

Summary of Consultation and
engagement activity for Great Denham
Neighbourhood Plan

Consultation Statement

Great Denham Neighbourhood
Development Plan

Great Denham NDP Steering Group

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Introduction and Background

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012.

2. Part 5, Section 15 (2) of the Regulations defines a 'Consultation Statement' as a document which:

- a. contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b. explains how they were consulted;
- c. summarises the main issues and concerns raised by the persons consulted; and
- d. describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

3. The Great Denham Neighbourhood Development Plan has been prepared in response to the Localism Act 2011 which gives Parish Councils and other relevant bodies powers to prepare statutory neighbourhood plans (NDPs) to help guide developments in their local areas. Through the preparation of the Neighbourhood Plan, local people can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

4. The Great Denham Neighbourhood Plan Steering Group (GDNPSG) was established in October 2020. The first GDNPSG meeting was held on 10th November 2020. The Steering Group comprised up to 14 members consisting of Parish Councillors and interested local residents to drive forward the preparation of the Plan and to lead on the public engagement and consultation process.

5. Great Denham Parish Council applied to Bedford Borough Council for designation of the whole Parish as a Neighbourhood Planning Area in 2014. On 7th January 2014, Bedford Council approved the Neighbourhood Plan Area for Great Denham. Since 2014 Great Denham has continued to grow and now comprises some 2000 dwellings. As a result, all current residents were approached through a number of methods to get time-appropriate feedback and views to inform the production of the Neighbourhood Plan.

6. During 2020 and 2021, the impact of the Coronavirus pandemic affected the ways in which community engagement could be held. The advice received from the MHCLG recognised that meeting regulatory requirements in regard to consultation and publicity would be more difficult in these circumstances. Guidance regarding neighbourhood planning public consultation was updated as a result of the pandemic stating,

'It is not mandatory that engagement is undertaken using face to face methods. However, to demonstrate that all groups in the community have been sufficiently engaged, such as with those without internet access, more targeted methods may be needed including by telephone or in writing'.

The Steering Group invited residents to provide feedback using online and paper surveys and social media posts to encourage engagement.

7. All Parish Council meetings from October 2020 included an agenda item for the Chair of the Steering Group to provide an update on the progress of the plan, survey responses, grant applications and awards and planned activities, which were all documented in Parish Council

meeting minutes and published on the Parish Council website
www.greatdenhamparishcouncil.gov.uk/minutes

8. An initial survey was conducted amongst all residents in September 2020; this took the form of both an online and paper survey, and was distributed to all residents through the Parish Council newsletter. This survey asked residents for their views on what they enjoyed about living in Great Denham and what issues or concerns they had.

9. In addition to this initial Neighbourhood Plan survey, residents were also surveyed at the same time over the closure of the golf club at Great Denham. Responses from this have also informed the Green Infrastructure Plan.

10. 2 Neighbourhood Plan newsletters have been produced and distributed to all households in Great Denham, in March 2021 and March 2022 respectively. Each Newsletter provided an update on the progress on the plan, and also gave a summary of feedback received via the surveys in creating the draft plan content. The summary of this feedback can be found at **Appendix 1**.

11. A new Design Code for Great Denham has also been written with the support of Aecom; residents were invited to provide their feedback on key questions to inform this Design Code at the Summer Festival held in September 2021; Steering Group members attended this event to speak to residents, answer questions and provide information.

12. Strategic Environmental Assessment Screening took place in June 2022. The three statutory consultees (Historic England, Environment Agency and Natural England) received copies of the screening report. Their responses are appended to that report.

13. The Habitats Regulation Assessment Report was completed in December 2022 by Beds Rural Communities Charity. A copy of this report has been sent to Natural England for their information and comment.

Aims of the Consultation Process

14. The aims of the Great Denham Neighbourhood Development Plan consultation process were:

- a. To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders;
- b. To ensure that consultation activities, in the form of surveys or events, took place at critical points in the process to inform Steering Group decisions on the content of the Plan;
- c. To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- d. To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Parish Council website) and that residents had access to monthly updates via Parish Council meetings.

Consultation Strategy and Process

15. The GDNDPSG has used the following to publicise the Neighbourhood Development Plan to residents during the preparation of the Plan. Details of the Pre-Submission (Regulation 14) Consultation process and approach are documented in a separate section of this statement.

Websites

- a. A Neighbourhood Plan page was included on the Great Denham Parish Council website
<https://greatdenhamparishcouncil.gov.uk/great-denham-neighbourhood-plan/>

Facebook

- b. The Facebook page 'Great Denham Parish Council' was used to post progress, publicise survey access and advertise significant events. The Facebook Group has over 1000 followers. **Appendix 2** contains screenshots of Facebook posts. All Parish Council posts are also shared to other Community Pages in Great Denham to ensure as broad a reach as possible.

Newsletters

- c. 2 Newsletters were written and distributed to all residents to share progress on the plan and to provide a summary of feedback from resident surveys and explain how this feedback was shaping the plan. The Newsletter in March 2021 also carried a survey link for residents to provide further feedback. Examples are provided in **Appendix 3**.

Parish Council Agendas and Minutes.

- d. The Neighbourhood Plan was included as a regular item on Parish Council Meeting Agendas. Parish Councillors on the Steering Group provided updates and these were summarised in meeting minutes. Full details are available on the Parish Council website
<https://greatdenhamparishcouncil.gov.uk/minutes> .

Surveys and Events

- 16. Surveys and events have been used to engage with residents and get their feedback on the issues, concerns, opportunities and potential policy areas to inform the writing of the plan.

- e. Neighbourhood Plan Questionnaire circulated to all parish households in September 2020.

- f. Neighbourhood Plan Questionnaire via electronic survey (with available paper option on request) to all parish households as part of the March 2021 Newsletter.

- g. Great Denham Great Comeback Festival in September 2021 – Steering Group members attended, using posters to highlight the Vision and Aims and Green Space proposals, and also to take feedback and engage with residents on the plan content. Aecom consultants also provided posters to take resident feedback on key questions to inform the writing of the Design Guide. Over 1000 residents attended this Festival and many took the opportunity to engage with the Steering Group representatives and the material on display.

- h. Pre-Submission Consultation approval of the Neighbourhood Plan at the Parish Council meeting on 4th July 2022.

Pre-submission Consultation (Regulation 14)

- 17. The Pre-Submission Draft of the Neighbourhood Plan and the Green Infrastructure Plan were presented for approval at the Parish Council meeting on 4th July 2022. This was an agenda item for this meeting, which was publicised on the Parish Council website and on Parish Council noticeboards in advance of the meeting.

- 18. The Pre-Submission consultation period ran from 15 August 2022 to 3 October 2022 as required by the Neighbourhood Planning (General) Regulations; however, this period was extended to 14 October 2022 due to the death of Queen Elizabeth II and in respect of the period of mourning. In

total, the pre-submission consultation period extended over 9 weeks for people to respond to the consultation.

19. Posters advertising the Pre-Submission consultation were displayed on Parish Council noticeboards, banners were placed at 3 key locations for footfall in Great Denham, and posts about the consultation period were shared on social media. Additionally, a copy of the draft Plan, the Green Infrastructure Plan and the Design Guide were available at Great Denham Community Hall for anyone to read.

20. At the start of the public consultation, a flyer was delivered to all households in Great Denham to publicise the consultation dates and share the survey link for residents to provide feedback on the draft plan.

21. Details of the Pre-Submission consultation were publicised on the Parish Council website, together with downloadable copies of the plan documents and details of how to give feedback, including the link to the survey.

22. Three drop-in engagement events were held at the Community Hall, where members of the Steering Group were on hand to answer any questions and provide information to residents. Events were timed to offer flexibility for people to attend:

- Wednesday 31st August 2022 – 4pm to 8pm
- Wednesday 28th September 2022 – 2pm to 8pm
- Saturday 8th October 2022 – 1pm to 6pm – this event was rescheduled from Sunday 11th September as a mark of respect following the death of Queen Elizabeth II.

23. A letter reminding residents of the consultation closure date and including the survey link to provide feedback was also mailed to every property in Great Denham in September.

24. An email or letter was sent to the consultation bodies listed at **Appendix 7**.

25. All responses submitted via the electronic survey, in writing or by email were given careful consideration and have been used to inform the Submission Version of the Plan.

Summary of Issues and Concerns raised in Pre-Submission Consultation and their Treatment in the Plan

26. The main issues and concerns raised during consultation with residents and businesses in the Great Denham Neighbourhood Development Plan Area are summarised in the following tables which also shows how they have been addressed in the Neighbourhood Plan.

27. Statutory Consultees – of the 10 consultees who were invited to comment, responses (including acknowledgement of receipt) were received from 5. Any comments or suggestions have been addressed in the Submission Plan.

28. Other Consultees – 65 other businesses or organisations were also invited to comment; these were a mixture of local businesses, other public bodies or local landowners, and other local government organisations, including adjacent Parish Councils and Borough/County Councils. Of these, a response was only received from Bedford Borough Council. Their response is included below, including how they have been addressed in the Submission version of the Plan.

29. 17 responses were received from residents who completed the on-line survey. Their response is included below, together with how these have been addressed in the Submission Plan.

