

Regulation 14 - Community Feedback and Responses

Key: In Support Opposing Aspirational Comment

Residential area	Comments	Response
Water End	Dark skies policy too stringent. Modern streetlights are shielded with lower spill and energy efficient. More light less crime.	95.8% of respondents support the Dark Skies Policy and several residents have requested increased protection from spilled light.
	I support "Backland development" i.e. using residential land rather than Green. This has a historic precedent within Renhold and should not be opposed in future.	Guidance on the acceptability or otherwise of back land development will be incorporated.
Green End	Support	
	Support totally	
	Vision, Good and well thought out Vision-wholly support. Objectives, Clear and related objectives to drive delivery of the vision-wholly support. It is hoped the NP is supported and adopted by the local Renhold community and adhered to by the Planning Authority to ensure the protection of the village, countryside, small scale development and the health and wellbeing of the residents.	
	Whilst it is not possible to capture all in such a document- reference to reducing /limiting CO2 emissions would have been suggested, especially in the Policies relating to Build and Transport but that said the Plan is wholly supported. (2 comments)	Will add this to the list of Aspirations.
	The small-scale Housing Development policy is a good idea and seems realistic. I welcome the dark skies policy to support the rural village character, climate change and prevent harm to night flying moths and other wildlife. Street lighting should not be installed in rural areas.	
	Some recent house renovations in Green End have wall lights that are permanently ON (day and night). These should be removed or at the least only turned ON when needed (say dusk to 11pm).	Will put a request into the magazine and on the PC website requesting cooperation from residents.

	The streetlights supporting the traffic cameras in Top End and Green End are obtrusive and should only be ON when needed (say 6am to dawn and dusk to 11pm). [I object to the speed cameras completely, on the grounds of lack of enforcement, cost, visual clutter and light intrusion. Their removal should be considered].	97.5 % of the residents supported the Transport Issues Policy and several comments were concerned with speed of through traffic. Only two residents are against ASC.
	Very keen for there to be NO streetlights	
	Any development that occurs should not increase the traffic flow through the village to the A421 as this is already heavy and increasing all the time. The school parking and traffic movement continues to be dangerous and an inconvenience to the neighbouring homes.	This will be added to the Aspirations List. However, Bedford Borough Council has proposed the allocation of the Science Park in the 2040 Local Plan, which was found to be unsound and is therefore being reviewed/amended for further examination by the Planning Inspector.
	Policy 9 -of major concern the proposal to build a Science Park at Green End and reconfigure the road approach to the village. I see it as detrimental to the village approach to consider directing the route through an industrial site to a "rural settlement". It is important to keep the approach to the village as it is to preserve the rural character of the approach to the settlement of Renhold.	This will be added to the Aspirations List. However, Bedford Borough Council has proposed the allocation of the Science Park in the 2040 Local Plan, which was found to be unsound and is therefore being reviewed/amended for further examination by the Planning Inspector
	Keep Renhold free from Science Park	See above relevant response
	Vision-countryside, this does not exist - connectivity. Objective - while dark skies being pursued, we have no means of alternative traffic calming (against dark skies).	95.8% of respondents support the Dark Skies Policy and several residents have requested increased protection from spilled light.
	(1) extend footpath from 60 Green End to Renhold roundabout. (2) Create bus stop at Renhold roundabout for 905. This bus travels to Bedford hourly + 1/2 hourly to Cambridge.	These will be added to the Aspirations List.
	Feel that dark skies are being diminished in Green End with some houses/garages being over-lit	Will put a request into the magazine and on the PC website requesting cooperation from residents
	Poor decisions by the planning committee have led to ugly extensions & development usually painted white!! Quite unsuitable for Renhold Village and what you would expect to see in Putnoe Lane.	The PC will continue to follow the Design Code on all planning applications and Bedford Borough Council will need to follow the Design Code once the Neighbourhood Plan is 'made'. The Design Code has 94.9% approval from those who responded.
	Two good rebuilds are on Vincent Bungalow site and on Gribble site (Top End) Planning applications should be published in Parish Magazine to reach widest audience and allow contributions from public.	The PC will continue to use these as examples of best practice. Listing of active and past planning applications is now linked on the PC web site.

