

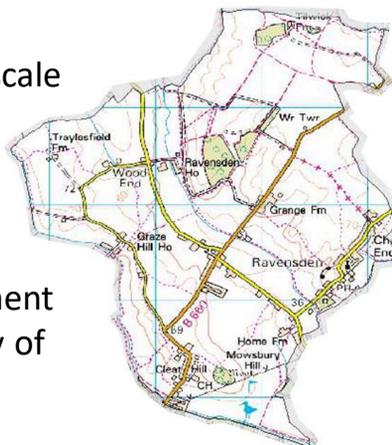
# RAVENS DEN NEIGHBOURHOOD PLAN

- Feb 2022 Update -



Last September, the Steering Group

- Put forward some proposals for small scale housing development;
- Identified several local Green Spaces which could be protected;
- Suggested Design Codes could be drawn up to help shape new development and improve the character and identity of each of the settlements in the Parish;
- Put forward some ideas for improving connections across the Parish, including road safety measures.



These outcomes received widespread support from residents and **we have now proceeded to a very important stage** (*known as Regulation 14*) where a formal consultation is about to start on the resulting Draft Neighbourhood Plan.

We have included here a brief summary (*'The Draft at a Glance'* overpage) with the full draft plan available on-line and at the drop-in Event.

**So, we need your views again!**

Drop-in  
Event

**Date: Saturday 19<sup>th</sup> February**

**Where: Ravensden Village Hall**

**When: 10am – 3pm**



Please come along to the Village Hall on 19<sup>th</sup> February, anytime between 10am & 3pm.

There you can pick up more information, share your views with the Steering Group, or leave notes with your comments.

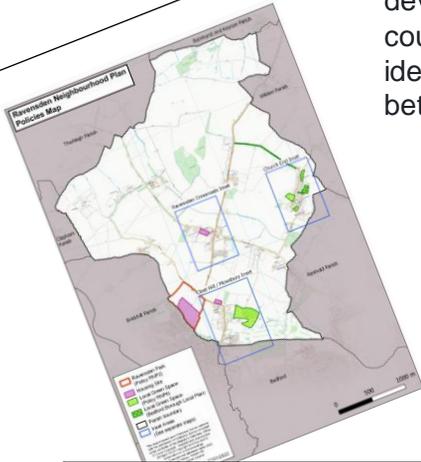
# RAVENS DEN NEIGHBOURHOOD PLAN



The draft plan contains a positive vision for the future of the whole of Ravensden Parish and a set of policies and proposals to guide the scale, location, design and sustainability of development; to preserve and enhance our unique rolling countryside, our heritage, local facilities and the character and identity of each of our settlements; and to improve coherence between the main places in the Parish.

The formal part of the Plan addresses land-use issues and another section deals with other aspirations which have been raised in previous rounds of consultation such as through the Green Infrastructure Survey. The Parish Council has endorsed the Plan for consulting with residents, businesses, landowners and organisations with an interest in the Parish.

## The draft Policies are:



RNP1	<b>Cleat Hill/Mowsbury area</b> – guidelines to protect and enhance local character.
RNP2	<b>Ravensden Park</b> – guidelines for any future planning applications for this new housing area and country park extension.
RNP3	<b>Land adjoining Willow Farm, Butler Street</b> – a proposal for 10-15 new dwellings, and criteria to be followed.
RNP4	<b>Barns next to Cleat Hill Farm</b> – a proposal for sensitive conversion to residential, with detailed requirements to be followed.
RNP5	<b>Design and Sustainability</b> – detailed measures to encourage all planning applications to follow best practice in design and sustainability and respect the new Design Codes.
RNP6	<b>Local Green Space</b> - Allocating another 5 sites across the Parish as Local Green Space to give extra protection from development – this came out of the work on Green Infrastructure in 2020/21.
RNP7	<b>Heritage Assets</b> - A policy to protect our listed buildings and their settings and other features of conservation interest.
RNP8	<b>Protecting Community Facilities</b> – A policy which seeks to protect a number of local community assets which are important to life in the Parish or ensure suitable replacement facilities are built if there is still a need for them.
RNP9	<b>New Community Facilities</b> – criteria to be applied when new facilities are proposed.
RNP10	<b>East West Rail</b> – if it is built (despite local opposition), detailed measures to mitigate its worst impacts.
RNP11	<b>Developer Contributions:</b> The main local infrastructure spending priorities from income the Parish Council receives under the Community Infrastructure Levy. These major on new footpaths and cycleways along Bedford Road and Oldways Road to improve connectivity, and other local road safety measures.

# RAVENS DEN NEIGHBOURHOOD PLAN



These draft policies and detailed background information are set out in the draft Neighbourhood Plan. It is not a quick read. It contains more than 50 pages including detailed policies maps for Cleat Hill/Mowsbury, Ravensden Crossroads and Church End which show the areas of land which specific policies relate to.

The Plan is about the whole Parish including 'Localities' at Wood End, Graze Hill, Sunderland Hill, Oldways Road, Struttle End and Church Hill.



Planning is a complex process but once in place, the Plan will sit alongside the Borough Local Plan and will have to be taken into account when all planning applications are decided. It also provides a framework for future investment decisions in the Parish.

**The Plan is about the future of your Parish. If you're at all concerned about the area and the place you live, we urge you to read it and send in your views.**

**Be Informed – Make your voice heard – Help us plan the future**

Once your comments have been fed back and considered, the draft Plan will go off to the Borough Council for the next stages, which will include an independent examination and then a local referendum. The Plan will then have to be used when planning applications are considered.

**So it is vital you have your say now.**

In addition to this drop-in event we are placing a full copy of the draft Plan on our **website**:

[www.ravensdenplan.info](http://www.ravensdenplan.info)



together with a **brief questionnaire** where you can conveniently provide us your feedback online or download hard copy.\*

You will also find us on Facebook  and we continue to welcome emails to [contact@ravensdenplan.info](mailto:contact@ravensdenplan.info)

To borrow a paper copy of the draft Plan please contact 01234 771273



*If you are not using the on-line questionnaire please ensure it is clear which section(s), policies, or paragraph number(s) of the draft Plan your comments relate to.*

*All comments will be recorded anonymously and no personal details will be kept.*

**This Consultation is limited to six weeks and your feedback and comments should be returned by 4<sup>th</sup> April 2022.**



\* Responses using our on-line questionnaire are most convenient but comments on paper can be emailed to [contact@ravensdenplan.info](mailto:contact@ravensdenplan.info) or can be delivered to Lavender House in Oldways Rd. next to the Corner Shop (mailbox on the gate post)