Consultation Responses – Statutory Consultees

Consultee	Consultee Response	Steering Group Response	Change/No Change
Coal Authority	<p>Thank you for your notification below regarding the Great Denham Neighbourhood Plan - Regulation 14 Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As you are aware, Bedford Borough Council lies outside the coalfield, therefore there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>	Noted and thank you	
Home and Communities	No response received		
Natural England	Natural England does not have any specific comments on this draft neighbourhood plan	Noted and thank you	
Environment Agency	No response received		
Historic England (previously English Heritage)	<p>We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout this draft. In particular we welcome the inclusion of the protection of the historic environment in Aim 1, on page 11. We suggest changing the word 'respect' for "protect or enhance". We also welcome Section 8, historic environment and policy D3. We suggest the following modifications to the wording of the policy:</p> <p><i>Development proposals, where appropriate, should identify and assess the potential for significant</i></p>	<p>Suggested wording for Aim 1 to be considered.</p> <p>Suggestions for modification noted. Amends to policy D3 to be considered</p>	<p>Additional wording added to Aim 1 (iii)</p> <p>Additional wording added to Policy D3</p>

Consultee	Consultee Response	Steering Group Response	Change/No Change
	<p><i>archaeological remains on the site by preparing a desk based and where necessary undertaking a field-evaluation.</i></p> <p><i>Where archaeology of demonstrably equivalent national importance to Scheduled Monuments is found, the development should be designed to ensure this, as far as possible, is preserved in situ. Any harm to the significance of the heritage asset should be justified by demonstrable public benefits.</i></p> <p><i>Any findings should be made publicly available, and this requirement must be included in a Written Scheme of Investigation agreed by the Bedford Borough Historic Environment Team.</i></p>		
Network Rail	<p>Automated response received 16/8/22</p> <p>This is an automated response to confirm that your e-mail has been received by the Network Rail Town Planning (London North West Route).</p> <p>We aim to respond to all enquiries within the consultation time frame and look forward to being able to assist you.</p> <p>No further response received</p>	Noted and thank you	
National Highways (previously Highways England)	No response received		
Marine Management Organisation	No response received		
Anglian Water	<p>Acknowledgement of receipt received 16/8/22; email passed to Spatial Planning team.</p> <p>No further response received</p>	Noted and thank you	
Beds Primary Care Trust	No response received		

Consultation Responses – Bedford Borough Council

Bedford Borough Response	Steering Group Response	Change/No Change
Figure 1 – The map requires an OS copyright number from the Parish Council and the map seems quite pixelated.	Noted, new map and OS reference can be inserted	New map inserted
Policy D2 – This is a duplication of Local Plan policy. We understand that the community want to maintain a gap, but you may like to think about whether it adds anything extra to existing policy. If the policy remains we recommend changing ‘should’ to ‘will’ “New development which would functionally, visually or fundamentally merge the two settlements should will be refused.”	This is a really important policy for the residents and should be retained in the NP. The arrows on the Policies map are more accurate than those in the Local Plan Policy Maps and this is a further locally-based reason that the policy should remain. Wording change agreed.	Policy D2 amended
Policy D3 – We recommend the following changes to the policy wording as follows – <i>“Applications for any new development with the potential to impact archaeological remains must be accompanied by a professional assessment setting out an understanding of: - the significance and current state of preservation of archaeological material which may be affected by the proposal, - the potential impacts of the scheme upon that significance, and - the requirements to conserve or further investigate and provide public interpretation of heritage assets of archaeological interest proportionate to their identified significance.</i>	Agreed	Policy D3 changed
Paragraph 9.4 – Policy 54 in Local Plan 2030 requires a reduction in carbon emissions higher than the 2013 building	Noted and reference to Building Regulations is helpful	Paragraph 9.4 changed

Bedford Borough Response	Steering Group Response	Change/No Change
standards. However, recent changes to Building Regulations now require more stringent standards. We will be proposing that Policy 54 is deleted through the Local Plan 2040 process. It would be more appropriate for the neighbourhood plan to reference Approved Document L, Conservation of fuel and power .		
Policy D4 – Retrofitting existing buildings is difficult to control unless it is part of a planning application. For example, if alterations do not require planning permission the policy will not be applied. In relation to the last sentence, where is the evidence for water storage etc. and in what form would this take?	Agreed that existing buildings cannot be required to incorporate sustainable design features, however, where appropriate, this will be encouraged. In relation to water efficiency, Paragraph 9.5 and Design Code DC.04 refer.	No change
Paragraph 10.2 – Is there more up to date information on HMOs in the parish since 2017? Where has the evidence of privately rented accommodation come from?	This came from BBC. There is nothing more up to date because the majority of the HMO's in Great Denham are below 5 bedrooms and do not require planning permission. There is no detailed information on rentals.	No change
Paragraph 10.3 – No Housing Needs Survey was produced, so not sure if this paragraph is necessary.	There may be an intention to carry out an HNS, so it makes sense to include reference to it, particularly as the Policy refers to one.	No change
Policy D5 – Local Plan 2030 has a policy on affordable housing, so this is a repeat of existing policy. If any Housing Needs Survey was completed in the future, this could be used in determining the housing mix rather than the level of affordable housing which is determined on a borough wide basis. If this policy is to remain in the plan, then it is recommended that the first sentence is amended as follows: <i>“All new housing development will provide affordable housing and a mix and tenure of dwellings as set out in the Local Plan. Any future parish specific Housing Needs Survey will be taken into account in the determination of housing mix.”</i>	Noted and agreed	Policy D5 changed

Bedford Borough Response	Steering Group Response	Change/No Change
Policy F1 – This policy includes play parks and the primary school. In relation to the second paragraph, this may be difficult to prove as these facilities are either owned by the Parish Council or the Borough Council. You might like to consider whether it is necessary to include play parks and schools in this list.	Agreed, the order of the items have been reorganised and referred to separately in the second paragraph.	Policy F1 changed
<p>Policy G1 – Existing Policy AD28 Provision of Open Space and Built Facilities in association with new development is already part of the development plan.</p> <ul style="list-style-type: none"> First dot point – the financial contributions will be paid to BBC and the current Open Space SPD does not allow for financial contributions to be spent on specific projects. The Parish Council may be able to work with the parks team on green infrastructure improvements, or the CIL that the Parish Council will receive could be used towards these green infrastructure improvements. <p>You may like to reword and strengthen the second dot point.</p>	<p>First dot point comments noted, but no change is needed to the wording.</p> <p>Second dot point comment agreed.</p>	Policy G1 changed
Policy G4 – This policy appears to be a duplication of existing Local Plan policy and national legislation.	This policy is specific to Great Denham mentioning the particular features of the Parish, the requirement for 10% net gain is not yet in the Local Plan.	No change
Paragraph 13.6 – Is there more up to date data from the most recent Census? There should be evidence about car ownership.	2021 census data is not yet available and Great Denham has grown hugely in size/population since the last available figures in 2011.	No change
Paragraph 13.8 – Building Regulations now require every new house to provide an EV charging point.	Noted, reference added	Change to paragraph 13.8
Policy T2 – The contents of this policy are already covered by existing policies in the development plan, the Parking SPD and Building Regulations.	Noted, specific reference added to policy regarding parking courts	Policy T2 changed

Bedford Borough Response	Steering Group Response	Change/No Change
Paragraph 14.3 – Highways England are now called National Highways.	Noted	Paragraph 14.3 changed
Policies Map – Whose copyright is on this map? It is not clear and the map is fuzzy when blown up. There needs to be a clearer map base, possibly using a Mastermap base layer instead of Raster map base layer. The map also needs to show the Neighbourhood Plan Area boundary	Agreed	Replacement map added

Pre-Submission Consultation – Resident response via on-line survey

Response ID	Comment	Steering Group Response	Change/No Change
Q3 Do you have any general comments on the Plan?			
118151098739	I'd suggest section 3.3 needs to be changed to include cycles being permitted to traverse the bus gate - this is a key route to the station and town centre of travelling by active travel, which is encouraged elsewhere in the plan.	To consider reviewing wording on 3.3	Para 3.3 amended.
118149894808	I think it has been prepared well, and covers the issues which are important to me. I'm pleased to see the emphasis given to the value of the Country Park and other green areas, promotion of walking and cycling, continuing the existing mix of housing styles while seeking to improve energy efficiency, and aiming to ease the car parking situation in future.	Noted and thank you	
118148977811	Happy overall. Key for us is to protect the green areas between Great Denham and the River Great Ouse (which floods), and the former golf course.	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118148811535	mostly agree. important the separation between Biddenham and G Denham maintained and improved	Noted and thank you	
118147756476	I welcome the plan. It represents Great Denham the local community and future needs very accurately and positively. I am glad to have my home here. There are many ways in which this plan needs to be followed if the good things about Great Denham can develop in the future. In addition, the plan shows how we can learn from and avoid repetition of those things that could have been done better in the creation of this community.	Noted and thank you	
118143912282	Would like more green areas	Aspiration noted, GIS identifies available green spaces in great Denham. Section 12 refers to Policy G1 re open space provision	
118140704814	A lot of thought, consultation and detail is included in the Neighbourhood Plan. Thank you very much to all those who have contributed to its development. Hopefully it will influence the future development of Great Denham.	Noted and thank you	
118139652979	N/A	Noted and thank you	
118138086428	Very supportive of it	Noted and thank you	
118137562454	Do not believe anything BBC say. You lied on S100 original agreement so why would this be any different.	This plan is written by Great Denham PC for Great Denham, not the Borough Council. The S106 is the responsibility of the Borough Council who negotiate it and is not part of the local development plan.	
118137351176	Comprehensive	Noted and thank you	
118137042417	The plan is well created and contains much good content. Thanks!	Noted and thank you	
118136999585	No	Noted and thank you	
118136957811	Only we need to build up on the estate. We need a secondary school on the estate so our children have	This would be classed as Community facilities - Policy F1 refers to retaining facilities and	

Response ID	Comment	Steering Group Response	Change/No Change
	somewhere local to go after the Great Denham Primary School. Also, now the golf course has gone we could do with a place to meet i.e., a restaurant/ pub.	providing new community facilities being encouraged. This also includes the Primary School, and offers opportunity for provision of secondary schooling, which is the responsibility of the Local Authority.	
118120617106	I agree with its contents	Noted and thank you	
118114982486	It should arrange for the provision of long grass areas away from dogs for nesting skylarks. Hedgehog highways should be constructed. Bat deterrents and artificial grass in private residences should be discouraged.	Policy G4 Nature Conservation covers the protection of natural features and provision for appropriate species-related measures	
118113745194	Permitted development rights should be allowed across all of Great Denham, currently they are not. All new dwellings should provide at least 2 car parking spaces per dwelling. The footprint of the garden and parking spaces should be at least twice as much square footage as the internal floor space of each new dwelling to ensure adequate outdoor space for any new dwellings built. If this space is now provided then no new dwellings should be built	NPPF and BBC Local Plan policies already specify minimum requirements for housing, green space and parking spaces. The GD Design Code DC01, DC02 and DC03 refer to the need for housing size, parking and open space and green space provision. Policy D5 refers to requirements for new housing provision, including principles of building for a healthy life. Policy T2 refers to Parking provision.	
118109078849	<p>Remove the private car restrictions in the bus route to Queen's Park.</p> <p>So that people can reach town centre conveniently.</p> <p>Replace the step bridge to Kempston mill to a biking friendly bridge. People fed up carrying their bikes in the bridge.</p> <p>Use the sport pavilion for a local gym instead of a half open caffe.</p>	Comments noted. Bus route restrictions, double yellow line parking restrictions are outside the scope of the Neighbourhood Plan but are noted. Step bridge to Kempston request is noted - to be pursued with BBC, but outside the scope of the NDP. Sports Pavilion does not have the required accommodation to provide a gym. The Cafe is provided under a lease from the Borough Council and outside the scope of the NDP. Footpath in CP is outside the scope of the NDP. NDP policy F1 addresses requirements for Community Facilities and Policy T1 refers to Sustainable travel. Policy	

Response ID	Comment	Steering Group Response	Change/No Change
	<p>Need buses at early morning and late night for NHS workers and commuters to start their shift on time.</p> <p>Do pavement for rest of the footpath in the country park.</p> <p>Put double yellow line in Anglia way to make driving safe.</p>	G5 refers to retaining and providing new links to neighbouring settlements.	
118097113337	Looks good and flows and reads well. Particularly like that green space and Urban Gaps have been given plenty of attention	Noted and thank you	
118097051851	No		
Q4 - Section 5 - Vision, Aims and Objectives - please let us know any comments, concerns or suggested changes			
118151098739	I feel it's important to keep the green spaces gap of the golf course as this ensures a walking route to Biddenham, which houses the nearest pub. I'd suggest that current residents don't have access to as many facilities as previous residents so this also needs to be tackled - the golf course bar closure for example needs to be replaced with a pub, perhaps a community pub to give somewhere for the community to gather.	Noted and thank you. Policy F1 refers to community facilities	
118148977811	Happy	Noted and thank you	
118148811535	High quality and rural are key concepts	Noted and thank you	
118147756476	I welcome these. It is important to have this clear and concise outline to refer back too when tackling issues in more detail.	Noted and thank you	
118145783945	good aims	Noted and thank you	
118143912282	Parking spaces most houses and flats have more than one car	Policy T2 refers to parking provision for new development. BBC Local Plan sets standards for parking provision.	

