



# **RENHOLD PARISH NEIGHBOURHOOD PLAN**

## **CONSULTATION STATEMENT**

**JUNE 2025**

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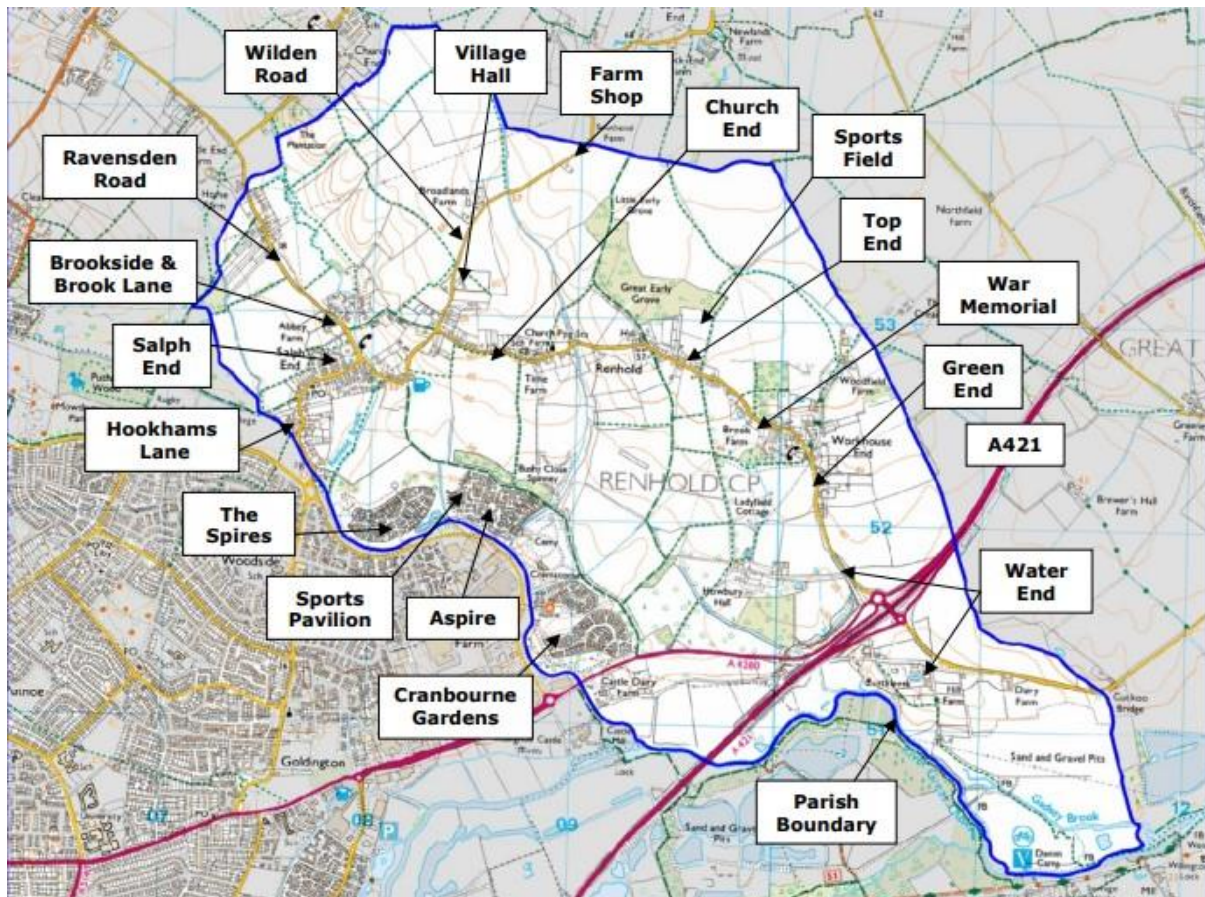
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## ***Renhold Neighbourhood Plan***

### ***Consultation Statement***

#### ***1. Introduction***

- 1.1 This Statement has been prepared by Renhold Parish Council to accompany the Renhold Parish Neighbourhood Plan ('the Plan') on submission to Bedford Borough Council (BBC) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 as amended ('the Regulations').
- 1.2 In accordance with regulatory guidance, the aims of the Neighbourhood Plan consultation process were to:
- Ensure that all stakeholders and residents were aware of and had a say in the process.
  - Ensure that the views of residents would be taken into consideration and that they think that the process has been open and transparent.
  - Engage with a broad cross section of the community (including hard to reach groups) making use of a variety of methods of consultation to enable as many people as possible to give their opinions.
  - Ensure initial consultation results were used to inform wider consultations at subsequent stages of the neighbourhood planning process.
- 1.3 The policies contained in the Plan reflect the views and responses following the variety of consultation exercises at key stages with the residents of the Parish and other key consultees and stakeholders. The Plan's vision and objectives are the result of these consultations, which also provide a comprehensive evidence base for the policies set out in the Plan.
- 1.4 This Statement provides an overview of the consultations undertaken during the various stages of developing the Plan, to whom they were addressed, the publicity undertaken, the consultation methods used, and summaries of the findings of each consultation stage. It then goes on to consider each of the representations made at the statutory pre-submission stage (Regulation 14), the Working Group's recommended responses to those representations and whether the Neighbourhood Plan should be modified as a result of those representations.
- 1.5 The Neighbourhood Plan has been prepared by the Parish Council, the qualifying body, for the Neighbourhood Area covering the whole of the Parish, as designated by BBC on 7th September 2020 (Figure 1 overleaf).



*Figure 1: Neighbourhood Area*

- 1.6 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area and do not relate to any other designated Neighbourhood Area.
- 1.7 The plan period is for five years up to 2030, a period which aligns to the current adopted Bedford Borough Council Local Plan.
- 1.8 The Neighbourhood Plan does not include provision about development that is excluded development in accordance with relevant legislation, namely The Planning and Compulsory Purchase Act 2004 Section 38B(1)(b) and the Town and Country Planning Act 1990 Section 61K.
- 1.9 The Statement addresses and shows full compliance with each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.10 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions, if:
  - Having regard to National Policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan.

- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development.
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the Neighbourhood Development Plan does not breach and is otherwise compatible with EU obligations.

1.11 In order to consider the requirements to be compatible with EU obligations, a further basic condition is set out in the Regulations, namely that ‘the making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017’.

## **2. Background**

- 2.1 In 2020, Renhold Parish Council decided that a Neighbourhood Plan should be drawn up for the Parish. Its decision was influenced by a number of factors, including:
- Continuing pressure for significant new housing development adjacent to the urban edge of Bedford and in possible new settlements in neighbouring parishes.
  - An aspiration that the Parish's unique local environment, character and heritage should be protected and enhanced.
  - The need to interpret the provisions of the Bedford Borough Local Plan 2030 (and the subsequent consultation on the 2040 Local Plan process) in a local context.
  - Concerns the proposed route for a new railway linking Bedford and Cambridge could come through the Parish.
- 2.3 Having decided to produce a Neighbourhood Plan in August 2020, Renhold Parish Council applied for the whole Parish to be designated as a Neighbourhood Plan Area, and this was approved by Bedford Borough Council on 7th September 2020.
- 2.4 A 12-strong Neighbourhood Plan Working Group was then set up by the Parish Council. Its membership is made up of a number of residents from different parts of the Parish, together with several Parish Councillors. The Working Group's responsibility was the preparation of the Plan, including necessary research, preparation of background documents, community and stakeholder engagement and statutory consultation.
- 2.5 The Working Group met regularly (usually monthly) to discuss and formulate the Plan and reported to the Parish Council at its monthly meetings. The minutes of the Neighbourhood Plan Working Group can be found on the Neighbourhood Plan section of the Parish Council's website.
- 2.6 The Working Group carried out extensive consultations to promote awareness of the Neighbourhood Plan in order to establish:
- What the community thinks about the Parish.
  - What the community most values.
  - What should be retained, changed or improved on in the Parish
  - The community's views on emerging proposals for public comment.
- 2.7 The methods employed to secure community engagement included:
- Hard copy questionnaires hand-delivered to every household in the Parish, supplemented by on-line versions.

- Regular progress updates via the monthly Parish Council meetings, a Neighbourhood Plan page on the Parish Council’s website and the Parish Council’s social media channels.
  - Articles in the monthly Renhold Magazine.
  - Drop-in sessions at the Village Hall to enable face-to-face discussions on progress and emerging findings.
- 2.8 The Working Group has sought to ensure the Neighbourhood Plan reflects local needs and aspirations, where feedback has helped shape the content of this Plan. The evidence gathered from public consultation is considered at appropriate sections within the Plan.
- 2.9 A number of needs and aspirations identified through the consultation processes cover issues that fall outside the scope of the statutory planning system (for example community events, litter or traffic issues). These have therefore been referenced in a separate section of the Neighbourhood Plan to ensure that they are properly recorded and provide a source of reference for the Parish Council to assist in producing a separate action plan.
- 2.10 In addition to local community consultations, 107 statutory, voluntary and commercial external organisations were consulted on the draft vision, objectives and policies of the Neighbourhood Plan in Autumn/Winter 2024/25.
- 2.11 The Neighbourhood Plan Working Group identified areas which would need additional professional assistance. To supplement the skills and expertise of its members, a number of external consultants or support groups were identified and approached to undertake bespoke studies in order to inform the evidence base for the Neighbourhood Plan. These bespoke studies also involved extensive community consultation and included:
- A Green Infrastructure Plan (produced by the Bedfordshire Rural Communities Charity).
  - Housing Needs Surveys in 2021 and 2025 (produced by the Bedfordshire Rural Communities Charity).
- 2.12 The timetable for the consultative processes was as follows:

<i><b>Element</b></i>	<i><b>Timing</b></i>
Initial community consultation	August - October 2020
Green Infrastructure Plan consultation	February - July 2021
Initial Housing Needs Survey	October - November 2021
Vision and Objectives Survey	March - May 2022
Consultation on Regulation 14 pre-submission Neighbourhood Plan	November 2024 - January 2025
Updated Housing Needs Survey	February - March 2025

- 2.13 Details of each consultative exercise and the results they produced are set out in the subsequent chapters.



### **3. Initial consultation: August-October 2020**

3.1 An initial questionnaire survey was devised and disseminated in hard copy to all 1,375 households in Renhold, to gather residents' opinions on what is good about Renhold now, what could be better and their aspirations for the future of Renhold. It also invited any residents with an interest in the Neighbourhood Plan process to join the Working Group.

3.2 136 completed forms were returned from the 1,375 households in Renhold, with responses received from all six 'Ends' of the village and each of the three 'new' estates. The key findings were as follows:

a) Good things about living in Renhold:

- There is a strong sense of commonality in people's views on the merits of living in Renhold.
- The natural environment was mentioned most frequently, highlighting the need for the Neighbourhood Plan to include measures to protect and enhance the countryside within and around the Parish.
- It is heartening that community spirit and good neighbours were cited so frequently.
- Maintaining a village identity by protecting against coalescence with Bedford was another identified priority, although the proximity of facilities and services in Bedford is also valued by many respondents.
- Protecting local amenities like the post office/shop and the pub is supported.

b) Things that could be improved in Renhold:

- Traffic featured highly, both volume, speed and noise and is integral to other concerns relating to vehicle parking.
- The threat of inappropriate housing development was the second-most frequently cited issue.
- Perceptions of travel time catchments were informative. Several people identified the need for an additional shop/pub/bus stop/post box, despite the fact that all of these are already available somewhere in the Parish. If you are elderly, disabled or without a car, accessibility to facilities and services has different implications.
- Some of the more 'minority' opinions related to specific parts of the village rather than the whole Parish. This emphasises the fact that 'one size fits all' solutions in the Neighbourhood Plan will need to be sensitive to more localised needs.



c) The future evolution of Renhold:

- More than double the number of respondents supported allowing small-scale housing developments in appropriate locations in the Parish, than those who want no development at all.
- Maintaining the village identity is another identified priority.
- Traffic calming was supported, as was encouraging non-vehicular travel with improved footpaths and pedestrian safety measures.
- Preserving and enhancing the natural environment featured in a number of responses.