	Objectives - Not all, some are counterproductive. Why has the area below St Neots Road in Water End and to the North of Wilden Road not been included? Why are the following areas not included at all in the "Plan". 1. all the land south of St Neots Road, Water End. 2. Land to the East of Wilden Road.	Policies 2,3,4,7 and 9, in particular, are relevant to the areas mentioned.
	Vision- more dialogue with stakeholders. Other- There is no need to increase the number of Rights of Way. It just increases litter and damage.	The PC will continue to have an ongoing dialogue with all stakeholders.
	Vision - Try to retain the rural look with housing. Other- Increased public access to the Countryside can be counter-productive to wildlife conservation.	
Top End	*Any new housing developments should have adequate parking. *All pavements should be disabled friendly	These will be added to the Aspirations List. Please refer to Design Code section 4.4.
	Happy with everything	
	I totally agree to all Policies	
	We have noticed a significant increase in the number of vehicles using the village as a cut through. Is there anything you can do to reduce this.	The PC will continue to work with the Police to further TRO and ASC enforcement.
	Need speed bumps in the village to calm the traffic	This would be contrary to the Dark Skies Policy which has 95.8% support.
	*We do not need any more houses in the village. *Already too many speeding cars. *Roads are breaking up and pavements are full of cracks. *Too many bright security lights.	
	Small scale housing - unsure because of the impact of increased traffic.	A new Housing Needs Survey and Analysis which was conducted in Feb/Mar 2025 reveals little impact on traffic density.
	DESIGN CODE, need assurances that it will be adhered to and respected.	Forms part of the Plan and must be taken into account when making decisions on Planning Applications.
	Protect our dark skies for bats, owls and stars. Thank you for your hard work.	
	Well, done all the hard work involved.	

	The plan developed by the Working Group seems to fully reflect the wishes and views of the local community. Separation from the Bedford Urban area is a key issue in order to maintain the distinctive character and history of the village-this has failed in other villages close to Bedford with a poor consequential outcome.	
	No more houses	
	Small scale housing should only be put in areas where there is no disruption to gaps between settlements - for example the field between 58 Top End and Green End is an open field space which has lots of wildlife and should not be disrupted.	
	Very keen for there to be NO streetlights	
	Any development that occurs should not increase the traffic flow through the village to the A421 as this is already heavy and increasing all the time.	This will be added to the Aspirations List and work by the PC with Police to enforce the TRO will continue.
	The school parking and traffic movement continues to be dangerous and an inconvenience to the neighbouring homes.	The PC will continue to work with the school, Highways Authority and Police to try to resolve this issue.
	Too much through traffic.	The PC will continue to work with the Highways Authority and Police to try to resolve this issue.
	Say no to science park + housing	See previous comment re Science Park.
	Dark skies, green spaces, green gaps , -protect	
	*The A421 has already caused the village to be used as a rat run.	
	*We have a lovely village school which already causes problems with parking and traffic	The PC will continue to work with the school, Highways Authority and Police to try to resolve this issue.
	Renhold is a lovely village. It would be a shame if our green spaces were built on.	Green Gaps Policy RNP6 is designed to protect the designated important Green Gaps from inappropriate development.
	I also think if it joined up with the Spires Estates in Norse Rd it would ruin our village community	This will be added to the Aspirations List. Please see previous comment re Science Park.
	No science park and re-routing road.	This will be added to the Aspirations List. See previous comment on science park.
	Oppose small scale housing VERY STRONGLY	75% of those who returned the Regulation 14 survey supported small scale housing.
Church End	Well, done	
	All valid policies with Renhold's future in consideration.	