Response ID	Comment	Steering Group Response	Change/No Change
118140704814	<p>Aim 2: To develop existing and create further facilities and services to support the residents</p> <p>and businesses of Great Denham: the plan should include the replacement of a golf course or other sports facilities e.g., country park, since existing residents did have access to this recreational facility for a significant period of time and new residents will not. The plan should be more specific about sports and community facilities if this is possible.</p>	Noted and thank you. Paragraph 99 of the NPPF refers to any proposed use of sports and recreation facilities. Policy F1 Community facilities will be amended to include provision of sports and leisure facilities.	Change to Policy F1 to include sports and leisure facilities
118140388729	Vision mentions health and well-being however this is not reflected in the aims specifically health. I think the vision should also touch on climate change.	The wording of Aim 2(i) includes facilities which includes health and leisure facilities. The Vision refers to Sustainable development which includes impact of Climate Change	
118139652979	N/A	Noted and thank you.	
118138086428	Happy with it	Noted and thank you	
118137562454	No issues if you stick to it.	Noted and thank you	
118137351176	Satisfactory - however would like more on the prospective new development planned for Mercia Road and the Kickabout area. This new building leaves less green space for children from the existing houses, flats around the commercial area.	The NDP applies to all future development. Planning application 21/01582/MAF for housing on Mercia Road has already been submitted and therefore will not be affected by the NDP	
118136999585	Very comprehensive. Agree with it.	Noted and thank you	
118136957811	PO only we need to build up on the estate. We need a secondary school on the estate so our children have somewhere local to go after the Great Denham Primary School. Also now the golf course has gone we could do with a place to meet i.e. a restaurant/ pub.	This would be classed as Community facilities - Policy F1 refers to retaining facilities and providing new community facilities being encouraged. This also includes the Primary School, and offers opportunity for provision of secondary schooling, which is the responsibility of the Local Authority.	Education referred to in Policy F1
118120617106	I think that it is very important to keep the look and feel of Great Denham, especially it's green spaces	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118114982486	N/A	Noted and thank you	
118109078849	Don't try to be isolated from town or Kempston or Biddenham. Stay connected. So the neighbourhood will be more progressive.	Policy G5 refers to new links to neighbouring settlements within the NDP	
118097113337	All good	Noted and thank you	
118097051851	None	Note and thank you	
Q5 - Section 6 - Sustainable Development - please let us know if you have any comments, concerns or suggestions on the Sustainable development principles			
118151098739	Sustainable should also be including facilities - if you pack too many people in but don't provide increased school/doctors places, more shops and café/bar facilities, the village will end up a people farm where people have to leave the village to get care/do shopping/have a drink.	Policy F1 covers provision of local facilities and Policy F2 supporting local businesses	
118148977811	Happy	Noted and thank you	
118148811535	strongly agree with what is stated. Should aim to be a leader in the County	Noted and thank you	
118147756476	With regard to meeting contemporary standards current regulations being met does not necessarily include standards that are broadly agreed on and almost inevitable in the very near future in the life of a well-constructed home and built environment for example the movement away from now traditional gas fired central heating	Noted and thank you. Any new building regulations will be taken into account.	
118145783945	sustainability must be a high priority	Noted and thank you	
118143912282	All new houses flats should be built with solar panels. Charging points for e cars	Policy D4 refers to provision of sustainable buildings, including on site energy generation. Policy T2 includes provision of EVC for new houses and any new public parking	
118140704814	The sustainable development principles appear to take into account social and environmental factors to	Policy D4 currently specifies all new buildings to be targeting zero carbon emissions. Para 6.3	

Response ID	Comment	Steering Group Response	Change/No Change
	a certain extent but they do not take into account economic growth which is inter-twinned with that of Bedford/transport links to surrounding cities etc. It would be great to have specific targets for carbon neutral as part of sustainable development e.g. all sustainable development to be carbon neutral.	explains that there are 3 dimensions to sustainable development, including economic considerations. Policy F2 supports local economic growth in the form of local business.	
118140388729	Good to see that the sustainable principles reflect on health and lifestyle of residents. Additionally it also highlights flooding which could be a serious issue in the future.	Noted and thank you	
118139652979	N/A	Noted and thank you	
118138086428	Fully support them	Noted and thank you	
118137562454	No concerns or comments	Noted and thank you	
118137351176	Principles are fine if they are adhered to.	Noted and thank you	
118136999585	Agree with it. Will like to see more details on addressing flooding risk and public transport, especially direct bus services to Bedford Station	Policy G3 refers to need to ensure preservation and enhancement of flood alleviation measures. Policy T1 will be changed to refer to public transport.	Policy T1 amended to include reference to public transport
118136957811	No	Noted and thank you	
118120617106	I agree with the contents	Noted and thank you	
118114982486	There should be a focus on sustainable transport: bike paths, footpaths and bus routes	Policy T1 already refers but public transport to be included	Policy T1 amended to include reference to public transport
118109078849	What's the point of talking about sustainability after building in each feet of this tiny development?	Noted and thank you	
118097113337	These are sound and in line with current sustainable national objectives	Noted and thank you	
118097051851	None	Noted and thank you	
Q6 - Section 7 - 'High Quality Design - please let us know if you have any comments, concerns or suggestions on the High-Quality Design and Design Principles			

Response ID	Comment	Steering Group Response	Change/No Change
118151098739	<p>DC.01 4 - reference my earlier point about Great Denham becoming a people farm if the facilities aren't keeping up with population, as they currently aren't (e.g. a community pub). Also there is no reason for people outside of Great Denham to turn off the A428 and go any further than the country park - if there was a pub this would draw people in, if you can get people to the retail units this would increase passing trade.</p> <p>DC.02 7 it says here that one of the design code principles set by the parish council is prioritising walking and cycling, but the neighbourhood plan fails to mention walking and cycling access through the bus gate or river path - please include this in the plan</p> <p>DC.02 8 please can we have no more streets where the "pavement" is simply demarcated by coloured bricks - cars park all over these and there is no safe space for children/prams/disabled without using the road.</p>	Thank you, Comments noted, reference to be added regarding pedestrians and cyclists have access to the bus gate. Policy T2 wording can be changed to include design of parking.	Text added at paragraph 12.27. Policy T2 amended.
118148977811	Happy	Noted and thank you	
118148811535	Agree	Noted and thank you	
118147756476	The NDP and design code combine to note what has been successful in Great Denham. They also address some of what has been less successful. There is no reason for further development to do anything less than address the lessons learned in earlier phases.	Noted and thank you	
118145783945	The parking courtyards need to be very conveniently accessed for residents' use or they will be ignored as is the case in many streets at present. Consider rear access to properties from the parking courtyards wherever possible.	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118143912282	We are a village there are some town houses which are totally wrong for this area	Existing houses have been built in line with the current Design Code (2003). The NDP Steering Group is submitting a new Design code as part of its NDP submission, this includes Design principles which reflect the range of disparate styles already in Great Denham	
118140704814	None.	Noted and thank you	
118140388729	High quality design of developments should also take into consideration impact of climate change.	Policy D4 addresses provision of sustainable buildings. No further action required.	
118139652979	N/A	Noted and thank you	
118137562454	7.9 parking is my main concern. Currently no space to park on certain locations on Greenkeepers Rd. Poor design.	Unfortunately, the NDP cannot address historic issues. For future developments Policies T1 and T2 outline what is required and addresses impact on on-street parking through poor design.	
118137351176	There are issues with car parking and the spaces around sections of house building in some areas of Gt Denham.	Unfortunately, the NDP cannot address historic issues. For future developments Policies T1 and T2 outline what is required and addresses impact on on-street parking through poor design.	
118136999585	Great Denham is losing it village appeal and becoming more like an urban sprawl with very high density. Will like the council to increase the threshold for approving plans submitted by corporate builders	Outside the scope of the NDP	
118136957811	No	Noted and thank you	
118120617106	All good	Noted and thank you	
118114982486	N/A	Noted and thank you	
118109078849	Full of brick forest is a high quality design.	Noted and thank you	
118097113337	Principle set and ensuring adherence is now the challenge	Noted and thank you	
118097051851	None	Noted and thank you	
Q7 - Policy D1 - The Design of the New Development - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	None	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118148977811	Happy	Noted and thank you	
118148811535	should be low density and parking needs to be focussed on as does increased traffic	Noted. Policy D5 refers to housing mix and the Design Code highlights the housing density variation across Great Denham. Parking is addressed in Policies T1 and T2	
118147756476	The use of parking courts for houses is a key area to address as it has not been a successful aspect of earlier development. Communal parking is traditional for flats but needs to be very well planned? Charging points for vehicles must be installed ready for every household from the start.	Policy T2 - wording to be revised to clearly articulate learning from use of Parking Courts (see emerging Borough Design Guide P153) Noted re electric charging points	Policy T2 amended
118145783945	D1:h I think it is important to invest much consideration and research into parking habits and preferences of residents in order to provide the best possible solution to mass on-street parking obstructing the flow and creating a crowded feel to the streets.	Policy T2 refers	
118143912282	Not enough green areas, play areas for different ages. Corridors for wildlife. Covid showed us how poor the existing building/ plans are no longer relevant. We need houses for young people starting out and one level properties for the older generation to downsize	Noted. Policies G2 - local green spaces, G4 - nature conservation, D5 refers to mix and tenure of dwellings	
118140704814	The gap between settlements needs to remain as part of any new development.	Policy D2 refers	
118140388729	I think new development should reflect on best practice and lessons learnt from previous developments. Consideration should be made with regards to population density and impacts on vision and aims.	New Design code written as part of plan submission addresses learning from all previous phases. Policy D1 specifies new development to reflect local area.	
118139652979	N/A	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118137741076	I think the design and layout is good but there needs to be less concrete spaces and more grass verges to break it up	Policy G1 refers to provision of green space across the development. Policy D1 to be reviewed to include reference to provision of garden areas.	
118137562454	Needs to blend in with 10 year old Great Denham and prevention of rat runs and speeding.	Policy D1 included reference to existing patterns. Policy G5 includes reference to measures to address traffic speeds	
118137351176	Require more information from Developers and to have opportunities and time to examine the plans in relation to the Quality home and environmental Design being aimed for in the Great Denham Village Plan.	Noted and thank you. Separate consultations would normally take place on planning applications and briefs, managed by Bedford Borough Council. The Design Code has been produced to help developers understand what is required for future planning applications	
118136999585	Great Denham is losing it village appeal and becoming more like an urban sprawl with very high density. Will like the council to increase the threshold for approving plans submitted by corporate builders	Outside the scope of the NDP	
118136957811	Getting in and out of the estate is hard when we have multiple football and a park run at the same time. Also parking outside the shop on the path is an accident waiting to happen.	Parking behaviour is outside the scope of the NDP. Parking restrictions are being addressed by Parish Council	
118120617106	No concerns	Noted and thank you	
118114982486	N/A	Noted and thank you	
118109078849	Too congested. No gaps between the houses. Bus routes like anglia way and green keepers are narrow and congested.	Existing houses have been built in line with the current Design Code (2003). The NDP Steering Group is submitting a new Design Code as part of its NDP submission, this includes Design principles which reflect the range of disparate styles already in Great Denham	
118097113337	n/a	Noted and thank you	
118097051851	None	Noted and thank you	
Q8 - Policy D2 - Maintaining Separation - please let us know if you have any comments, concerns or suggestions on this policy			