3.3 The methods employed to maximise community engagement included the options to:

- Return the completed form via collecting boxes located at nine locations in the village.
- Scan the completed form and e-mail it to the dedicated Renhold Neighbourhood Plan email address.
- Download a survey form from the Parish Council website and email the completed document to the dedicated Renhold Neighbourhood Plan email address.
- Post the completed form through the mail.
- Complete the form and then phone a given phone number to arrange collection.

#### **4. Green Infrastructure Plan consultation: February-July 2021**

- 4.1 Given the importance placed upon the local countryside and access to it in the responses to the initial community survey, the Bedfordshire Rural Communities Charity (Beds RCC) was commissioned to undertake a Green Infrastructure (GI) Plan to inform policies and priorities in the Neighbourhood Plan. As part of the study, two theme-specific community consultations were undertaken:
- a) An online presentation was organised for local stakeholders and residents through the Neighbourhood Plan Working Group. The presentation on 4th February 2021, provided an overview of GI Planning and its use in helping to shape and prioritise actions for future enhancements to Renhold's network of public access, biodiversity and landscapes assets.
  - b) The meeting also introduced an online survey, which was open to all stakeholders and residents to provide their views on what they valued about the local area and what their future aspirations were for Renhold. In addition to the survey questions, maps and guidance were available on a dedicated web page and consultees were asked to view the information and answer the questions over the following four weeks. This Stage 1 online survey was completed by 89 residents. The Stage 1 survey was then reviewed to draw out the main priorities of respondents and to produce a draft Renhold GI Map and table of aspirations.
  - c) In June/July 2021 the second phase of the online consultation was undertaken. Stakeholders and residents were invited to view (online) the draft GI map and its associated aspirations table. Respondents were asked to study the aspirations and complete a short survey by listing the aspirations that they most supported and any that they disagreed with. This Stage 2 survey was completed by 76 residents.
- 4.2 The methods employed to maximize community engagement included:
- The online presentation and Stage 1 survey were publicised via a publicity leaflet and hard copy questionnaire inserted in the January 2021 edition of the Renhold Magazine and delivered to every household in the Parish. For those responding via the hard copy questionnaire, as opposed to the online version, eight collection boxes were placed at geographical focal points in Renhold, such as the shop and the school.
  - The Stage 2 survey was publicised via a publicity leaflet and hard copy questionnaire inserted in the May 2021 edition of the Renhold Magazine and delivered to every household in the Parish. For those responding via the hard copy questionnaire, as opposed to the online version, eight collection boxes were placed at geographical focal points in Renhold, such as the shop and the school.
- 4.3 The collation and analysis of the survey responses led to the production of the final Renhold Parish Green Infrastructure Plan, which has informed a number of policies and priorities in the Neighbourhood Plan.

## **5. Initial Housing Needs Survey: October-November 2021**

- 5.1 Given the importance placed upon the availability of affordable housing through the responses in the initial community survey, the Bedfordshire Rural Communities Charity was commissioned to undertake an assessment of housing needs in the Parish in late 2021. The aim of the survey was to inform policies and priorities in the Neighbourhood Plan. As part of the assessment, further community consultation was undertaken:
- a) To study the need for affordable housing in Renhold, a survey form was delivered to all households, together with a Freepost envelope. The survey was also available to complete online via a dedicated web link. The survey form was in two parts. Section 1 was for completion by all residents and aimed to gain their views on overall housing needs in Renhold. Section 2 was for completion by or on behalf of any household member currently looking for different accommodation, or who would be looking within the next 10 years. 145 completed responses were received.
  - b) 73% of respondents support the provision of some affordable homes specifically for people with a local connection to the Parish. 15% of respondents stated that they have had family members move away from the Parish due to not being able to find a suitable home locally.
- 5.2 The survey results indicated a need for affordable housing within Renhold from households' resident in (or with strong links to) the Parish, that is unlikely to be met by market housing provision and as a result this has been reflected in the proposed policies and priorities of the draft Neighbourhood Plan at that point in time.

## 6. Vision and Objectives Survey: March-May 2022

6.1 Following the initial community survey and additional subject-specific consultations, the Neighbourhood Plan Working Group produced a draft Vision Statement that was shared with the community to invite further views and ideas. The statement was based upon the responses to the initial consultation when local residents shared their aspirations and priorities for Renhold.

6.2 The draft Vision Statement was as follows:

### **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’.

6.3 The following objectives to support this vision were formulated:

#### ***Countryside***

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

#### ***Community***

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

#### ***Connectivity***

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

- 6.4 A questionnaire was disseminated in hard copy form as an insert in the Renhold Magazine to all 1,375 households in the Parish, during the week commencing 28th March 2022, with a response deadline of 3rd May 2022. In total, 45 completed forms were returned.
- 6.5 Community views on the draft vision were as follows:
- a) 93.3% of respondents supported the draft vision, reflecting the fact that it was based upon the responses to the earlier community survey by representing community sentiment accurately.
  - b) Maintaining physical separation between Renhold and Bedford was supported together with preserving the gaps between the 'Ends' and an additional perspective which is maintaining separation from neighbouring villages. The latter has particular relevance given the proposed expansion of Great Barford adjacent to the Parish at Cuckoo Brook.
  - c) Some interesting dilemmas were posed by the responses to the 'community' theme, in particular the risk of duplicating provision of facilities and services that are already relatively accessible in neighbouring parts of Bedford.
  - d) The connectivity theme highlighted a number of traffic and parking issues that are not directly within the remit of the Neighbourhood Plan. The issue of including digital connectivity might sit better under the community theme, as one of the elements of community infrastructure.
- 6.6 Community views on the draft objectives were as follows:
- a) 91.1% of respondents supported the draft objectives.
  - b) The potential impact of East-West-Rail (EWR) and the proposed employment land allocation at Water End had not been addressed overtly in the objectives and should be.
  - c) Maintaining the distinction between the Bedford Urban Area (AD41) which includes the three 'new estates' and the more established parts of the village is an important issue within the latter community.
  - d) Clarifying the extent of 'small-scale' housing should alleviate many or all of the expressed concerns.
- 6.7 A 'drop-in' session for Renhold residents was held at the Village Hall on 3rd May 2022, to provide an additional mechanism for community feedback on the draft vision and objectives. 40 people attended and their views and comments were recorded.
- 6.8 The survey and 'drop-in' session responses have been applied to finesse the draft vision and objectives in light of the suggested additions and amendments. The Neighbourhood Plan policies were then developed to reflect the vision and objectives.