	Well, thought out.	
	<p>Better use of Village Hall needed.</p> <p>Village residents-discounted prices.</p> <p>Play area as “green space” is a no-go area.</p> <p>Drop-in café and bar needed similar to other village social clubs, e.g. Thurleigh.</p> <p>Village Fete/shows + social life required.</p>	The PC will meet with the Village Hall Committee to discuss these aspirations.
	*Traffic through the village is becoming unbearable. Through traffic, mainly workers van & HGVs constantly travel through at all times of the day. *Village school parking requires urgent attention.	The PC will continue to work with the Highways Authority and Police to try to resolve this issue.
	Green spaces & important green gaps are a priority to be kept keeping the integrity of the village and protect wildlife. Public rights of way must be protected. These are essential for the local residents to access green spaces & the countryside. EWR & any developments MUST NOT change or close these.	
	<p>There are two major infrastructure developments that should be referenced within this document.</p> <p>Without them " the elephant is still in room" and not referenced.</p> <p>1. Roundabout onto A421. All junctions around Bedford and all on M1 have become targets for logistics park or residential development. A plan, or rationale for no development/restricted development is needed.</p> <p>2. EW Rail. All spaces need protecting to prevent Renhold being a corridor between 2 differing means of transport (road and rail).</p>	BBC EMP6 designates the A421 interchange roundabout as an Eastern Gateway to Bedford. The NP is required to generally support the LP but some mitigation of potential development proposals can be incorporated. Likewise, the NP can seek to include protection from the impact of the EWR project.
	Renhold is quite a unique and special village, very well known for having no streetlights. This is what attracted us to move here more than 25 years ago and as such it helps the village retain a unique characteristic.	
	Re- small scale housing development, in principle I support this, however, the planning department make such ridiculous decisions, it would be hard to trust them in something of this nature	The Planning Department must take the Neighbourhood Plan into account once the Plan passes through Regulation 16 and is 'made'.

	1. More consideration of wildlife with only developments, including extensions to provide nesting and safe passage for small mammal. E.g. bat boxes, swift bricks, hedgehog highways.	That is covered by the Design Code and Green Infrastructure Reports.
	2. Any new developments NOT to have streetlights to preserve our dark skies. Rigorous enforcement of exterior lighting to ensure compliant and downward shading.	Will put a request into the magazine and on the PC website requesting cooperation from residents. Any prospective developers will have to heed to the Neighbourhood Plan once 'made'.
	3. Village Hall is not seen as a village asset or part of the village. Hiring concessions should be in place ; it should be more accessible and welcoming; there is loads of scope for a radical rethink.	The PC will meet with the Village Hall Committee to discuss these aspirations.
	4 Consider public transport (bus) more - encourage more walking to school, utilise the VH for school parking?	This will be added to the Aspirations List.
	No more development in the village.	
	No streetlights.	
	Policy3: More support should be considered for dark skies with the increased development in the south of Renhold and construction around the wider village. We have seen increased light pollution. The second order here is the disturbance to nocturnal wildlife that live in the village. Policy 2 Consideration should be given when designing new buildings/infrastructure for resident wildlife. Policy 6 safe pathways for hedgehogs and other ground base creatures and swift bricks, bat boxes etc for nesting.	These topics are covered in the Design Code and the Green Infrastructure Survey.
	Happy with the proposed Vision. Happy with the proposed Objectives	
	Support it.	
	Vision-20mph Speed limit from Church to Wilden Rd. Lorry ban.	These ideas will be added to the Aspirations List.
	Subject to visibility of Renhold Design Dode (Policy 2)	The Design Code is a supplementary document that forms part of the Plan and is available for viewing on the Neighbourhood Plan section of the Parish Council website.
Ravensden Road	Not enough housing. Should be a mix of private and affordable. Ravensden supported 20 houses, 10 is not enough for Renhold. Suggested development areas not identified in Reg 14 document.	A new Housing Needs Survey and Analysis was conducted in Feb/Mar 2025. This did not support the claim made

