

# Ravensden Parish Neighbourhood Plan

## Options Consultation Survey



Our work on the Neighbourhood Plan has now progressed to the stage where we need to ask residents about our emerging ideas. So we are inviting you to complete this short survey. More details about the Plan can be found at <http://ravensdenplan.info>. Please follow this link if you need more information to help you answer.

We are inviting **a return from every resident** and not just one per household, as it is vital that everyone has their say. You can copy this form or download it from the website. To return your survey to us, either send it by post to **Allan Schofield, Oldways House, Ravensden, MK44 2RD** or leave your completed survey in the letter or collection box at one of these addresses:

- \* **Alan Carvell, 24 Cleat Hill** (opposite the golf course).
- \* **Sue Jacobs, Lavender House, Oldways Road** (near the corner shop - the letterbox is by the front gate).
- \* **John Collins, 32 Wayside Farm Park** (near the crossroads of the B660 and Oldways Road).
- \* **Jane Ferguson, Willowmead, Church End** (on the left near the end of the village in the Wilden direction).

The deadline for receiving responses is **Friday 8th October 2021**. A summary of survey responses will then be made available at <http://ravensdenplan.info> and this will be fed into the next stages in developing the Plan.

Thank you for completing this survey. This will be your plan for your Parish so we do encourage you to continue to have your say.

Steve Arnold, Chair of the Neighbourhood Plan Steering Group  
September 2021



### a) Draft Vision for the Future of Ravensden

Neighbourhood plans should set out a vision and objectives for the future, in order to provide a framework for the policies and proposals it will contain.

Based on what you have told us already, we think an appropriate "Vision" could be:

***"By 2030, Ravensden Parish will be:***

- ***A sustainable, safe, and well integrated place in which to live, work, and spend leisure time, and which is resilient to climate change.***
- ***A rural/semi-rural area containing settlements which meet local needs; whose character and integrity are safeguarded through high quality design; and which are set in attractive and accessible countryside which also provides a buffer to the large-scale expansion of Bedford.***
- ***Part of a thriving, cared-for natural and historic environment."***

**1 Do you agree or disagree with this draft vision?**

- Agree       Disagree

**2 Please set out your reasons or any other comments on the draft Vision in the box below:**

**b) Local Green Space Designations**

Last July, the Parish Council endorsed a new Green Infrastructure Plan for the Parish (which can be viewed at <http://ravensdenplan.info/green-infrastructure-plan>). Based on this, six local green space sites listed below (which meet national criteria and were identified by numerous residents at the earlier consultation stage) have been prioritised for protection and enhancement., The locations are shown on the map at Appendix A at the end of this survey.

**3 For each of these sites do you agree or disagree that they should be designated as a local green space in the Neighbourhood Plan? (please select one per site):**

- |   |                             |                                |
|---|-----------------------------|--------------------------------|
| - Mowsbury Hillfort and the local nature reserve: | <input type="radio"/> Agree | <input type="radio"/> Disagree |
| - Ravensden School playing field                  | <input type="radio"/> Agree | <input type="radio"/> Disagree |
| - All Saint's Churchyard                          | <input type="radio"/> Agree | <input type="radio"/> Disagree |
| - Charity Field, Church End                       | <input type="radio"/> Agree | <input type="radio"/> Disagree |
| - Northfields Woodland, Church End                | <input type="radio"/> Agree | <input type="radio"/> Disagree |
| - The Green Lane, Church End                      | <input type="radio"/> Agree | <input type="radio"/> Disagree |

**4 If you disagree with any of the proposed designations please set out your reasons in the box below:**

**5 If you have any other comments about the proposed local green spaces (or want to suggest others) please use the box below:**

### c) Future Housing Development

Given the upcoming development for 163 dwellings at Ravensden Park (Graze Hill) and the former Curry Mansion redevelopment (8 units), the Neighbourhood Planning Group does not propose any significant amount of further residential development in the Parish. (This is consistent with the results of the previous residents' survey, the 2016 survey of local housing needs, and also that there is no requirement in the Bedford Borough Local Plan 2030 for the Parish to contribute any more housing.)