## **7. Regulation 14 Consultation: November 2024-January 2025**

- 7.1 Having been updated to take account of all feedback received during the earlier stages of public consultation, the draft Neighbourhood Plan was subjected to formal (Regulation 14) consultation between 18th November 2024 and 13th January 2025. The following supporting documents were included in the process:
- a) Renhold Parish Green Infrastructure Plan (Beds Rural Communities Charity, 2023)
  - b) Housing Needs Survey Report Renhold (Beds Rural Communities Charity, November/December 2021)
  - c) Renhold Design Guidance & Codes for the Neighbourhood Plan (AECOM, June 2024)
  - d) Renhold Neighbourhood Development Plan Strategic Environmental Assessment Screening Report (October 2024)
  - e) Habitat Regulations Screening for the Renhold Neighbourhood Plan (October 2024)
- 7.2 All documents were available on the NPWG web page and in hard copy placed in the Church Chapter House and the village shop throughout the consultation period and during a ‘drop-in’ session held at the Village Hall on 7th December 2024. The website also provided access to previous community consultation responses and other background information.
- 7.3 A leaflet summarising the vision, objectives and draft policies with a feedback form was hand delivered to all 1,375 households in the Parish during the week prior to the consultation launch. The following options were available for returning the survey form:
- a) Returning the completed form at any time via collecting boxes located at eight locations in the village or during the ‘drop-in’ session.
  - b) Completing an on-line version of the survey on the dedicated Neighbourhood Plan page of the Renhold Parish Council’s website.
- 7.4 The full version of the Draft Neighbourhood Plan, along with the previous community consultation responses, evidence base and other influences of the formation of the draft policies, was available to view in the following ways:
- a) Online on the dedicated Neighbourhood Plan page of the Renhold Parish Council website.
  - b) At the ‘Drop-in’ session at Renhold Village Hall.
  - c) At The Chapter House at the rear of Renhold All Saints Church (9-5 daily) and the Village Shop during opening hours.
- 7.5 The following supporting documents were also available to view between 18th November 2024 and 13th January 2025 by the same means:

- f) Renhold Green Infrastructure Study (Beds Rural Communities Charity, 2022)
- g) Renhold Housing Needs Survey and Assessment (Beds Rural Communities Charity, 2022)
- h) Renhold Design Guidance and Codes for the Neighbourhood Plan (AECOM, 2024)
- i) Renhold Environmental Screening Assessment Report (2024)
- j) Renhold Habitat Regulations Screening Report (2024)

7.6 In total, 236 completed forms were returned. The key responses were as follows:

- a) 97% of respondents support the draft vision.
- b) 97.5% of respondents support the draft objectives.
- c) Support for the draft policies was between 75% and 98.7%. The individual details are noted alongside each of the policies in the main text of the Neighbourhood Plan.

7.7 Bedford Borough Council also provided comprehensive feedback and comments by way of a letter, dated 14th January 2025. Details of their response are tabulated in **Appendix 1**.

7.8 A list of 107 statutory, commercial and voluntary organisations was supplied by Bedford Borough Council and each was consulted. They were asked to respond within the period 18th November 2024 until 13th January 2025. These consultees were provided with an electronic link to all relevant Renhold Parish Neighbourhood Plan documents. Only 15 responses were received (**Appendix 2**). The only actions arising from the responses are to:

- a) Amend the text relating to Policy RNP2 to mention Secured By Design principles.
- b) Review the Flood Risk Standing Advice and consider showing flood risk areas on a map in the NP.



## 8. **Updated Housing Needs Survey: February-March 2025**

- 8.1 Given the importance placed upon the availability of affordable housing through the responses in the initial community survey and taking into account that the original HNS, published in 2021, would be out of date within 5 years after publishing, the Working Group decided to re-commission Beds RCC to undertake a further Housing Needs Survey for the Parish. This was carried out in February-March 2025 in order to provide an updated evidence base to inform policies and priorities in the Neighbourhood Plan.
- 8.2 To investigate the need for affordable housing in Renhold Parish, a survey form was delivered to all households, together with a Freepost envelope. The survey was also available to complete online via a dedicated web link. The survey form was in two parts. Section 1 was for completion by all residents and aimed to gain their views on overall housing needs in Renhold. Section 2 was for completion by or on behalf of any household member currently looking for different accommodation, or who would be looking within the next 10 years. 187 completed responses were received.
- 8.3 The survey found that compared with Bedford Borough as a whole, Renhold has:
- a) Lower levels of single occupant households and similar levels of couples and single parents with dependent children at home.
  - b) Higher levels of home ownership, both owned outright and owned with a mortgage. 75.4% of residents in Renhold own their own home, compared with 64.6% across Bedford Borough.
  - c) Significantly more detached properties, with correspondingly fewer semi-detached and terraced houses. Other dwelling types such as flats, caravans and other temporary accommodation are also significantly lower.
  - d) Fewer households classified as being overcrowded.
  - e) Slightly fewer people (12.4%) classified as ‘experiencing income deprivation’ than the Borough average of 13.0%.
  - f) A lower proportion of Council Tax Band A and B properties (18.7%) compared with borough wide levels (38.5%) which indicates a relative shortage of affordable housing for purchase in the parish.
- 8.4 The survey concluded that:
- a) ***Affordable housing:*** ‘There is a need for affordable housing within Renhold from households’ resident in (or with strong links to) the Parish, that is unlikely to be met by market housing provision. This need is predominantly from families and couples/individuals who are currently in rented accommodation who are looking for something more affordable or who would like to get on the property ladder and also from older children living in the family home with their parents, who would like to move into their own property’.