	Please ensure Ravensden Road and Salph End are protected. Sometimes these can feel a little forgotten. Speed measures that actually work are sorely needed for Ravensden Road.	The PC will continue to work with the Highways Authority and Police to try to resolve this issue.
	Very important to record and protect existing gaps between Ends.	
	Rebrand Ravensden Road as an "End", a clear settlement pattern which links Renhold parish into Ravensden parish.	Whilst the Ravensden Road 'End' is not officially called as such, it is clearly defined as an 'End' on the Policies Map.
	Very important to maintain dark skies environment in our parish for the benefit of wildlife.	
	Every opportunity should be taken to improve pedestrian and cycling opportunities for residents getting about within the parish and to enhance leisure/recreation. Renhold/Ravensden Brook could be enhanced for wildlife /recreation and retention of water to lessen flooding when ground is saturated (run-off).	These will be added to the Aspirations List.
	Impact of Cleat Hill (B660) closure -traffic has been overloading the road network/junction and caused significant congestion- demonstrates lack of capacity for more road vehicles projects which greatly increase road traffic through Renhold.	
	Vision- I would argue however that there is no current separation from the Urban edge.	Whilst there is only a small gap between Salph End and the Church Lane/Norse Road/Wentworth Drive roundabout, there are clearly identified larger green gaps between the urban edge of Bedford and the adjoining settlements/modern estates. See Bedford Local Plan 2030 Policies Map Insets 26 and 27.
	Other- RE Policy 1- I understand that the 10 affordable homes was based on the Needs Assessment but I would question how many people engaged with it and whether this is a true reflection of the needs.	A new Housing Needs Survey and Analysis was conducted in Feb/Mar 2025 and as before copies of the survey were hand delivered to EVERY house in the Parish.
	Secondly there is huge pressure from central government to build more homes. Given that Renhold borders the urban area of Bedford , 10 seems a very unrealistic number. I fear that as a consequence far greater development will be forced on the village, such as the proposed 500 houses along Ravensden Road.	A new Housing Needs Survey and Analysis was conducted in Feb/Mar 2025 and as before copies of the survey were hand delivered to EVERY house in the Parish.
	As nice as dark skies can be, I am unsure from a safety point of view.	

Salph End	I oppose policy 1 as the 2 new houses being built at the start of Hookhams Lane, look like they have been “squeezed in” to the plot and are not in keeping with the surrounding bungalows – site traffic is a nightmare.	These plans were approved by Bedford Borough Council and Renhold Parish Council some years ago and no concerns were raised.
	Concern that the land at Tezels has been omitted from the key. This has always been designated as an area of important open space for at least 28 years. Should it be yellow on the key? The spatial implications map should include the “new” War Memorial both as a Heritage Asset and a location to show where you are along Top End.	We will look at these and amend the keys/maps accordingly. See Policies Map Inset 26 and Policy AD40 Village Open Spaces and Views. We think this land is an important open view and shall remain open /undeveloped.
	Green Gaps are a good concept.	
	The area at risk and not designated as a Local Gap is the field between Salph End, specifically between Home Close and Putnoe Woods. Can this be added?	The linear gap between Salph End and Ravensden Road has been identified on the Policies Map. We cannot include the entire field as that would be inappropriate and unjustified.
	Otherwise, an impressive piece of work. I hope you get it adopted.	
	Apologies for the handwriting.	
	Thank you for your work to create the Plan.	
	Thank you to all concerned who have worked so hard to put all this information together. You have clearly identified every aspect of life in Renhold which makes it worth preserving.	
	The recent increase in traffic due to the Cleat Hill closure has emphasised how inadequate our roads are to cope with a large traffic flow increase	
	The Village Hall is a valuable resource and should be used as much as possible and its location and availability advertised widely.	The PC will meet with the Village Hall Committee to discuss these Aspirations.
	Thank you Amanda and Team for all your efforts.	
	Land in Wilden Road should not be designated “important green gap” as it is our land. (2 responses)	We will review the gap boundaries and will liaise with relevant landowners, as required.
	Thank you to all concerned who have worked so hard to put all this information together. You have clearly identified every aspect of life in Renhold which makes it worth preserving.	