Response ID	Comment	Steering Group Response	Change/No Change
118151098739	This gap must be maintained to keep walking routes over to Biddenham to access the nearest pub	Noted and thank you. Policy D2 refers	
118148977811	Vital. We live on the edge of the green area between Great Denham and the River Great Ouse. It floods, and we were told to leave our homes on Christmas Day 2020 as a result. Protecting this land to take up any flood water, and further protection is very important. Our searches upon original purchase suggested a flood reaching us would be a 1 in 100 year phenomenon and it's happened once in 7 years	Noted and thank you. Policy G3 requires all developments to also ensure impact on flood alleviation for Country Park is considered.	
118148811535	Totally agree. Separation should be maintained and the green area respected	Noted and thank you	
118147756476	Maintaining separation is absolutely necessary. The whole pattern of the development to date is based on the availability of extensive open space for residents within a very short walk. This balances the high density of housing with smaller than traditional gardens and higher rise than is traditional, three storey houses are the norm facilitating high density on narrow plots.	Noted and thank you	
118145783945	The gap between Gt Denham and Biddenham is felt to be a vital feature of the village atmosphere of both communities. If it were to be built on, thereby amalgamating the two areas, it would become urban sprawl.	Noted and thank you	
118143912282	We need a larger area of separation between Biddenham and the Bromham road site which backs onto great Denham	Policy D2 refers	
118140704814	As above in D 1.	Policy D2 refers	
118140388729	I agree that separation should be maintained.	Noted and thank you	
118139652979	N/A	Noted and thank you	
118138086428	Very important to maintain the urban gap	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118137741076	I agree there should be a separation between neighbouring villages but I think there should be a well lit designated pathway access between Great Denham and Kempston and Great Denham and Biddenham. I have lived here a while now and still don't know how to clearly get to either of these places by foot.	Policy G5 refers. Rights of Way footpath No 1 already connects Great Denham to both Biddenham and Kempston. Request for well-lit paths is also noted but SG are aware this would be a matter for the landowner. Safety (including lighting) is an important aspect	Reference to safety added to Policy G5 and text
118137562454	Do not believe this will be maintained for one minute. Maintenance has always been a grey area under S106 and still is. What's needed is a specific diagram area of what will be maintained. Arrows is not good enough, area plot is needed.	Noted and thank you. The use of the word 'maintain' has been misunderstood to cover up keep, the correct interpretation is 'to keep'.	Reword D2
118137351176	Some concern regarding the current /future Consultations between the Landowner (Wingfield) and the Developers.	Noted and thank you. Outside scope of NDP	
118136999585	Extremely important to maintain the green space between Great Denham and Biddenham. Do not support any development of erstwhile Golf Course. Agree with the policy	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	I think that this is important to maintain the character of Great Denham	Noted and thank you	
118114982486	It sounds like Biddenham residents want to keep Great Denham separate so a view of the houses does not impact them. I see no reason why they need to be separate, especially as the golf course is not flood plain land.	Comments noted. Purpose of policy D2 is to ensure both settlements continue to have separate identity and that no coalescence occurs.	
118109078849	Modern world is connected and mutually related to prosper.	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
	Separation and isolations can only keep u back in the Bronze Age.		
118097113337	This is the most important aspect in the plan to avoid the dreaded "urban sprawl" maintaining separation means GD want be overwhelmed with bricks and mortar and thus retains its unique character	Noted and thank you	
118097051851	None	Noted and thank you	
Q9 - Policy D3 - Archaeology - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	None	Noted and thank you	
118148977811	History is fascinating here and goes back so far, important to understand this and relay it to future generations	Noted and thank you	
118147756476	I welcome the policy as the area has historical significance	Noted and thank you	
118145783945	If at all possible, archaeological sites should remain unbuilt areas so that, if in the future, when more sophisticated scientific apparatus is available, the sites can still be accessed by researchers i.e. not buried forever by housing or whatever.	Noted and thank you	
118143912282	We should look after the past. It's important to treat archaeological site as sacred	Noted and thank you	
118140704814	None.	Noted and thank you	
118139652979	N/A	Noted and thank you	
118137562454	So vague can't comment.	Noted and thank you	
118137351176	Was pleased to know more of the historical background and the Archaeological discoveries. Perhaps find out if possible to publicise the above historical context of the area with plaque of some type near shops, or within the Community Hall. Perhaps a large oak tree on the land opposite the Nursery and plaque to recognise the historical significance and to give a Village Centre identity which	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
	is needed. The dedication of the "Tommy" circular area was much appreciated too.		
118136999585	No comments	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	Cool	Noted and thank you	
118114982486	N/A	Noted and thank you	
118113745194	It's very vague. If the buildings within any one development are over 1000 square foot then do a desk survey, if over 10,000 square foot do a site survey	Noted and thank you. Bedford Brough Council will determine when archaeological surveys are required for planning applications.	
118109078849	If they found a Roman chapel, why did they build the school parking on top of the chapel?	Noted and thank you	
118097113337	We should make more of the history of the area - the policy is sound but would like the community to have a broader and more published view of the past history	Noted and thank you. Outside the scope of the plan	
118097051851	None	Noted and thank you	
Q10 - Section 9 - Sustainable Buildings and Construction - please let us know if you have any comments, concerns or suggestions on this section?			
118151098739	Buildings should be shown to meet current standards when newly built - I have an old style smart meter on a property which could have had a new style smart meter fitted when built.	Noted, wording should ensure current standards at time of build are specified.	Changes to Policy D4
118148977811	Happy	Noted and thank you	
118148811535	Should aim to exceed all current requirements. Potential flooding to be taken very seriously and density of housing needs to reflect this	Noted, wording should ensure current standards at time of build are specified.	Changes to Policy D4
118147756476	Technology and national targets are evolving rapidly. What was best practice at the time of earlier development phases is likely to have been superseded	Noted, wording should ensure current standards at time of build are specified.	Changes to Policy D4
118143912282	Must be sustainable we have to worry about flooding and drought and the damage to property and wildlife	Noted. Policy G3 and G4 refer	

Response ID	Comment	Steering Group Response	Change/No Change
118139652979	N/A	Noted and thank you	
118137562454	Depends on the developer. As some developers contractors do not always follow sustainability. Lagan Homes is a perfect example.	Noted and thank you. Choice of developer is outside the scope of NDP	
118137351176	Do not have sufficient understanding at present.	Noted and thank you	
118136999585	No further comments	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	None	Noted and thank you	
118114982486	Buildings should be well insulated and have reasonably sized gardens. Artificial grass should be discouraged .	Policy D4 refers to insulation measures. Policy D1 can refer to the provision of garden/green space area. The use of materials within gardens is outside the scope of NDP	Added reference to gardens/outside space/balconies to Policy D1 and text
118109078849	No comments.	Noted and thank you	
118097113337	All sound	Noted and thank you	
118097051851	None	Noted and thank you	
Q11 - Policy D4 - Provision of Sustainable buildings - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	Buildings should be shown to meet current standards when newly built - I have an old style smart meter on a property which could have had a new style smart meter fitted when built.	Noted, wording should ensure current standards at time of build are specified.	Changes to Policy D4
118148977811	Happy	Noted and thank you	
118148811535	should aim to exceed all current requirements	Noted, wording should ensure current standards at time of build are specified.	Changes to Policy D4
118147756476	I am pleased to see mention of energy generating solar panels . The plumbing for water heating panels has sometimes proved complicated and expensive for residents to maintain. Central government targets and policies mean that new builds should be designed to be future proofed to a reasonable extent	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118145783945	Homes larger than two-bedroomed properties should have on-site EV charging as a norm. This would require a drive and/or car port at least.	Policy T2 includes provision of EVC points	
118143912282	All new buildings should be sustainable and have a low impact on the environment	Policy D4 refers	
118140388729	Sustainable building should also consider the change in the summers. A case in point this summer it was hotter than previous years therefore focus should not be only made for cold seasons but also warm seasons .	Policy D4 refers. Thermal efficiency is already included in the policy; this covers both cold and warm seasons.	
118139652979	N/A	Noted and thank you	
118137562454	Totally agree with section 11.2	Noted and thank you	
118137351176	Some housing stock is much better than others. Carbon emissions as stated in Local Plan policy 54 needs to be adhered to if fuel poverty is to be tackled. It is a concern that the Anglian Water supply region is classified as area of water stress. Reducing water consumption is one thing as is addressing the concern of flooding. There is also the ongoing issue of SuDS which I would like further information about.	Noted and thank you. SuDs is included in policy D1	
118136999585	No comments	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	This is important for all of our society going forward	Noted and thank you	
118114982486	N/A	Noted and thank you	
118109078849	Builder provided the houses and people bought with their money. Nothing much to do.	Noted and thank you	
118097113337	All sound	Noted and thank you	
118097051851	None	Noted and thank you	
Q12 - Section 10 - New Housing - please let us know if you have any comments, concerns or suggestions on this section			