- b) 'Based on data supplied by respondents, up to eight households with a local connection would be suitable for housing within a rural exception site development, whether for rent, shared ownership or under a starter homes initiative. In order to have reasonable confidence that any new housing provided through a rural exception site will be taken up by people with a local connection to Renhold, our recommendation is to meet 50% of the need identified over the next 5 years, which would be four units broken down as follows:
- Two 2-bed houses (shared ownership)
  - Two 3-bed houses (rent)'.
- c) ***Market housing:*** 'There is a small need for market housing, if Renhold is to meet the identified current and future needs of existing owner occupier residents wishing to stay in the Parish. The need identified is predominately from couples and families who are looking to downsize into smaller properties, with a particular emphasis on bungalows or accessible accommodation.
- d) If suitable accessible properties were more widely available, this would be likely to address under-occupation and free up houses for growing families to purchase as they work their way up the housing ladder. It is reasonable to suggest that the provision of up to five suitable units would meet a reasonable proportion of the need. These could be delivered separately or alongside affordable housing as part of a rural exception site, with the market housing cross-subsidising the affordable housing'.

## **9 Conclusions**

- 9.1 This consultation statement demonstrates that the Renhold Neighbourhood Plan Working Group, on behalf of Renhold Parish Council, has prepared the Renhold Neighbourhood Plan in accordance with the consultation requirements set out in the Neighbourhood Planning Regulations 2012.
- 9.2 The Working Group and Parish Council have made genuine and committed efforts to engage with interested parties, particularly those who live, work, own land, or have a business interest in the Parish, and have provided them with every opportunity to influence the content of the Plan throughout its preparation.
- 9.3 This consultation statement, together with its appendices, has been produced to document the engagement process undertaken throughout the development of the Plan and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning Regulations 2012.

## ***Appendix 1: Regulation 14 Consultation: Bedford Borough Council***

- 1) This appendix summarises the responses to Regulation 14 consultation on the Renhold Parish Neighbourhood Plan by Bedford Borough Council.
- 2) It is based upon a letter from the Council dated 14th January 2025 and details:
  - a) The points raised by the Council.
  - b) The suggested response.
  - c) The proposed actions arising.

### **Details of the response**

- 3) The details of the Council's response and any actions arising are summarised below:

<b><i>Council comments</i></b>	<b><i>Response</i></b>	<b><i>Actions</i></b>
'Page 2 - The map should include the OS copyright, a title and a legend'.	<ul style="list-style-type: none"><li>• OS copyright to be added from the Parish Council's licence</li><li>• The map is reproduced from the OS 1: 25,000 map, which includes a large list of features in its legend, all of which are self-explanatory. The map is primarily included to define the NP boundary included so there is no need for a legend detailing individual OS map features.</li></ul>	<ul style="list-style-type: none"><li>• Confirmed OS licence details.</li><li>• Added to map title</li></ul>
'Paragraph 2.17 - the Landscape Character Assessment was updated in 2020. Also check that the following paragraphs refer to the updated version'.	We will check the updated document and amend as required.	Amended
'Paragraph 2.24 - could update this paragraph to state that East West Rail proposes to undertake a further statutory consultation in 2025/26'.	We will update the text on the basis suggested.	Amended
'Paragraph 5.9 - the reference to paragraph 127 in the NPPF should be updated to paragraph 132 and NPPF 2024'.	We will update the text on the basis suggested.	Amended

<i><b>Council comments</b></i>	<i><b>Response</b></i>	<i><b>Actions</b></i>
<ul style="list-style-type: none"> <li>• ‘Page 22 – Policy RNP1 refers to ‘in the current Housing Needs Survey’. The current Housing Needs Survey was published in 2021 and it is considered out of date after 5 years.</li> <li>• Who will produce the next one after this one is no longer current?</li> <li>• Will it be up to the applicant to commission this?</li> <li>• Is the policy intended to be interpreted that development of no more than 10 dwellings will not be supported and should be refused?</li> <li>• Where is the justification for the 10 dwelling threshold?’</li> </ul>	<ul style="list-style-type: none"> <li>• A new Housing Needs Survey was commissioned and carried out in February/March 2025.</li> <li>• In 2030, a further survey will be commissioned by the Parish Council as part of its role in monitoring the impact of the Neighbourhood Plan.</li> <li>• It will not be up to planning applicants to commission separate surveys.</li> <li>• Since 10 dwellings only are needed to meet identified needs and the Local Plan does not contain any specific housing allocations for Renhold, the draft policy as currently worded is intended to limit any additional housing to a total of 10 dwellings.</li> <li>• The justification for the 10 dwelling threshold is set out above.</li> </ul>	<ul style="list-style-type: none"> <li>• RNPWG is re-examining the implications of the 10 dwelling limit.</li> </ul>
Page 23 - The map needs a title and reference to where it came from i.e. is this from a document from CPRE?	The dark skies maps are reproduced from the CPRE website and this will be referenced.	Amended
‘Policy RNP2 - the policy needs more clarification as to what development needs to comply with. Suggest that the policy wording is changed to ‘should comply with the design principles, guidance and codes of the Renhold Design Code’	We will update the text on the basis suggested.	Amended
‘Page 24 - The map needs acknowledgement and a title’.	The map from the Bedford GI Study will be referenced.	Amended
‘Paragraph 5.12 ‘has CPRE Bedfordshire published any details on dark skies? The map that they CPRE produced is at a large scale, so difficult to get detailed locations’.	The dark skies maps are reproduced from the CPRE website and this will be referenced.	<ul style="list-style-type: none"> <li>• Amended</li> <li>• CPRE provided extra information.</li> </ul>
‘Policy RNP3 - Dark Skies - This policy needs further clarity. What is meant by best practice? How will applicants and officers determine this? What are the Parish’s recognised biodiversity assets? What is meant by current guidelines? It is suggested that more detail is provided in the policy about what is specifically required’.	<ul style="list-style-type: none"> <li>• Best practice is defined by the Institute of Lighting Professionals (ILP) as referenced.</li> <li>• Applications will be assessed against the ILP criteria.</li> <li>• The biodiversity assets are defined in the Renhold GI Study (pages 11-12).</li> <li>• More detail will be included in the policy.</li> </ul>	Amended

