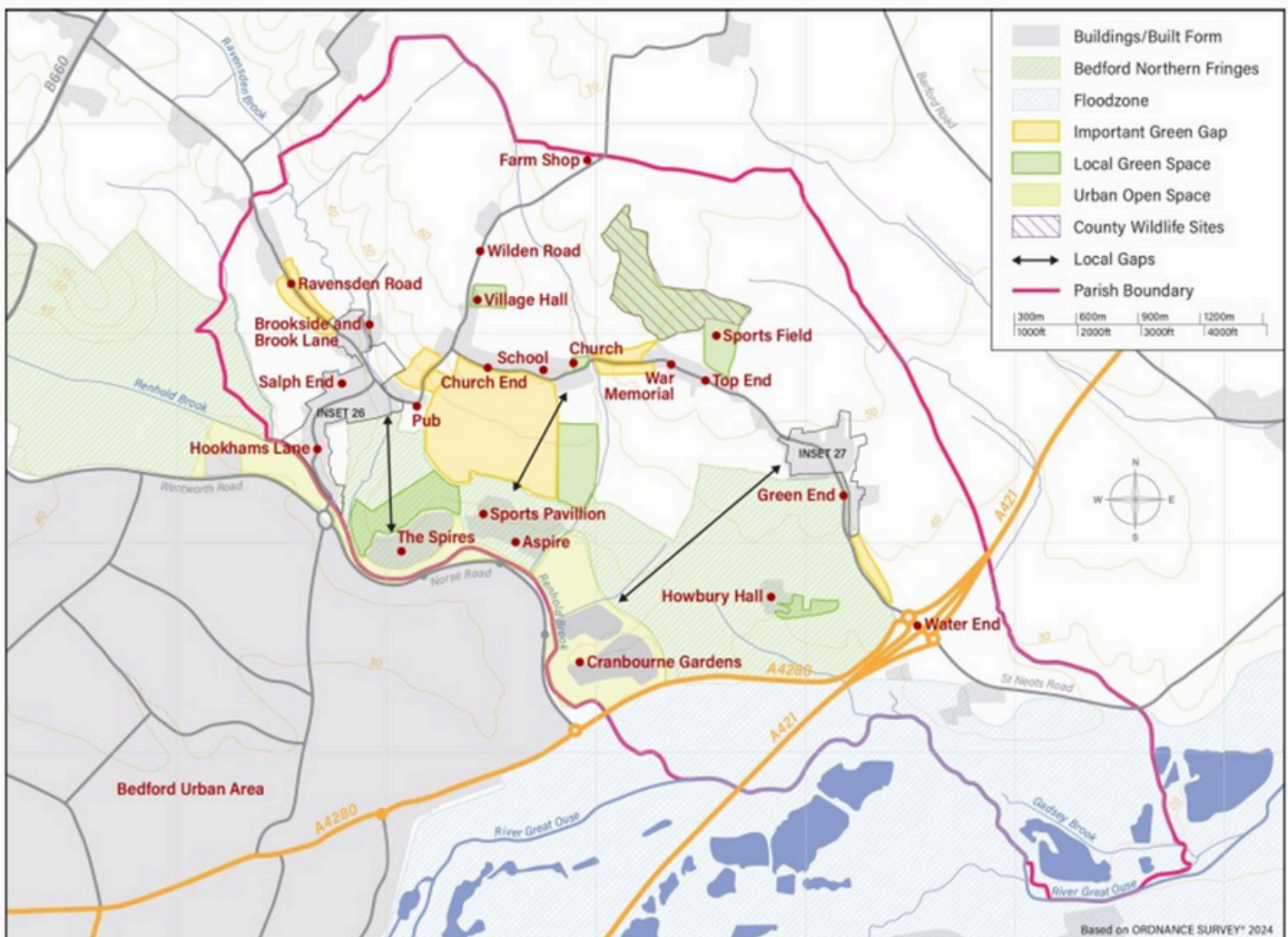
OBJECTIVES

POLICIES

PROPOSALS

## POLICIES MAP

The Neighbourhood Plan includes a POLICIES Map to show which parts of the Parish and areas of land are covered by the policies and proposals.