Response ID	Comment	Steering Group Response	Change/No Change
118151098739	None	Noted and thank you	
118148977811	Great Denham is big as things stand, traffic at rush hour is problematic so more housing here seems unwise	Noted and thank you. The Neighbourhood Plan seeks to outline Policy needs in the event of future development so that learning and resident views are represented	
118147756476	I agree with these points	Noted and thank you	
118143912282	What about the pressure on the hospital and other services with more people. The pressure on the roads. People will not give up their cars as it impossible to get around Bedford without one	Policy F1 and policy F2 deal with Local facilities in Great Denham. Facilities referred in comments are responsibility of Local Plan (Borough Council level)	
118140704814	New housing development in the area should take into account the overall sustainable development strategies for Bedford and surrounding areas. New housing should be driven by need not by the potential of profits by land owners, developers and central government targets imposed on local authorities etc.	Outside the scope of NDP, appropriate to Local Plan	
118140388729	A housing needs survey should be carried out. I think this is a fantastic idea.	Refer to Borough Council	
118139652979	N/A	Noted and thank you	
118137741076	I think if new housing is built there should be more funding for the local school to expand and a local secondary school built too to keep up with demand	This is a requirement for new housing set by Bedford Borough Council. Review wording of Policy F1 to include education.	
118137562454	Again as mentioned earlier you lied in the original plan and the greenspace area of Great Denham was meant to be much larger then it is now. Further more 70% of the open space can't be used as its not maintained. My concern the same will happen with the new housing.	Policy G1 refers to provision of green space should protect future development	
118137351176	As mentioned would like to know more information in advance of the final decision process.	Noted and thank you. All planning applications are available via Borough Council for public comments	

Response ID	Comment	Steering Group Response	Change/No Change
118136999585	Great Denham is losing its village appeal and becoming more like an urban sprawl with very high density. Will like the council to increase the threshold for approving plans submitted by corporate builders	Outside the scope of the NDP	
118136957811	If we have new housing then the following needs to happen - We need a secondary school on the estate so our children have somewhere local to go after the Great Denham Primary School. Also now the golf course has gone we could do with a place to meet i.e. a restaurant/ pub.	This would be classed as Community facilities - Policy F1 refers to retaining facilities and providing new community facilities being encouraged. This also includes the Primary School, and offers opportunity for provision of secondary schooling, which is the responsibility of the Local Authority.	
118120617106	No more please, the infrastructure is already straining	Noted and thank you	
118114982486	New housing should have good sized gardens as well as access to community gardens / allotments	Policy G1 refers to provision of green space should protect future development. Review wording of policy D1 to include provision of private open space.	Changes to D1 to reflect the need for access to outside space
118109078849	Where is the space for new housing now?	Noted and thank you. NDP specifies the sites that have been identified in the Local Plan; no new sites identified.	
118097113337	Must be of same or better quality	Noted and thank you	
118097051851	None	Noted and thank you	
Q13 - Policy D5 - New Housing - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	None	Noted and thank you	
118148977811	As above	Noted and thank you	
118148811535	Parking is an issue and needs to be addressed	Policy T2 outlines requirements for parking	
118147756476	This section is concise as other sections of the NDP flesh out details	Noted and thank you	
118143912282	What about the pressure on the water consumption and sewers with all the new build	Policies D1 and D4 refer	
118140704814	As above.	Outside the scope of NDP, appropriate to Local Plan	

Response ID	Comment	Steering Group Response	Change/No Change
118139652979	N/A	Noted and thank you	
118138086428	Parking is a critical consideration. Avoid the problems the current parking creates	Policy 2 refers	
118137562454	n/a	Noted and thank you	
118137351176	<p>Any Future new housing should take into account the great concern regarding the numbers of resident patients who need care from the local Medical Centre. From personal experience I have waited over 5 weeks for an appointment and the feedback from tests. I acknowledge that this is reflected across the whole of UK but it is something which should be highlighted in these difficult times.</p> <p>If , as members of a village community, we can feedback our concerns to those making the final decisions on future development, we should have more information prior to final decision making. The Great Denham village plan would look forward to updated/ expanded community facilities to meet these future needs.</p>	Policy F1 and policy F2 deal with Local facilities in Great Denham. Facilities referred in comments are responsibility of Local Plan (Borough Council level)	
118136999585	Great Denham is losing it village appeal and becoming more like an urban sprawl with very high density. Will like the council to increase the threshold for approving plans submitted by corporate builders	Outside the scope of the NDP	
118136957811	Same as comment before	Noted and thank you	
118120617106	No more please, the infrastructure is already straining	Noted and thank you	
118114982486	N/A	Noted and thank you	
118109078849	Builders are just doing their business	Noted and thank you	
118097113337	All ok	Noted and thank you	
118097051851	None	Noted and thank you	
Q14 - Section 11 - Facilities and Businesses - please let us know if you have any comments, concerns or suggestions on this section			

Response ID	Comment	Steering Group Response	Change/No Change
118151098739	The descopeing of facilities made during the financial crisis must be revisited as Great Denham feels less like a village and more like a very large housing estate without these wider facilities, even as joked by a comedian performing at the community hall who'd never visited Great Denham before. Library, pub, leisure centre would be good additions, tennis courts would be a welcome addition to the country park/pavilion area.	Policy F1 covers provision of future facilities	
118148977811	Happy	Noted and thank you	
118147756476	This covers issues well	Noted and thank you	
118143912282	Current business is enough.	Noted and thank you	
118140388729	When setting up facilities it is important to think about density of community in addition to visitors from other areas. Issues like parking have to be considered. Visiting member from other parishes should contribute a cost to maintaining these facilities.	Noted and thank you. It is not possible to charge visitors to the Parish for use of any open facilities	
118139652979	N/A	Noted and thank you	
118137741076	I think there should be more takeaway/food facilities available maybe a bakery or fish and chip shop. Also I think there is a real need for a local pub for locals to come together and socialise with play park attached for families and also I think the area would benefit from a leisure centre with swimming pool and gym	Noted and thank you. Currently there is no land available to the Parish Council for the provision of any additional facilities such as Pub or Leisure centre. The Retail Centre does currently have a fish and chip shop	
118137562454	none	Noted and thank you	
118137351176	With village expansion, it requires further consideration to parking at the Commercial area. There is also the issue and possible addition of Electric points that has been raised for charging of cars. If this also takes place in the one main car park at the commercial centre it could be another problem.	Building Regulations now require every new house to provide an EV charging point. There is no ability to extend the parking provision at the Retail centre, and this is privately owned.	

Response ID	Comment	Steering Group Response	Change/No Change
	Presumably any future house building would take this into account on the site of each house.		
118136999585	Agree with the policy	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	GP is already too busy, school is struggling to cope, also insufficient secondary schools	Noted and thank you	
118114982486	N/A	Noted and thank you	
118109078849	Local gym or indoor swimming pool. Local pub instead of 2 half opened Coffee shops.	Noted and thank you. Currently there is no land available to the Parish Council for the provision of any additional facilities such as Pub or Leisure centre. The Retail Centre does currently have a fish and chip shop	
118097113337	Change of use outside the NDP aims and vision should not be allowed	Noted and thank you. Policy F1 outlines conditions before any consideration on change of use can be made.	
118097051851	None	Noted and thank you	
Q15 - Policy F1 - Community Facilities - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	Needs to go further than encouraging the provision of new facilities - why can't it say planning applications without expanding existing or providing new facilities will be resisted? The single thing Great Denham does not need more of is just housing, the original facilities for the area were descoped during the financial crisis so the village already has a lower facilities to housing ratio than the council approved in the original plans, which has never been rectified.	Noted and agree, wording of policy F1 to be strengthened	Policy F1 changed
118148977811	Happy	Noted and thank you	
118147756476	I agree with the points covered, they take local contexts into account well	Noted and thank you	
118145783945	The country park provides convenient 'rural' space for the new parts of Gt Denham but there is no secure, designated outdoor space other than the now-closed	Noted and thank you. Policy G4 covers conservation of natural characteristics. The future of the former golf course land will be	

Response ID	Comment	Steering Group Response	Change/No Change
	golf course for the older side of the village. This space must be conserved and left undeveloped, preferably with grass/mud tracks and semi-wild open space.	determined by the landowner, but the Neighbourhood Plan policies will be taken into account once the plan is adopted.	
118143912282	More green space	Policy G1 makes provision for more green space requirement as part of any new development	
118140388729	Community facilities should be ranked in relation to significance to residents. The village medical centre which is extremely stretched due to the lack of gps and increase in number of residents is a good example of assessing community facilities.	Noted.	
118139652979	N/A	Noted.	
118137741076	I think the need for more local business is high. As someone who doesn't drive work opportunities locally within the village would be great	Policy F2 outlines conditions for supporting local business and that these would be encouraged.	
118137562454	it's fine as it is	Noted and thank you	
118137351176	From the summer 2020 Have Your Say Survey , there was a great appreciation around the natural Green spaces and the provision of sports fields, basketball, childrens' play areas. Also requests for these to be expanded including further sports for older teenagers which is very important as travel to other sporting grounds are not possible for many families these days. This is why I believe it is imperative to make use of as much green space as possible to offer sport opportunities to young people and adults alike to maintain healthy lifestyles and develop the Community in positive ways. As schools sell off even more of their land the community facilities will be even more important for community health. Additional Note: There also appears to be a trend in using the battery/electric scooters around the paths which requires more scrutiny. An occasion recently	Noted and thank you. Policy G1 makes provision for additional green space as part of any new development; the NDP also identifies those areas suitable to be noted as Local Green Space. Issues with use of electric scooters and condition of existing recycling facilities are outside the scope of the Neighbourhood Plan and have been reported to the relevant authorities by the Parish Council	