<b><i>Council comments</i></b>	<b><i>Response</i></b>	<b><i>Actions</i></b>
‘Page 25 - paragraph 6.5 - the Landscape Strategy and Landscape Management text is from the 2013 version. We suggest you update the text with the correct wording in the 2020 version which is on our website’.	We will update the text on the basis suggested.	Amended
‘Paragraph 6.6 - The Bedford Green Infrastructure Plan was published in 2009, not 2011. The document is on our website’.	We will update the text on the basis suggested.	Amended
‘The map should also be shown in full and not a snapshot. This is for Ordnance Survey copyright reasons’.	We will update on the basis suggested.	Amended
‘Paragraph 6.11 - where is the evidence for the Important Gaps? If this is in the Green Infrastructure Plan, then it is suggested that a reference is added into the paragraph’.	The evidence is in the Renhold Design Guide (pages 20-22) and in the wording of the preamble to the policy (paras 6.11-6.12 page 31).	RNPWG reviewed the evidence to determine whether it is sufficiently robust.
‘Page 32 - the map needs a legend and OS copyright for the Parish Council. It also appears to be an altered version of the Bedford Borough Policies Map. The Parish Council will need to produce their own map which only needs to show the Important Green Gaps, Local Green Spaces and the parish boundary’.	<ul style="list-style-type: none"> <li>• OS copyright to be added from the Parish Council’s licence</li> <li>• A new map will be commissioned once the locations of the Green Gaps and Local Green Spaces have been confirmed.</li> </ul>	<ul style="list-style-type: none"> <li>• Confirmed OS licence details.</li> <li>• New map commissioned once the locations of the Green Gaps and Local Green Spaces have been confirmed.</li> </ul>
‘Page 34 - Local Green spaces - have the owners of these sites been contacted for their approval of the site being designated as a Local Green Space?’	Not all owners have been contacted, but this will now be undertaken.	Meetings with the Village Hall, Primary School and Renhold Sports Club to secure approval.
‘There is no mention of the non-designated heritage assets which are located within the proposed Local Green Spaces at the Village Hall, Primary School, All Saints’ Church, Great and Little Early Grove and Cemetery extension’.	We will be happy to include details of the non-designated heritage assets as supplied by Bedford BC.	Amended
‘Village hall grounds - states that the site is important for recreation value, but it is not open to the general public, only for dog agility classes. This is not considered to meet the criteria for recreation’.	We are reviewing the case for inclusion as a designated Local Green Space.	RNPWG reviewed the evidence to determine whether the site should be designated as Local Green Space.
‘Great Early Grove and Little Early Grove - this is a private site with no public access. Again, there is no recreational value of the site, other than a bridleway through the site, which only covers part of it. Rights of Way are already covered by other legislation which provide protection’.	We are reviewing the case for inclusion as a designated Local Green Space.	RNPWG reviewed the evidence to determine whether the site should be designated as Local Green Space.

<i><b>Council comments</b></i>	<i><b>Response</b></i>	<i><b>Actions</b></i>
‘Page 35 - Policy RNP6 Important Green Gaps - For clarity the wording of the policy should be consistent as the policy title says Important Green Gaps, however the policy refers to ‘Green Gaps’. It is also suggested that the policy is amended to state that the Important Green Gaps are identified on the Policies Map instead of the Green Infrastructure Study’.	We will update the text on the basis suggested.	Amended
‘Policy RNP7 - Where are the non-designated heritage assets in the parish? It is suggested that these are identified in the plan’.	These are identified and mapped in the Renhold GI Study (pages 13-15) and we have now referenced this accordingly.	Amended
Paragraph 7.2 (c) there is no post office in the village now.	We will update the text on the basis suggested and mention the parcel collection point at the Village Shop.	Amended
<ul style="list-style-type: none"> <li>• Policy RNP8 - the identified community facilities should be listed in the policy instead of a reference to a paragraph.</li> <li>• What is defined as ‘equivalent replacement provision’?</li> <li>• In most cases facilities and services close due to commercial decisions. It would not be possible to control whether new commercial services open.</li> <li>• The last criterion needs more clarification as to what ‘of sufficient benefit’ means.</li> </ul>	<ul style="list-style-type: none"> <li>• We will update the text on the basis suggested.</li> <li>• We will produce a more precise definition to define ‘equivalence’.</li> <li>• We will review whether to include commercial community aspects such as the shop and the pub.</li> <li>• We will produce a more precise definition to define ‘sufficient benefit’.</li> </ul>	RNPWG reviewed: <ul style="list-style-type: none"> <li>• A more precise definition to define ‘equivalence’.</li> <li>• Whether to include commercial community aspects such as the shop and the pub.</li> <li>• A more precise definition to define ‘sufficient benefit’.</li> </ul>
<ul style="list-style-type: none"> <li>• Appendix 1 - there needs to be an OS copyright from Renhold Parish Council, and, for clarity, it is suggested that a more detailed base map is used.</li> <li>• In the paragraph above the map, the Settlement Policy areas are shown on the Bedford Borough Council Policies Map (not the Local Plan 2030) and it would be helpful to note that the SPA boundaries and the designations within the insets will not be changed as a result of this plan.</li> <li>• Note the typo ‘End’ instead of ‘Ens’ in the last line.</li> </ul>	<ul style="list-style-type: none"> <li>• OS copyright to be added from the Parish Council’s licence</li> <li>• Please confirm what additional detail should be provided on the base map.</li> <li>• We will update the text on the basis suggested.</li> </ul>	<ul style="list-style-type: none"> <li>• Confirmed OS licence details.</li> <li>• New map commissioned once the base elements have been confirmed.</li> <li>• Text amended</li> </ul>