# HERITAGE ASSETS 1

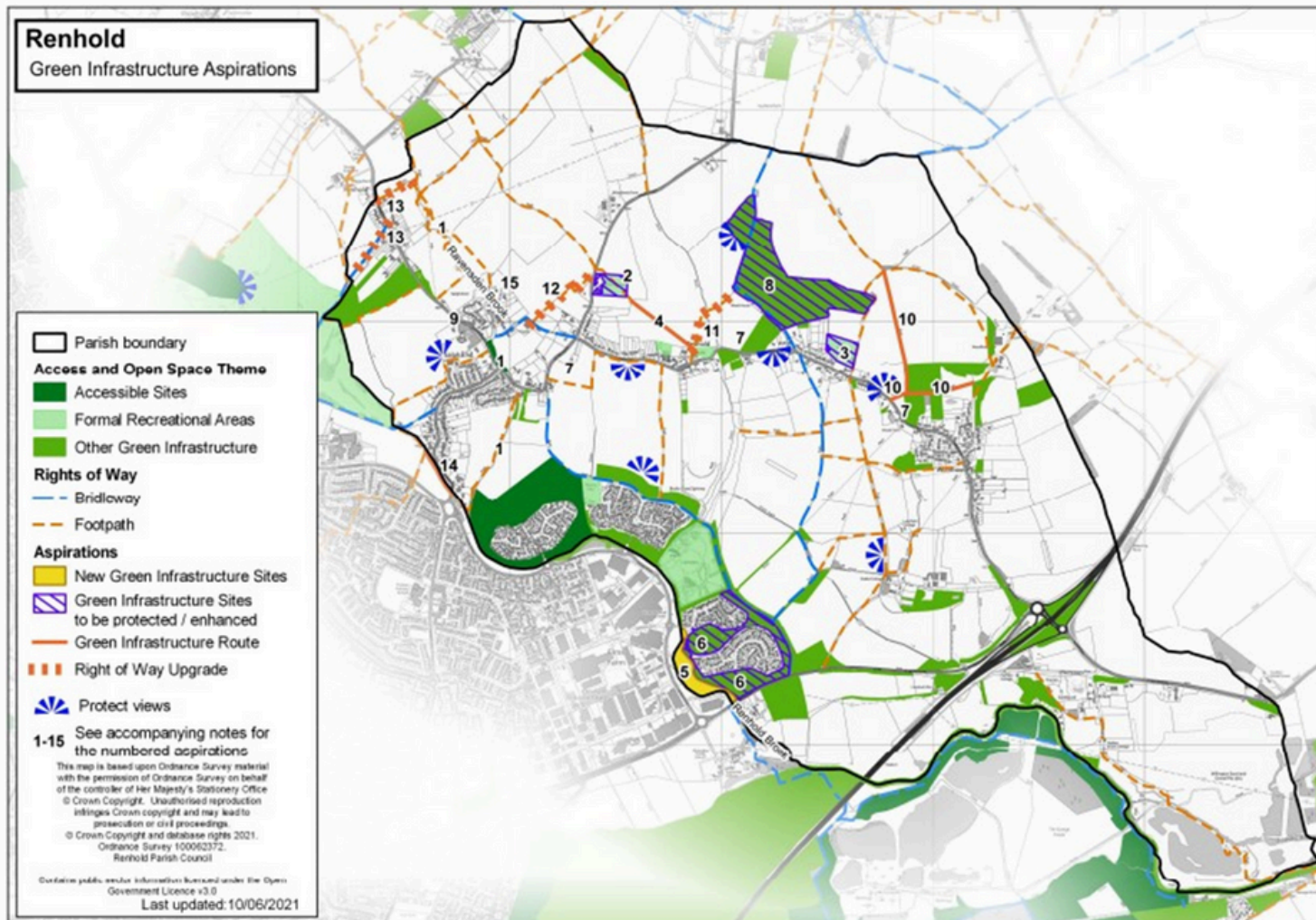


# HERITAGE ASSETS 2

# ASPIRATIONS

<b>Aspirations with map numbering</b>	
1	Improve maintenance of Renhold and Ravensden Brooks and surroundings for wildlife and people – and as a flood protection measure. To include planting, restoration of hedgerows and improved access/ visibility.
2	Create publicly accessible greenspace at village hall e.g. play area, community woodland
3	Improve public access to current sports field. If this is not possible, create a new sports / playing field.
4	Reinstate south-east section of FP2 to Church End.
5	Create a managed wetland area at Cranbourne Gardens, close to Renhold Brook, for wildlife and to alleviate flooding of pathways and gardens; and/or a similar area on land close to Marsh Wood.
6	Protect natural areas on Cranbourne Gardens estate.
7	Preserve the separation between the Ends; protect against infill.
8	Protect Great Early Grove and Little Early Grove for wildlife
9	Plant, protect and enhance hedgerows and trees, including along Ravensden Road
10	Reinstate the current gaps in routes of FP19 and FP20.
11	Surface FP1 from rear of church towards Great Early Grove to prevent flooding, and widen the kissing gate to allow access for buggies.
12	Improve and sign FP 38, opposite village hall.
13	Provide RoW signage for FP6 and BW7 at Ravensden Road.
14	Create new footpath from southern end of Hookhams Lane heading north west along brook to FP31.
15	Resolve access issues regarding the southern end of FP8 (Brook Lane) – overgrown and blocked.
<b>General aspirations – non-specific locations, thus not shown on map</b>	
16	Replace all stiles with gates or gaps as appropriate (especially on Polhill estate).
17	Improve surfacing on public footpaths and bridleways – especially those that undergo regular flooding – and manage encroaching natural vegetation.
18	Protect wildlife habitats for animals (e.g. badgers) and birds.
19	Create community woodland – location to be determined.
20	Create allotments – location to be determined.
21	Create a wildflower meadow – location to be determined – and plant wildflowers on roadside verges.
22	Designate old / mature trees in the ‘old village’ with TPO orders (if not already designated)
23	Provide map and information on rights of way – leaflet / interpretation panel.
24	Provide seating at viewpoints and along rights of way for elderly and frail walkers.

# ASPIRATIONS





Renhold's rural environment is highly valued, with its rolling open countryside and wide-ranging views, the village open spaces, the tranquility of the local area and the extensive local rights of way network.

- Also valued are the natural environment, heritage features and pockets of ancient woodland.
- A key priority of residents was to retain the rural and semi-rural character of the parish