Response ID	Comment	Steering Group Response	Change/No Change
	<p>was when I was walking with my 2 year old granddaughter along the pathway to the pavilion playground. A discussion perhaps on traffic calming on the walkways is required before an accident.</p> <p>The Facilities for Re-Cycling are becoming both unsightly and involve extra considerable work for the Bedford Council staff who have to deal with the glass and clothing around the car park bins. I have talked to them occasionally when they have to clean up the mess. There are so many small glass shards around there that you couldn't take a small child anywhere near it. I do not know if some people from another area come to dump rubbish or it is just too small for the number of houses we have in our community. Possibly a bit of both, but it is a priority to deal with this along with B.B. Council.</p>		
118136999585	Agree with the policy	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	GP is already too busy, school is struggling to cope, also insufficient secondary schools	Noted and thank you	
118114982486	N/A	Noted and thank you	
118109078849	Direct road link to town centre and Kempston.	The SG has reviewed this comment but understands that there is no scope to fulfil this suggestion.	
118097113337	Not enough sport and recreation now that the Golf Course has been closed for non-sporting reasons. I recognise the limited impact that the PC have in this area	Noted and thank you	
118097051851	None	Noted and thank you	
Q16 - Policy F2 - Supporting Local Businesses - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	None	Noted and thank you	
118148977811	Happy	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118148811535	Agreed. Again parking and traffic are key issues	Policies T1 and T2 outline requirements with regard to traffic and parking	
118147756476	I agree that this policy is sound especially in the local context	Noted and thank you	
118143912282	I think it's enough now	Noted and thank you	
118139652979	Re-instatement of a local post office, as the current one has closed.	Noted and thank you	
118137562454	none	Noted and thank you	
118137351176	Not known if there are local Businesses which need support, but also recognise that additional parking and for unloading could be an issue.	Noted and thank you	
118136999585	Agree with the policy	Noted and thank you	
118136957811	I support local businesses but the fish and chip shop is terrible.	Noted and thank you	
118120617106	None	Noted and thank you	
118114982486	N/A	Noted and thank you	
118097113337	No Comment	Noted and thank you	
118097051851	None	Noted and thank you	
Q17 - Section 12 - Green and Blue Infrastructure - please let us know if you have any comments, concerns or suggestions on this section			
118151098739	None	Noted and thank you	
118148977811	Happy	Noted and thank you	
118147756476	This is comprehensive Future maintenance will of course be necessary	Noted and thank you	
118145783945	Safety and practicality of wildlife corridors should be a priority consideration when planning/siting new infrastructure.	Policy G4 refers	
118143912282	Badly need more green space. Allotments and play areas for all ages. Football nets for the young	Policy G1 covers requirements for additional green space as part of any new development.	
118140388729	Green spaces are welcome however the maintenance costs imposed on residents for these spaces is not fair. There are numerous people from neighbouring areas	Noted. Policy G1 stipulates that future provision of green space as part of any new development must also ensure suitable arrangements are in	

Response ID	Comment	Steering Group Response	Change/No Change
	that take full advantage of these areas. This is in addition to other costs e.g. council tax etc.	place for the costs of future maintenance of these areas	
118139652979	N/A	Noted and thank you	
118137562454	none	Noted and thank you	
118137351176	I would like these to be protected for the use of this community and those who visit. I am particularly supportive of any activity or projects which support the bio-diversity of the Country Park in general and would contribute my time to support.	Noted and thank you	
118136999585	Agree with the policy	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	We need to keep is as green as possible for our children	Noted and thank you	
118114982486	N/A	Noted and thank you	
118097113337	These look well covered by the plan	Noted and thank you	
118097051851	None	Noted and thank you	
Q18 - Policy G1 - Open Space as part of new development - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	Important that this is kept as a guiding principle of planning applications, and not just encouraged	Noted and thank you	
118148977811	Very important, vital to have space for children to play safely	Noted and thank you	
118148811535	Old golf course remains a key green space and should be protected	Noted and thank you	
118147756476	I welcome the recognition that future maintenance needs to be considered in new development	Noted and thank you	
118143912282	We need to protect wildlife. In view of air pollution we need car free zones	Noted and thank you. The layout of Great Denham is not suitable for identifying car free zones unfortunately.	
118140704814	Having extensive open space, sports facilities and leisure facilities should be a pre-requisite for any new development. As we have seen with demise of the	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
	former golf club, any new development should have more robust terms associated with it to prevent profitable ventures being closed down to the detriment of the local community once the housing development has been completed for a few years.		
118140388729	A way of ensuring that visitors also contribute to the maintenance of the areas.	It is not possible to ask visitors to Great Denham to contribute to costs of maintenance as this is open green space.	
118139652979	N/A	Noted and thank you	
118138086428	Sufficient open space is critical	Noted and thank you	
118137741076	I think the open space is great, maybe a designated fishing area	Noted and thank you. Licences for fishing in the Great Ouse are managed by Vauxhall Angling Club	
118137562454	Concerns BBC will not maintain Policy G1. Track record of failure of maintenance and open space. I.e. contractors spend more time having smoke breaks and hiding behind bushes than maintaining the area. Jobs are rushed and BBC vehicles causing more damage to the Land when they do not need to drive over it.	Noted. The provision of Policy G1 in the Neighbourhood Plan means that future applications must pay attention to this, and enforced by the Planning Authority	
118136999585	Agree with the policy	Noted and thank you	
118136957811	Keep some space but complete the following - We need a secondary school on the estate so our children have somewhere local to go after the Great Denham Primary School. Also now the golf course has gone we could do with a place to meet i.e. a restaurant/ pub.	Noted and thank you. The issues of secondary school provision have been referred to but there is currently no land available that is no under private ownership	
118120617106	This is essential	Noted and thank you	
118114982486	N/A	Noted and thank you	
118113745194	Following on from my opinion on how big gardens should be. The public open space provided should be at least the same as the land being developed. So 50% developed land and 50% public open space. Roads and	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
	car parks should not count towards public open space. If this space is not provided then no new dwellings should be built.		
118109078849	Good	Noted and thank you	
118097113337	All the open space we can get will be welcomed	Noted and thank you	
118097051851	None	Noted and thank you	
Q19 - Policy G2 - Local Green Spaces - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	None	Noted and thank you	
118148977811	Vital for health and well-being, and the opportunity for children to play safely outdoors	Noted and thank you	
118147756476	I am pleased to see that the plan is thorough in identifying those area that fulfil the requirements for designation as a local green space	Noted and thank you	
118145783945	no comment	Noted and thank you	
118143912282	For the amount of people we should have space for people to walk dogs away from runners and bikes, to let them off. For wild areas for butterflies and birds	Noted and thank you	
118139652979	N/A	Noted and thank you	
118137562454	No concerns if you stick to it.	Noted and thank you	
118137351176	I believe only three spaces are recognised formally. I would hope there would be more to be considered.	There is a clear process for any green space to quality as an identified Local Green Space; the SG has considered a number of areas but only the 3 identified met the necessary criteria. This is outlined in Appendix B of the Green Infrastructure Plan	
118136999585	Council should look at investing in more mature tree cover. No other comments	Noted and thank you	
118136957811	Same as before	Noted and thank you	
118120617106	This is essential	Noted and thank you	
118114982486	N/A	Noted and thank you	
118109078849	Good	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118097113337	Although limited its important and has been covered. The sections of the former golf course not covered by the Urban Gap arrows looks to have been addressed	Noted and thank you	
118097051851	None	Noted and thank you	
Q20 - Policy G3 - Great Denham Country Park - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	None	Noted and thank you	
118148977811	Completely agree, per my other note above on flooding concerns. Green space is hugely important to what makes Great Denham a fantastic place to live	Noted and thank you	
118147756476	This is a great asset to other residents of the borough too.	Noted and thank you	
118145783945	good	Noted and thank you	
118143912282	Country park is fine as it is now. It gets very wet and that makes it hard in the winter	Noted and thank you	
118139652979	N/A	Noted and thank you	
118137741076	The country park is lovely again I think a designated lot path to Kempston would be ideal	Noted and thank you. Policy G5 also includes the provision of new links (rights of way network) to neighbouring settlements.	
118137562454	none	Noted and thank you	
118137351176	I support the protection of the space as outlined on the plan and the additional protection and maintenance of the trees and plants to ensure it remains a clean and natural environment for the community and visitors to appreciate and benefit from.	Noted and thank you	
118136999585	Council should look at investing in more mature tree cover. No other comments	Noted and thank you. Aspiration 7 of the Green Infrastructure Plan covers provision for tree planting, in conjunction with Bedford Borough Council	
118136957811	This should be kept as it is it's a lovely area to have on our door step	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118120617106	More could be done, but it must be protected	Noted and thank you	
118114982486	N/A	Noted and thank you	
118109078849	No step bridge please. It's ancient. We need a bridge that bikes can pass through Kempston mill.	Policy G5 covers the provision of new links to neighbouring settlements and retention of existing rights of way. The Borough Council have indicated their intention to carry out improvement works to the pedestrian bridge referred to in this comment and so this is not covered in the Neighbourhood Plan.	
118097113337	Having identified the flooding risk any further building on or close to the Country Park must be avoided	Noted and thank you	
118097051851	None	Noted and thank you	
Q21 - Policy G4 - Nature Conservation - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	None	Noted and thank you	
118148977811	As above	Noted and thank you	
118148811535	To be encouraged. Real opportunity with the old golf course to be a nature haven	Noted and thank you	
118147756476	I agree	Noted and thank you	
118145783945	no comment	Noted and thank you	
118143912282	Very important	Noted and thank you	
118139652979	N/A	Noted and thank you	
118137562454	How can BBC even mention nature conservation when the man made pond has been completely ignored no one can even see it anymore.	Noted and thank you	
118137351176	It is the responsibility of all to sustain and protect this important environment on our doorstep.	Noted and thank you	
118136999585	No comments	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	None	Noted and thank you	
118114982486	N/A	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118097113337	Well covered	Noted and thank you	
118097051851	None	Noted and thank you	
Q22 - Policy G5 - Provision for Pedestrians and Cyclists - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	Still waiting for the crossing to be put in between the post office and Sainsbury's, and will this deter the double yellow line parkers who block the road for road users and pavement for children/prams/disabled?	Noted and thank you. This is outside the scope of the Neighbourhood Plan. Parish Council advise that the Borough should have installation complete by March 2023	
118148977811	Agree. A 20mph speed limit would be wise, it's more than fast enough given narrow roads, parked cars and children	Noted and thank you. Provision of 20mph zoning is being addressed by the Parish Council	
118148811535	Important	Noted and thank you	
118147756476	There is potential to encourage more use of existing routes. For example installation of solar powered lighting in dark spots. Good provision has safety in mind, both actual and perceived.	Noted and thank you	
118145783945	Speed bumps should not extend the full width of the road, but should have end near to the kerb with a gap of, say, 900m to allow cyclists to proceed without having to mount and dismount the bumps.	Noted, this is a matter for detailed Highway design and outside the scope of the Neighbourhood Plan.	
118143912282	They should be in a different area to walkers as they have no respect for walkers	Noted and thank you. Provision of cyclist specific routes is not feasible given the topography and available land space.	
118139652979	Not sure whether a safer crossing needs to be provided from Great Denham to the lake in Box End.	Noted and thank you. Policy G5 would cover such provision should it be appropriate as part of any future development.	
118137741076	Lit designated pathways between great Denham and Biddenham and Kempston	Noted and thank you. Safety is now referenced in text and policy. Provision of lit pathways is the responsibility of the Borough Council	Reference to safety in Policy G5 and text
118137562454	none. This is the one thing that's been pretty good.	Noted and thank you	
118137351176	The paths around the Country Park are excellent for very young children to learn to cycle. Careful cycling	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
	always welcome. Electric Scooters not so welcome as my previous comment.		
118136999585	Agree	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	None	Noted and thank you	
118114982486	N/A	Noted and thank you	
118113745194	Roads should be 30mph on more main routes, 20mph in individual dead end side roads (not exceeding 500m long). Pavements should be wide enough to accommodate both pedestrians and cyclists with a solid white line or other method to visually separate the two.	Noted and thank you. Whilst speed limits are outside the scope of the neighbourhood plan, Policy T1 does refer to provision of infrastructure which would include future pavement width to accommodate cyclists. Unfortunately, it is not possible to retro-fit this policy to existing pavements.	
118109078849	Again. No step bridge. And please do pavement in the footpath in country park.	Policy G5 covers the provision of new links to neighbouring settlements and retention of existing rights of way. The Borough Council have indicated their intention to carry out improvement works to the pedestrian bridge referred to in this comment and so this is not covered in the Neighbourhood Plan. The Parish Council have asked the Borough Council to consider improvements to the Country Park footpaths.	
118097113337	Additional permissive walk and cycle ways would be welcomed	Policy G5 covers this requirement. Aspiration 6 of the Green Infrastructure Plan also covers this.	
118097051851	None	Noted and thank you	
Q23 - Section 13 - Traffic and Transport - please let us know if you have any comments, concerns or suggestions on this section			
118151098739	It's almost laughable that Great Denham was designed to minimise travel as the only way in and out for cars are straight onto the A-road! More needs to be done to tackle anti-social and illegal parking outside the post office and anti-social parking on pavements	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
	throughout the village. Speeding among Greenkeepers Road ought to be tackled too, perhaps in a similar fashion to that on King Alfred Way.		
118148977811	Agree	Noted and thank you	
118148811535	Key to have a public service to the railway station - would offer huge improvements at rush hour	Public transport can be referred to in Policy T1	Change to T1
118147756476	Some of these points may appear very detailed for example with regard to bus routes but I am glad to see this as it makes the current context and immediate as well as future needs clear	Noted and thank you	
118145783945	Shared footpaths and cycle tracks do not work satisfactorily for either party. Better to enforce no parking across cycle lanes, thereby allowing cyclists to make use of them on the road. Similarly, on-kerb parking should be prohibited.	Noted and thank you	
118143912282	People drive far too fast now and it is frightening walking to Sainsburys especially as people park on the double yellow lines outside the post office. We need more post boxes around the area. People park outside entrances in great Portway already so consideration for safety is needed.	Policy T1 covers the provision of infrastructure to maintain highway safety	
118140388729	Developers should take into consideration infrastructure for public transport. For example, appropriate bus stops that allow for less travel disruptions especially during peak hours. This should apply to school buses as well.	Public transport can be referred to in Policy T1	Change to T1
118139652979	Would there be a consideration of bus transport to Milton Keynes, not just Bedford?	Public transport can be referred to in Policy T1	Change to T1
118138086428	Parking provision must ensure roads don't get clogged up	Policy T2 covers provision of appropriate car parking space	
118137741076	The bus service is really poor it's my biggest concern. Since the bus service has been scrapped near the	Public transport can be referred to in Policy T1	Change to T1