## **Appendix 2: Regulation 14 Consultation: Organisations**

- 1) This appendix summarises the responses to Regulation 14 consultation on the Renhold Parish Neighbourhood Plan by the organisations who were consulted as statutory consultees.
- 2) The consultation period extended from 18th November 2024 until 13th January 2025. All consultees were provided with an electronic link to all relevant Renhold Parish Neighbourhood Plan documents, including:
  - a) Renhold Parish Neighbourhood Plan Regulation 14 Consultation Draft (2024).
  - b) Renhold Green Infrastructure Study (Beds Rural Communities Charity, 2022).
  - c) Renhold Housing Needs Survey and Assessment (Beds Rural Communities Charity, 2022).
  - d) Renhold Design Guidance and Codes for the Neighbourhood Plan (AECOM, 2024).
  - e) Renhold Environmental Screening Assessment Report (2024).
  - f) Renhold Habitat Regulations Screening Report (2024).
- 3) A list of 107 consultees was supplied by Bedford Borough Council and is detailed below, along with confirmation as to whether a response was received.

<b><i>Organisation</i></b>	<b><i>Response Received</i></b>
Active Travel England	
Anglian Water Services	√
Aylesbury Vale District Council	
Bedford Town Centre Company	
Bedfordshire & Luton Fire & Rescue Service	
Bedfordshire Clinical Commissioning Group	
Bedfordshire Police	√
Bedford Group of Drainage Boards	
Bedford Pilgrims Housing Association Ltd	
Buckinghamshire Council	√
Cambridgeshire County Council	√
Cambridgeshire & Peterborough Clinical Commissioning Group	
Campaign to Protect Rural England	
Central Bedfordshire Council	
Cherwell District Council	
Civil Aviation Authority	√
Abbotsley Parish Council	
Astwood and Hardmead Parish Council	
Bozeat Parish Council	

<i><b>Organisation</b></i>	<i><b>Response Received</b></i>
Chelveston-cum-Caldecott Parish Council	
Clifton Reynes & Newton Blossomville Parish Council	
Covington Parish Meeting	
Great Staughton Parish Council	
Hail Weston Parish Council	√
Hargrave Parish Council	
Houghton Conquest Parish Council	
Irchester Parish Council	
Kimbolton and Stonely Parish Council	
Lavendon Parish Council	
Marston Moreteyne Parish Council	
Millbrook Parish Council	
Moggerhanger Parish Council	
North Crawley Parish Council	
Northhill Parish Council	
Old Warden Parish Council	
Rushden Town Council	
Tempsford Parish Council	
Tilbrook Parish Council	
Wollaston Parish Council	
Council for British Archaeology	
Dacorum Borough Council	
Daventry District Council	
Dean and Shelton Neighbourhood Planning Group	
East Anglia Gypsy Council	
East Cambridgeshire District Council	
East of England Ambulance Service NHS Trust	
East-West Rail	√
EE	
Energy Assets Networks Ltd	√
Environment Agency	√
ESP Utilities Group	
Felmersham and Radwell Neighbourhood Planning Group	
Fulcrum Pipelines Limited	
Greater London Authority	
GTC	
Health and Safety Executive	√
Hertfordshire County Council	
Historic England	
Home Builders Federation	
Huntingdonshire District Council	
Indigo Pipelines	
London Luton Airport Operations Ltd	
Luton Borough Council	
Marine Management Organisation	
Milton Keynes Borough Council	
National Grid	

<i>Organisation</i>	<i>Response Received</i>
National Grid Plant Protection	
National Highways	
National Trust	√
Natural England	√
Network Rail	
Newton Bromswold Parish Meeting	
NHS	
NHS Property Services	
North Hertfordshire District Council	√
North Northamptonshire Council	
Northamptonshire County Council	
Northamptonshire Policy & Crime Commissioner	
Oakley Neighbourhood Planning Group	
Office of Rail Regulation	
Bedfordshire Police and Crime Commissioner for	
Openreach	
Peterborough City Council	
Planning Inspectorate	
Regulator of Social Housing	
Renewable UK	
Showmen's Guild of Great Britain	
South Cambridgeshire District Council	
South-East Midlands Local Enterprise Partnership (SEMLEP)	
Sport England	
St Albans City and District Council	√
St Neots Town Council	
Stevenage Borough Council	
Transport for London	
Thames Valley Police & Crime Commissioner	
The British Library	
The Gardens Trust	
The Wildlife Trust for Bedfordshire	
The Woodland Trust	
Thurleigh Neighbourhood Planning Group	
Vodafone and O2	
West Mercia Police and Crime Commissioner	
West Northamptonshire Council	
Western Power Distribution	
Homes England	√
Greater Cambridge Shared Planning Service	

#### **Details of the responses**

4) The majority of those who responded merely acknowledged receipt of the consultation, and no further responses were received. The details of the three organisations that did reply in detail any actions arising from their responses are summarised below.