**6 In general, do you agree or disagree that there should be no significant further residential development in the Plan?:**

- Agree       Disagree

**7 If you disagree please set out the reasons in the box below:**

However, the Neighbourhood Planning Group also considers there may be a case for a very limited amount of new housing to sustain community needs up to 2030. Using an agreed national template, we have assessed all the sites offered to Bedford Borough Council by landowners for housing development in the Parish. See the map at Appendix B at the end of this survey for these sites and their locations. (Note: the draft Ravensden Site Appraisals Report, which contains all the individual detailed site assessments, can be found at: [https://ravensdenplan.info/application/files/8316/2935/8465/Site\\_Options\\_and\\_Assessments\\_Complete\\_V1.4\\_1.pdf](https://ravensdenplan.info/application/files/8316/2935/8465/Site_Options_and_Assessments_Complete_V1.4_1.pdf).)

We have concluded that only one site is potentially suitable for residential development (brownfield land adjacent to Willow Farm, Butler Street for 10-15 units), and another site is potentially suitable if satisfactory access to the highway can be achieved (Cleat Hill Farm Barns for 5 units).

**8 For these two sites do you agree or disagree they should be allocated for housing in the Neighbourhood Plan? (please select one per site):**

- |   |                             |                                |
|---|-----------------------------|--------------------------------|
| - Land adjacent to Willow Farm, Butler Street (10-15 units) | <input type="radio"/> Agree | <input type="radio"/> Disagree |
| - Cleat Hill Farm Barns (5 units)                           | <input type="radio"/> Agree | <input type="radio"/> Disagree |

**9 If you disagree about either of these two proposals please set out your reasons in the box below:**

**10 If you have any other comments about future housing development (or want to suggest any sites we haven't considered) please set them out in the box below:**

**d) Design Codes and Guidance**

The Neighbourhood Planning Group thinks it would be helpful to adopt design codes/guidance to influence the design of new developments, and help maintain and improve the character of the Parish and the identity of different areas. We will be consulting on the details in due course.

**11 In general, do you agree or disagree that there should be design guidance/codes in the Neighbourhood Plan?**

- Agree       Disagree

**12 If you disagree please set out your reasons in the box below:**

**13 Please use the box below if you have any thoughts about what design guidance/codes should contain?**

**e) Other**

**14 Community and Employment Facilities.** We think that the following could be a suitable objective for the Neighbourhood Plan: *"To ensure existing community and employment facilities are protected where possible and new facilities are promoted where appropriate"*. In general, do you agree or disagree with this draft objective?

- Agree       Disagree

**15 Please use the box below if you think the objective could be improved or if have any ideas that would improve facilities and opportunities within the Parish:**

**16 Travel and Transport.** We think that the following could be a suitable objective for the Neighbourhood Plan: *"To encourage safe and sustainable movement across the whole Parish"*. In general, do you agree or disagree with this draft objective?