	The recent increase in traffic due to the Cleat Hill closure have emphasised how inadequate our roads are to cope with a large increase in traffic flow. This must be paramount in our resistance to large housing increases.	
	The Village Hall is a valuable resource and should be used as much as possible and its location and availability advertised widely.	The PC will meet with the Village Hall Committee to discuss these Aspirations.
	Thank you Amanda and the team for all your efforts.	
	Re Policy 1. We live in Hookhams Lane and are already noticing more issues with flooding/water not draining away. Any large development behind us will cause greater problems to the existing properties which are sited below any future development. POLICY 9 A)The recent closure of Cleat Hill clearly shows the problems of increased traffic on Hookhams Lane. On workdays between 8 + 9 am the traffic was stationary on Hookhams Lane. B) There was another accident recently outside our property . A car travelling too fast down Hookhams Lane towards Wentworth Drive crashed into the brick pillar outside our neighbours property and destroyed it. Fortunately, no one was on the footpath at the time.	
Spires	Vision- please ensure adequate parking spaces are provided for households as ever-increasing number of vehicles per household. Gen. Nightmare of vehicles blocking roads and access as currently seen.	This will be added to the Aspirations List. See previous comment re adequate parking to be provided for any new developments as set out in the Design Code.
	Consistent opposition to the EWR proposals/plans	
Aspire	Green spaces to be saved in their entirety if possible- once gone can never get back.	
	Many thanks for all the hard work of the NWG. Renhold will be a better place in the future for having the Neighbourhood Plan.	
	We fully support the Neighbourhood plan. Many thanks for all your hard work.	
Cranbourne Gardens	Preserve the rural nature of the road into the village at Water End and entry point via Industrial site.	This will be added to the Aspirations List.

	OTHER- Thank you to the Neighbour Hood Plan Team. The documentation and the explanations today (consultation day) have been superb.	
	<p>Aspirations: Greater visibility and use of Village Hall is needed.</p> <p>Aspiration 5- Cranbourne Gardens wetland area and prevention of flooding could be considered separately.</p> <p>Path flooding on Thor Drive and Asgard roundabout is not relative to the wetland area. More clarity needed on the wetland area.</p>	These will be added to the Aspirations List.
	Support for RNPWG in principle	
	It would be good if the footpath from back of Crematorium going East to join the bridleway is unblocked at grid ref TL 093 525	This will be added to the Aspirations List.
	Thank you very much for instigating and compiling this Plan	
	I support the Renhold Neighbourhood Plan in Toto	
	Vision -Retain green/walking areas.	
	Objectives - maintain the Village feel with limited development.	
	Keep the "Ends" as distinct areas of the village.	
	Consider impact of future changes to daylight saving on school foot traffic. Could school parking over the road help traffic. Consider shared ownership housing for village/parish members . Affordable could include shared ownership to allow residents children to afford housing where they live.	These will be added to the Aspirations List. Shared Housing is already a part of the Small-Scale Housing Policy 1.
	Whilst not in your remit, Parish needs to continue to challenge new rail route & impact for best parish outcome.	

Renhold Parish Council	<p>Renhold Parish Council would like to commend the dedication and commitment shown by those involved in the meticulous development of this comprehensive and thorough document.</p> <p>Appreciating that many professional expertise's and skills have been sought in order to ensure this document has been produced to a high standard, whilst also most importantly taking on board the feedback provided by Renhold residents throughout the process.</p> <p>In summary, to reiterate the Parish Council endorse the draft Plan.</p>	
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