<b>Organisation</b>	<b>Comments</b>	<b>Suggested Response</b>	<b>Actions</b>
Bedfordshire Police	<ul style="list-style-type: none"> <li>• ‘Thank you for allowing Bedfordshire Police the opportunity to comment on your draft Neighbourhood Plan. We are not sure if you can add in the observations that follow but we happy to discuss this further with you if the below can be adapted in some way to fit within your draft NP - potentially under <b>Design Code</b> (page 22)’.</li> <li>• ‘The <b>National Model Design Code</b> states on page 61, section P.3.i that <i>“Neighbourhoods need to be designed to make all people feel safe and to reduce the incidence of crime in accordance with the recommendations of Secured by Design (SBD) which includes guidance for housing, commercial space, schools, hospitals and sheltered accommodation. Support and advice are available from the police through a network of Designing Out Crime Officers (DOCOs) across the UK. Secured by Design advice incorporates proven crime prevention techniques and measures into the layout and design of places and spaces”</i>.</li> <li>• ‘Bedfordshire Police have 2 DOCOs available to provide advice and guidance for developers and we are contactable at <a href="mailto:doco@beds.police.uk">doco@beds.police.uk</a>’</li> <li>• ‘Beds Police DOCOs are also consultants on planning applications and our responses are primarily concerned with the prevention of crime and disorder within the built environment, using the principles of CPTED (crime prevention through environmental design) and designing out issues before construction commences’.</li> <li>• ‘The <b>Bedford Borough Local Plan 2040 Draft</b> will support the promotion of Secured By Design (SBD). This will ensure that developers properly consider the measures involved in designing out crime to create and maintain a sustainable community in accordance with the National Model Design Code, the National Planning Policy Framework, Bedford Borough’s Sustainable Community Strategy, and Section 17 of the Crime &amp; Disorder Act 1998. Bedfordshire Police will therefore be encouraging all local neighbourhood plans to incorporate the Secured By Design principles and, where applicable, to apply for the SBD Developers Award’.</li> </ul>	The NP will need to comply with Local Plan policies and the inclusion of SBD in the draft 2040 Local Plan does not therefore need to be duplicated in the Renhold NP. However, we will be happy to make reference to SBD under policy RNP2 Design Code.	Amend the text relating to policy RNP2 to mention SBD principles

<i>Organisation</i>	<i>Comments</i>	<i>Suggested Response</i>	<i>Actions</i>
Bedfordshire Police (continued)	<ul style="list-style-type: none"> <li>• ‘The <b>Bedford Design Guide 2023</b> promotes designing out crime on page 211 under <i>Design Principle 7: Consider local settlement and street patterns</i>’</li> <li>• ‘To give a brief summary of SBD, it is a long-running flagship initiative of the National Police Chiefs’ Council. Its objective is to design out crime during the planning process. It is a highly respected standard in the sector, supported by numerous public bodies and professional organisations. SBD is therefore a vital guidance resource for planners and developers. SBD is available online, regularly updated and consequently, there is no danger of it ceasing to exist during the lifetime of the Local Plan. It should be noted that SBD can be applied to all sizes of new build developments, (residential, community, educational, leisure and commercial), self-builds and refurbishments’.</li> <li>• <b><i>‘The benefits of incorporating Secured By Design into future developments:</i></b> <ul style="list-style-type: none"> <li>- SBD Gold Award security attainment level: 75-87% reduction in residential burglary</li> <li>- SBD Silver Award security attainment level: 42-61% reduction in residential burglary</li> <li>- Part Q/Approved Document Q security attainment level: 20% reduction in residential’</li> </ul> </li> </ul>		
Natural England	<p><b>If this is a Development Management consultation that is not a Nationally Significant Infrastructure Project (NSIP), EIA development, Minerals and Waste development, development affecting over 20ha of Best and Most Versatile agricultural land or does not trigger an Impact Risk Zone (IRZ), there is no requirement to consult us and you will not receive a further response</b></p> <p><b>Please refer to our general advice in the Annex below.</b></p>	We have already undertaken an Environmental Screening Assessment Report and Habitat Regulations Screening Report which concluded that there are no adverse environmental impacts arising from the NP policies.	No further action required.

<i>Organisation</i>	<i>Comments</i>	<i>Suggested Response</i>	<i>Actions</i>
Natural England (continued)	<ul style="list-style-type: none"> <li>• ‘The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the proposals are not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not the proposals are consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of sites and the impacts of development proposals to assist the decision making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development’.</li> <li>• ‘We strongly recommend that local planning authorities (LPAs) use Natural England’s Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) (available from the <a href="https://naturalengland-open-data-geoportal.arcgis.com">Natural England Open Data Geoportal (arcgis.com)</a> and to use on <a href="https://defra.gov.uk/magic">MAGIC (defra.gov.uk)</a> along with guidance) to decide when to consult Natural England on development proposals that might affect a SSSI’.</li> <li>• ‘The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain locations for some development types. Use of the SSSI IRZs avoids the need for a formal email consultation on some development proposals, saving time during the planning process, and helps to reduce the demand on Natural England, enabling more focus on those development proposals with the highest risk to and opportunity for nature recovery’.</li> </ul>	No SSSI’s will be affected by the NP policies	No further action

<i><b>Organisation</b></i>	<i><b>Comments</b></i>	<i><b>Suggested Response</b></i>	<i><b>Actions</b></i>
Environment Agency	'Please ensure you have used our external consultation checklist and Flood Risk Standing Advice when consulting us. If you need a copy of these documents or have a query about their application then please contact us'.	We have reviewed the Flood Risk Standing Advice in the Renhold NP.	Review the Flood Risk Standing Advice and consider showing flood risk areas on a map in the NP.

5) The response from external stakeholders was very limited, but we fulfilled our obligation to give them the opportunity to comments on our draft documentation. The only actions arising from the responses are to:

- a) Amend the text relating to Policy RNP2 to mention Secured By Design principles.
- b) Review the Flood Risk Standing Advice and consider showing flood risk areas on a map in the NP.



### Appendix 3: Regulation 14 Consultation: Individuals

Key:    In Support    Opposing    Aspirational    Comment

Residential area	Comments	Response
<b>Water End</b>	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.
<b>Green End</b>	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.
<b>Ravensden Road</b>	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.	
<b>Spires</b>	<b>Vision-</b> 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	
<b>Aspire</b>	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.	
<b>Cranbourne Gardens</b>	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.	
	Aspirations: Greater visibility and use of Village Hall is needed. Aspiration 5- Cranbourne Gardens wetland area and prevention of flooding could be considered separately. Path flooding on Thor Drive and Asgard roundabout is not relative to the wetland area. More clarity needed on the wetland area.	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.	

<b>Renhold Parish Council</b>	<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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