The Neighbourhood Plan reflects local support for the enhancement of existing community facilities and provision of new community facilities.

You have told us the issues that are most important to you:

- The volume, speed and noise of traffic, especially through-traffic.
- Heavy goods vehicle movements.
- The absence of roadside footways along principal routes.
- Road safety concerns and speeding.
- The paucity of public transport.
- The lack of sustainable connections between different parts of the Parish.
- Verge parking
- Poor condition of road surfaces and footpaths.
- Constant threat of opportunistic housing development

These issues received significant support in the 2022 Consultation and are therefore included in the Neighbourhood Plan

New Developments should:

- be sensitive to the local landscape
- respect the character of local settlements
- ensure retention of trees and hedgerows
- be sustainable
- respond positively to climate change



With these objectives in mind, the Neighbourhood Plan Working Group secured technical support from AECOM to provide design support to the Plan. This support has enabled Design Codes to be produced for the Parish (Appendix 4).

Two main purposes:

1. to add depth and illustration to the Plan's policies for design and sustainability
2. to enhance the character and local distinctiveness of each of the settlements and localities in the parish

Many of these measures go beyond the scope of the statutory Neighbourhood Plan and are included in Section 11: Other Actions and Aspirations

#### OTHER ACTIONS & ASPIRATIONS

Many issues important to residents are not directly related to the use or development of land. As such they cannot be addressed directly by planning policies in the Plan.

They have however been recorded as aspirations and actions for future attention and if implemented will help achieve the Vision and Objectives for the Neighbourhood Plan.

These could potentially be funded from the Parish Council's share of receipts from the Community Infrastructure Levy ("CIL")



# THANK YOU FOR YOUR SUPPORT

**PLEASE RETURN THE QUESTIONNAIRE BY  
JANUARY 18TH 2025**

## NEXT STEPS

- Consultation Open until January 18th Responses via on-line survey (preferred) or hard copy.
- Working Group consider all representations and decide if any modifications to the Draft Plan are required.
- Draft Plan (and supporting documents) submitted to Bedford BC for checking and for consultation.
- Independent Examiner appointed by BBC (in consultation with PC). The Examiner decides whether the Plan meets necessary regulations and if further changes are required.
- Local Referendum is held and if a majority voting support the plan it has to be approved (“made”) by the BBC.
- The Neighbourhood Plan then has to be used in decisions on Planning Applications and as a guide for other actions/decisions by the Parish Council.

**WE’LL KEEP YOU INFORMED!**