- Agree       Disagree

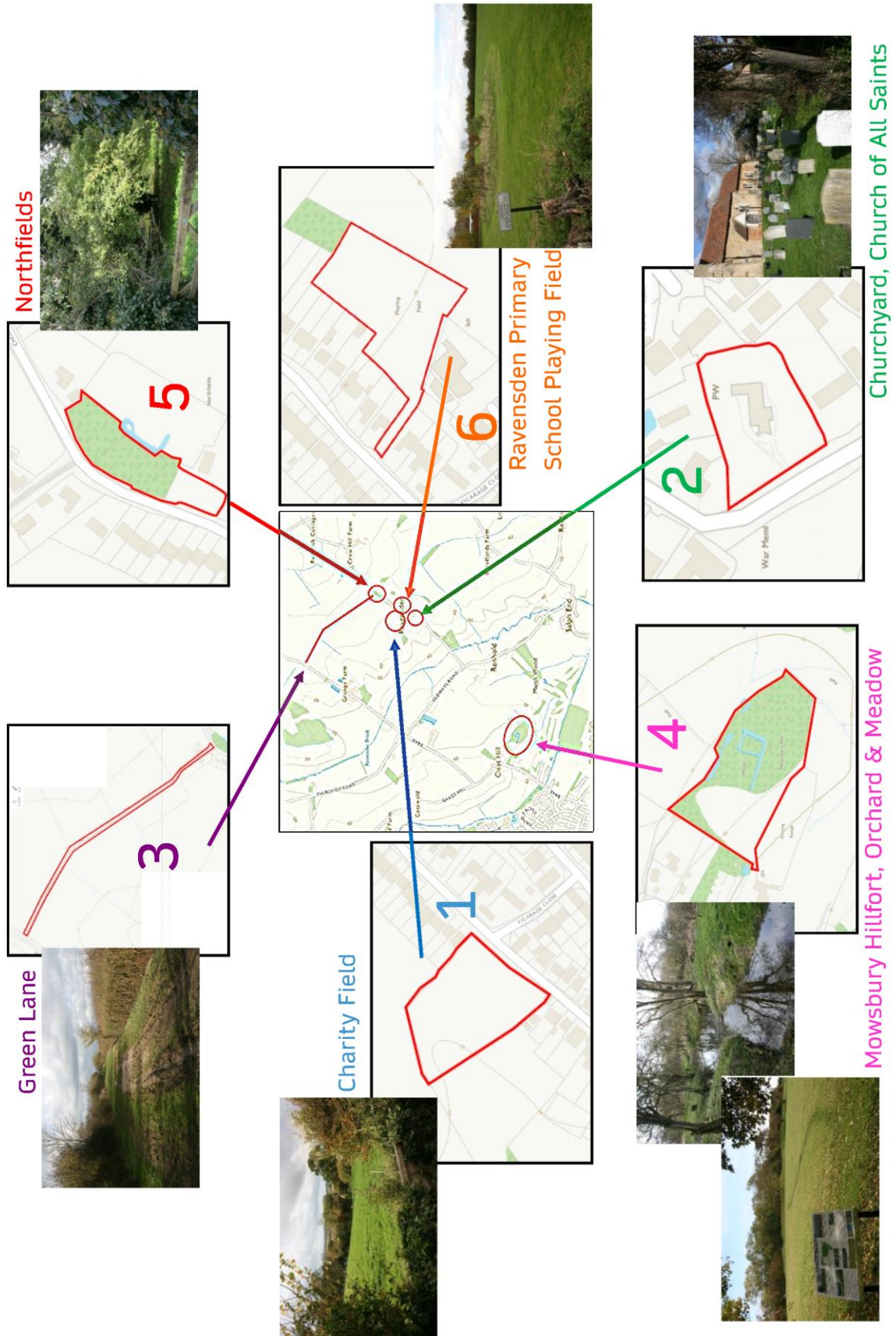
**17 Please use the box below if you think the objective could be improved or if have any ideas that would improve travel and transport with the Parish**

**17 Finally, If you have any other comments about the work of the Neighbourhood Planning Group to date please set them out in the box below:**

Thank you for completing this survey. Your views really matter! **Please return it by Friday 8 October 2021** to one of the addresses on the front page