Response ID	Comment	Steering Group Response	Change/No Change
	country park side of great Denham you have to walk all the way to the other side of great Denham to catch a bus and as someone with small children this is a nightmare and quite a walk. I think the stagecoach bus service that runs through green keepers needs to be adapted to run through Anglia way as there is a real gap in public transport now at this end of great Denham		
118137562454	This has been and I'm sure will continue to be BBC biggest let down. 20mph speed limit signs removed for no reason. Double yellow lines painted on the corner to some side roads yet not needed. What was needed is double yellow lines on one side of Greenkeepers Road. Bus gate has been out of action for 5 years because BBC can make money knowing of it stays down in bus section only they may get a car driving down it. When raising a complaint about the bollard, you just get told its been reported.	Noted and thank you.	
118137351176	Seems to be more noisy , unnecessary fast cars recently. no place for these at Gt Denham. I would like to think that the roads here are suitable for primary school children to ride to school safely... like they can do in some other countries. Unfortunately due to the parking issues and some speeding of cars this is not possible. We could change this to a degree.	Policies T1 and T2 cover future requirements to ensure infrastructure is provided to maintain highways safety and suitable provision of parking facilities.	
118136999585	Current lack of good bus service is contributing to traffic congestion. Needs to be addressed urgently.	Public transport can be referred to in Policy T1	Change to T1
118136957811	Entrance into great denham needs to be double yellow lines and cameras also same outside the shop. Zebra crossing as well near shop. The second traffic controlling system they put in on the bend is very	Noted and thank you. The Parish Council are already planning appropriate parking restrictions on entrance to Great Denham and have commissioned the installation of a pedestrian crossing by the Borough Council	

Response ID	Comment	Steering Group Response	Change/No Change
	dangerous you can't see if someone is coming from the other direction		
118120617106	Transport is already a problem. The roads are hopelessly over used already	Noted and thank you	
118114982486	N/A	Noted and thank you	
118113745194	New dwellings should have two off road parking spaces each.	Noted and thank you. Parking provision is covered by the Borough Council SPD 2014 as part of the Local Plan. Policy T2 also covers this.	
118109078849	Why we should ride all the way around Bromham road to go to town centre or train station wasting additional fuel and time and carbon emission? And why we have to go all around cemetery road to go to NHS hospital in case of a medical emergency wasting more time and energy? Why don't u build a bridge to reach Kempston road straight from great denham? what's the point of restricting private cars going to ford end road?	Noted and thank you. These would be significant Highways development and as such are the responsibility of the Borough Council. The Borough Council also manage the bus gate referred to into Ford End Road, which is a residential area.	
118097113337	You have identified the issues and further development should take account	Noted and thank you	
118097051851	None	Noted and thank you	
Q24 - Policy T1 - Traffic impact and sustainable travel - please let us know if you have any comments, concerns or suggestions on this section			
118151098739	None	Noted and thank you	
118148977811	Agree	Noted and thank you	
118148811535	Agree	Noted and thank you	
118147756476	I agree	Noted and thank you	
118143912282	Cars go too fast they come out of junctions without warning now so consider how people are likely to drive and park and address these issues in new plans	Policy T1 references the need for future development to assess impact of car movement and requirement for necessary infrastructure to maintain highway safety, including that of pedestrians	

Response ID	Comment	Steering Group Response	Change/No Change
118140388729	infrastructure to aid in improving transport should be taken into consideration by developers. Residents should be involved in assessing this infrastructure. Developers are aware there is limited public transport and therefore need to consider this for new developments.	Policy T1 references the need for future development to assess impact of car movement and requirement for necessary infrastructure to maintain highway safety, including that of pedestrians	
118139652979	N/A	Noted and thank you	
118137562454	Do not believe this for one second. Greenkeepers Rd is a perfect example of how this has not been adhered to. See answer 23.	Noted and thank you. Unfortunately, this cannot be applied retrospectively to the existing build, but policy T1 will apply to all future development, based on the learning and feedback from residents.	
118137351176	Ideal area in the village for biking. What about a non car day.... Ok , one Sunday then. Start a trend among the villages.	Noted and thank you. This is outside the scope of the Neighbourhood Plan but the suggestion will be passed onto the Parish Council	
118136999585	Current lack of good bus service is contributing to traffic congestion. Needs to be addressed urgently.	Noted, reference to public transport can be added to T1 but the provision of services is in the hands of the operators	Change to T1 and reference in text
118136957811	No	Noted and thank you	
118120617106	Not enough electrical charge points	Policy T2 includes provision of Electric Vehicle Charging points	
118114982486	N/A	Noted and thank you	
118109078849	Driving around too much won't bring sustainability.	Noted and thank you.	
118097113337	With reduced public transport services more and more dependency on cars which is against the mayor's climate change objectives must be challenged	Noted, reference to public transport can be added to T1 but the provision of services is in the hands of the operators	Change to T1 and reference in text
118097051851	None	Noted and thank you	
Q25 - Policy T2 - Car Parking - please let us know if you have any comments, concerns or suggestions on this policy			
118151098739	Electric car charging points must be provided for each house, even if I'm allocated parking spots as well as easier places to install them such as driveways	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118148977811	Problematic, not enough allocation for a community that requires cars to get to key centres of work (E.g. Milton Keynes)	Noted and thank you. Parking provision - number of spaces per house - is determined by Borough Council parking standards	
118148811535	Agree. Off street parking important safety measure	Noted and thank you	
118147756476	The context of lessons learned from parking courts need to be considered	Noted and thank you.	
118145783945	See my comment at the heading of this section.	Noted and thank you	
118143912282	Not enough spaces most houses have uptown 4 cars per house and cars are very large and the spaces are small	Noted and thank you. The number of parking spaces per house is set by the Borough Council parking standards.	
118140704814	More car parking would be needed should be there be any future development.	Noted and thank you. The number of parking spaces per house is set by the Borough Council parking standards.	
118140388729	Street parking should be discouraged. Consideration should be made for provision of parking for facilities as they have the potential to create parking issues. Parking on pavements which is a daily occurrence in great Denham needs to be discussed by developers and the parish.	Noted and thank you. Policy T2 covers the requirements for new developments.	
118139652979	Better lines on street to show where cars are supposed to be parked, as this seems to be a free for all most of the time.	Road markings is an operational issue for Highways, but new planning applications should make the road markings clearer.	
118138086428	Agree with what has been included in the plan	Noted and thank you	
118137562454	None but I will say the original plan did not foresee the growth and the impact of parking.	Noted and thank you	
118137351176	At the start of 2010 it was pretty well planned. Pity the yellow stripes not painted then.	Noted and thank you	
118136957811	No	Noted and thank you	
118120617106	The number of residents in GD and their inability to park sensibly, makes it dangerous	Noted and thank you	
118114982486	N/A	Noted and thank you	

