

**Minutes of twenty ninth meeting of Renhold Neighbourhood Plan Working Group
10 02 2025 at 7:30 pm at The Chapel**

N.B. – To save space, Actions to be taken are **highlighted in Turquoise**

1 Welcome AQ

2 Present

CD, NG, KH, PN, TP, AQ, KR, PS,

3 Apologies

DI, JR, SMW

4 Declaration of interests

None

5 Matters arising from last meeting AQ

All matters arising are to be covered in the agenda. **KH** to send copies of 27th and 28th Agenda and Minutes to RB

6 Thank you AQ

To all team members who have been working so hard in between meetings to sustain the momentum

7 CPRE AQ

CPRE have not come back to us as yet **AQ** to chase

8 Review of RNP6 Important Green Gaps criteria and methodology TP, CD, PN

TP to refine criteria/methodology details and adjust text as follows:

a) The Green Gaps form an important part of Renhold's landscape character. They are open areas located around or between its settlements/ends with identifiable characteristics that should be protected and enhanced.

b) Reasons:

- Contribute to the parish's green infrastructure
- Preserving, and where possible enhancing, the setting, character and distinctiveness that is present within the parish
- Protecting the parish's open spaces and natural environment both for recreational use and to safeguard important habitats
- Achieving healthy lifestyles through improving access to green infrastructure
- Preventing coalescence of existing settlements/ends and safeguarding their separate identities, cultural/historic value and local distinctiveness/significance
- Purpose is to help to manage the location and scale of future development
- The need to maintain flood mitigation features and/or water storage areas.

c) Methodology:

- Prevent coalescence of existing settlements/ends
- How it contributes to Green Infrastructure protection and/or provision (including recreation/PROW, landscape, biodiversity, habitat connectivity, character, views)
- Visual separation needs to be emphasized

- Make specific reference to 'made' NP of Ravensden as they share particular characteristics to Renhold; namely Ends separated by Green Gaps
- Justify depth of Green Gaps by relationship to existing properties and settlement patterns

d) Also, sites will be designated that:

- Have strong defensible and easily recognizable boundaries, such as roads, hedgerows/field boundaries
- Are adjacent to an existing built development

e) Context

Delete 'which' after Bedfordshire, in the first sentence.

Delete Struttie End and identify the adjacent housing area as Ravensden End

f) Benefits

First bullet – Replace with:

g) Whilst generally in private ownership all the green gaps are visible from adjacent public areas and footpaths and provide local residents with the opportunity to enjoy countryside views within the areas where they live in thus avoiding the need for vehicular use to access the countryside.

h) Policy 37 Landscape Character – insert (BBLCA) after the full description

It was suggested to also look at Ravensden's 'made' plan and add additional context of the surrounding area and settlement pattern of Ravensden Parish and their Ends and consider referencing those in our report. Majority of text from the evidence document should probably sit within the Plan as preamble to Policy RNP6.

9 Land Registry searches KH

KH has contacted the Land Registry office to establish ownership of key areas of the Parish

10 Ownership of VH land KH

Further clarity to be sought from Charity Commission as information on Land Registry appears to be out of date. A meeting with the VH Management Team was suggested.

11 Feedback from Renhold Sports Club AQ

No news, as yet

12 Landowners' feedback re Local Green Space AQ

AQ has spoken to owners of Great and Little Early Grove. AQ to speak to others as listed and report back at next meeting.

13 Definitions of 'equivalence' and 'sufficient benefit' DI

TP to add to glossary, text and response to BBC who raised the queries in their feedback

'Equivalence'

The proposal includes a correlative replacement provision on a site within or immediately adjacent to an existing settlement in the Parish. Such facilities should be easily accessible by public transport, walking and cycling and have adequate on-site car parking;

'Sufficient benefit'

The alternative proposal would be of acceptable benefit to the local community to outweigh the loss of the existing facility'.

14 Definition of back land development CD

Back land development is not mentioned in the Design Code but it contains clear wording on development should seek to harmonize and not undermine the existing character, reflect local character, enhance existing linear settlement form. TP to add definition to glossary PN/CD/TP to check back land reference in Site Assessments

15 Reference to reducing CO2 emissions in Design Guide PS

PS read the CO2 Regulations on the Government website. Key points; Approved Doc L (15.06.22) aim to reduce emissions by 31%. Amended February 2023 all new build homes must be 30% lower than recommendations covered in Doc L. Hope to achieve high insulation by encouraging heat pumps and solar panels. Doc F 2025 Parts 1 and 2 All recommendations covered by Building Regulations as stated in AECOM Design Guide.

16 Feedback from Parish Clerk re school parking and planning applications AQ

NG to follow this up as AQ had not received a reply to her email

17 Land omitted from Plan TP/PN/CD

The field south of Teazels adjacent to Brook Lane and Ravensden Road has not been included as an Important Green Gap. However, it is designated as an open space in the Bedford Local Plan 2030, in the map of the Salph End Settlement Policy Area so already has some policy protection. We should show those BBC designations on our policies map also, but make clear in the legend that those are designations in the BBC Local Plan.

18 Report on Ravensden Road site CD

KR suggested that CD should run through a formal site assessment, in line with other sites we assessed - to show consistency in our approach.

TP to check flood risk map and will add to Site Assessment proforma if applicable.

19 OS License IM

PN to chase up with IM

20 Use of BBC maps PN

PN has spoken with SG. We cannot plagiarize maps created by BBC. However, they can create base maps for us.

NG to find helpful contact at BBC to do this once the Green Gaps, Local Green Spaces and Important Views have been finalized. KR will send draft list of Important Views to all once she has checked the GI Plan, the Design Guide and BBC map. TP to check on earlier consultation responses.

21 Analysis and discussion of survey responses from residents All

PN and KR to complete their feedback and return to AQ who will then redistribute

22 Summary of feedback from Gladman, Phillips and Ceres-with suggested responses CD

CD thanked for her hard work on this. AQ to draft responses, seek CD input and circulate. Review objectives at next meeting All

23 Analysis of responses from Statutory Consultees TP

To be completed at next meeting **TP**

24 Publication of findings of site assessments on website CD/TP/PN

It was agreed that the Assessments be reviewed in light of discussion **CD/TP/PN** and **AQ** to redistribute before publishing on website

25 Distribution of HNS All

NG	Church End, Wilden Road and Chapel Close	TP Brookside, Brook lane and Brickfield
KR	Ravensden Road	CD Hookhams Lane and Home Close
PN	Cranbourne (Thor side)	PS Top End

To be confirmed:

JR/SMW	Green End, Becher Close and Woodfield Lane	IM Cranbourne (Asgard side)
DI/AQ	The Spires	DR Aspire
MW	Water End	

26 Magazine Article AQ

AQ in liaison with Anne Grant to establish best layout for space available.

27 Next Steps-Basic Conditions statement

AQ Carried over to next meeting

Meeting finished at 9:05pm. Thanks recorded to Albert Browning and the Chapel

Date of next meeting Monday February 24th 2025 7:30 at the Chapel