# Appendix A: Map of Proposed Green Spaces

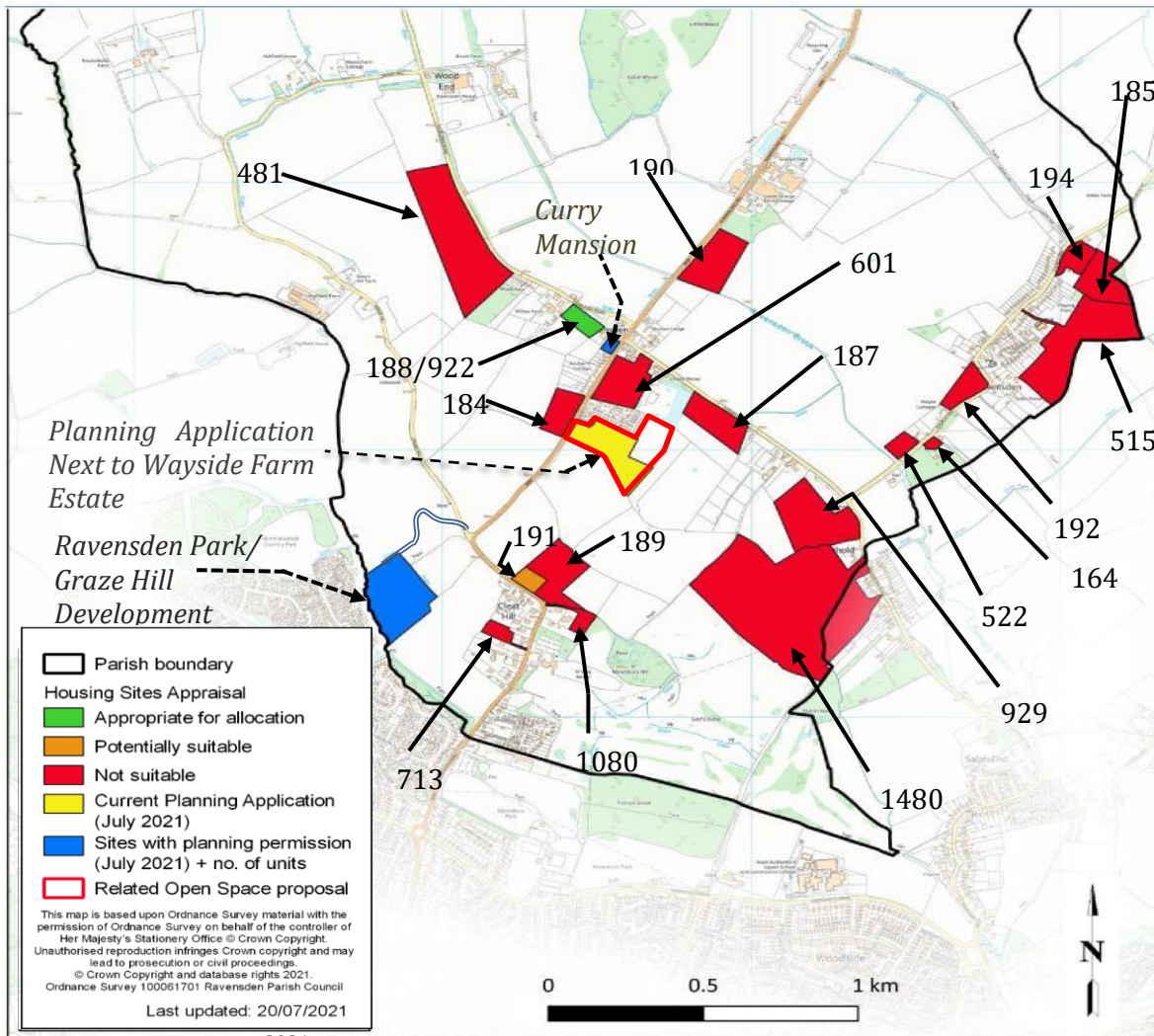
For details see <https://ravensdenplan.info>



## Appendix B: List and Map of Land Offered for Housing Development

### Sites Summary Map

For details see <https://ravensdenplan.info>



Page <sup>1</sup>	LPR Ref.	Site Address	Proposed Number of Dwellings	Status
1	164	Land at the Plantation	10	Not suitable
17	184	Land at Bedford Road/Cleat Hill	20	Not suitable
33	185 & 194	Land at Northfields Church End	35 & 9	Not suitable
50	187	Land at Oldways Road Ravensden, (East of former Chapel)	25	Not suitable
65	189 & 191	Land at Cleat Hill Farm	30 & 10	191 partial <sup>2</sup>
81	190	Hill Farm Sunderland Hill	80	Not suitable
96	192	Land to South and West of Church End	20	Not suitable
112	481	Land at Thurleigh Road Ravensden	140	Not suitable
127	515	Land East of Church End	90	Not suitable
143	522	Caravan/Camping Site Church Hill	12	Not suitable
159	601	Bedford Road/Oldways Road	70	Not suitable
175	713	54 Cleat Hill	1-2	Not suitable
190	922/188	Land adjacent to Willow Farm, Butler Street	10-15	Appropriate for allocation
206	929	Land at Struttle End	30-40	Not suitable
222	1080	Land r/o The Ridings Cleat Hill	10-15	Not suitable
238	1480	Land at the rear of Home Farm, Renhold Road	550	Not suitable

<sup>2</sup> Recommendation is for 5 dwellings only for barn conversion