Response ID	Comment	Steering Group Response	Change/No Change
118113745194	New dwellings should have two off road parking spaces each. If these cars parking spaces are not provided then no new dwellings should be built.	Noted and thank you, the number of parking spaces per house is set by the Borough Council parking standards	
118109078849	There no much space for car parking. People are just parking everywhere in Anglia way and king Alfred way. It's dangerous for visibility. Pls put full yellow low line on bus routes.	Noted and thank you	
118097113337	Limited space is a constant issue and like 24 above the Borough have to work to improve by spending on the provision of better and more frequent public transport	The provision of services by the operator is outside the scope of the NDP.	
118097051851	None	Noted and thank you	
Q26 - Lastly, is there anything missing from the plan that you would like to draw attention to?			
118151098739	Provision of a pub	Noted and thank you. Policy F1 outlines requirements for community facilities	
118148977811	Good plan, appreciate the efforts to get it off the ground. Thank you	Noted and thank you	
118147756476	I think this is comprehensive. Overall Great Denham has many great features as a place to make a home. However we must ensure that lessons learned about shortcomings associated with past development are addressed. Current issues with management of shared areas should be "designed out " of further development. Any further development must not repeat historic failures for example in relation to inadequate space for the school bearing in mind the number of houses. Wherever possible any further development has the potential to alleviate past shortcomings as well avoiding repeating them.	Noted and thank you	
118145783945	no, thank you for your hard work.	Noted and thank you	
118143912282	A pub and somewhere for evening entertainment. A church	Policy F1 makes provision for new community facilities	

Response ID	Comment	Steering Group Response	Change/No Change
118140704814	Recycling facilities in the park and ride are very popular and often overflowing. New development should have a recycling facility purpose build for the area which would meet the needs of the local community and neighbouring village. The current provision is limited and an eye soar.	Policy F1 makes provision for new community facilities. Recycling facilities do not need planning permission, however the PC is aware of the issues and is working with the Borough Council to resolve these.	
118140388729	A focus on health is important for developers. Having one gp in great denham and the impact its having should be known by developers. The demand on the gp surgery (village medical centre) is also due to new developments. A stronger focus needs to be put on this if we are discussing wellbeing and health.	Policy F1 makes provision for new community facilities. Review wording to include suggested facilities	Policy F1 changed to include health issues
118139652979	N/A	Noted and thank you	
118137741076	I think the biggest things missing from great denham is the lack of bus route on the country park side and the need for more businesses in great Denham for local jobs	Policy F2 already covers need to ensure local businesses. Public transport to be referenced in Policy T1	Policy T1 now includes reference to public transport
118137562454	<p>The plan is far too complicated for the average person to survey on. A simpler guide would have helped. Many residents took one look at it and said " I do not have time to read all that".</p> <p>There's no mention of how contractors for the new development areas would gain access to the land. There's no mention what volume of pollution and noise this will cause.</p>	Noted and thank you	
118137351176	The size of the Sports Pavilion. Perhaps an annex for women's changing facilities could be built next to it. Children/Teenagers BMX park in the plan. Community Fruit and Vegetable garden. Am willing to contribute time to that.	Noted and thank you. Section 12.13 already makes reference to the fact that any improvements would be encouraged.	Policy F1 changed to include a wider range of facilities

Response ID	Comment	Steering Group Response	Change/No Change
118136999585	Local crime and ASB has increased over the years including car thefts, burglaries, drug offences and shootings. There needs to be specific section to address how the policy intends to tackle this critical issue	This is outside the scope of the Neighbourhood Plan as it is not a planning policy issue. However the requirements of Policy D1 reflect learning on the issues of ASB and local crime arising from the provision of Parking Courts etc; this is also reflected in the new Design Code for Great Denham, prepared by Aecom.	
118136957811	We need a secondary school on the estate so our children have somewhere local to go after the Great Denham Primary School. Also now the golf course has gone we could do with a place to meet ie a restaurant/ pub.	Outside the scope of NDP, but wording added to Policy F1	Policy F1 changed to reference education
118120617106	Nope	Noted and thank you	
118114982486	N/A	Noted and thank you	
118113745194	New dwellings placed within 100m of existing dwellings should have at least the same number of bedrooms as the average of the existing dwellings within that 100m radius (HMOs should be discounted from this calculation) and be of the same average square footage, give or take 10%. They can of course be larger than this but not smaller, to ensure that future generations won't be crammed into ever decreasing sized homes. If this space is not provided then no new dwellings should be built. Also, permitted development rights should be allowed across all of Great Denham for existing and new dwellings.	Noted. Policy D5 covers Housing mix; the stipulations for number of bedrooms is the responsibility of Bedford Borough Local Plan	
118109078849	Before the archers cafe was opened in this year, Who was using that building for some years for chilling at night? People could see light and talk at nights in that building. Why don't we give some land near the roundabout	Noted and thank you. This is outside the scope of the Neighbourhood Plan.	

Response ID	Comment	Steering Group Response	Change/No Change
	about for a drive through coffee shop such as Tim Horton's? So the driver to mk and northampton can have a drink in the morning.		
118097113337	Think the PC and Steering Group have produced an excellent plan and as a resident I would like to thank all of you. Thank you.	Noted and thank you	
118097051851	No thank you	Noted and thank you	

Conclusion

30. This Consultation Statement demonstrates that the Great Denham Neighbourhood Plan Steering Group (acting on behalf of Great Denham Parish Council) has prepared the Neighbourhood Plan in accordance with the legal obligations as set out in the Neighbourhood Planning Regulations 2012.

31. All statutory requirements have been met and a significant level of additional consultation, engagement and research has been carried out, including additional arrangements to address during the Coronavirus pandemic. The Neighbourhood Plan Steering Group has made genuine and committed efforts to engage all those who live, work or have a business interest in the Neighbourhood Area and provided them with every opportunity to influence the content of the Great Denham Neighbourhood Development Plan throughout its preparation.

32. This Consultation Statement and supporting appendices have been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning Regulations 2012.





APPENDICES

Appendix 1 - Resident Survey feedback

The feedback from these surveys has informed the development of Great Denham's Neighbourhood Plan and Green Infrastructure Plan

September 2020 survey

What do you like about living in Great Denham?	What are the issues faced by residents that should be included/addressed through the Neighbourhood Planning process?
<ul style="list-style-type: none"> • Good green areas and open spaces • Good road connections • Quiet village living and village feeling • Sense of community • Country Park, community hall and the events that take place there • Closeness to the river • Play areas for the children • The facilities and services we have, e.g., shops at Retail Centre • Footpaths for walking and cycling • All the qualities of living in the countryside without being in the middle of nowhere 	<ul style="list-style-type: none"> • Tackling littering, parking and speeding around Great Denham • Better public transport to Milton Keynes and stations • Improved facilities, e.g., pub, better medical centre • Threat of further development and loss of green space • Insufficient parking and narrow roads • Lack of facilities for teenagers/young adults • Protection of habitats from more building • Tackling crime • Adoption of remaining development
Facilities that people would like to see	Things that might be included as policies in the Neighbourhood Plan
<ul style="list-style-type: none"> • Better public transport into Bedford and Milton Keynes, including to the rail station • Food and drink facilities such as a pub • Better car parking facilities • Sports facilities, including pitches for football, tennis, golf, and the Sports Pavilion, a gym • Improved access to GPs and health facilities • More recreational facilities, including in the green spaces • Facilities for young people • Current facilities, e.g., school, surgeries shops, to keep step with any growth in housing • Litter and Dog Bins • Improved recycling facilities • Variety of food outlets, e.g., takeaways • More traffic calming/speed restrictions • Community-based events and activities 	<ul style="list-style-type: none"> • Protection of green spaces from further development • Parking provision • Traffic and speed management and speed limits • Restrictions on height of buildings and overall housing aspect • Provision of open spaces amongst housing • Restrictions on numbers of Houses of Multiple Occupancy • Provision of facilities linked to development that addresses any gaps, e.g., school expansion, other buildings • Better signage and policies to encourage use of Country Park and community activities • Walkways and Cycleways

 <p>Shaping future development</p>	<ul style="list-style-type: none"> ✓ "Avoid new building in already existent resident areas." ✓ "Clearer adoption policies for Bedford borough. Road adoption seems to be taking forever, as does the pavilion and this ridiculous maintenance charge" ✓ "Improving safety, reducing crime and developing the community" ✓ "Promoting creation and maintained of safe foot -cycle paths and public paths, linking with neighbourhoods." ✓ "Improving road crossing safety within the village (specially around shop areas) and over bypass, to access Box End, Kempston and Bromham"
 <p>Infrastructure</p>	<ul style="list-style-type: none"> ✓ "Stronger, more reliable bus links into town, particularly to the train station" ✓ "Maintenance and enhancement of walking and cycling infrastructure for local travel and recreation." ✓ "Road markings giveaway markings at junctions and (double yellow lines on the main road the whole way through! People have parking spots but for convenience park on the main road! Busses and cars cannot get through at times) and the roads in general to be all tarmaced everywhere in the development" ✓ "More bridge links to Kempston as well as flood defences to protect the path into Bedford" ✓ "Parking in GD is atrocious, and in many areas an accident waiting to happen. Main roads are partially blocked, side roads are often made inaccessible to emergency vehicles, and parking on junctions is commonplace"
 <p>Future facilities</p>	<ul style="list-style-type: none"> ✓ "In future electric car charging facilities will be needed, some of which could be for public use" ✓ "There needs to be more sport/leisure for older children/teenagers. The Sandy park is great but once you're of secondary school age, I think you have outgrown it." ✓ "Local affordable Gym facilities specially for disable and retired community" ✓ "Increased food and beverage offerings" ✓ "A social space like a pub or bar. Let's get the pavilion open so there are refreshments and toilets at the country park!" ✓ "I believe Great Denham is going to struggle to access suitable secondary schools in the area due to capacity. I believe we need to look at having a Secondary School which is a feed directly from the primary and follows a similar ethos. "
 <p>Environment ad Biodiversity</p>	<ul style="list-style-type: none"> ✓ "Better flood protection for the park land" ✓ "Introduction of species into the river bank for wildlife diversity" ✓ "Wildlife tours and walks (led by the park ranger?) to encourage engagement - like dawn walks, bat walks, bird spotting etc" ✓ "I would like to see the wild habitats for insects, plants, animals and birds maintained and enhanced rather than depleted in the future." ✓ "Preservation and sustainability of flora and fauna, minimising air and noise pollution." ✓ "Community orchard, herb garden, recycling projects, flood management,"

Appendix 2 – Use of Social Media

The Steering Group has used social media to engage with residents about the plan, to promote the surveys and also the Consultation.

Launch of Steering Group and Steering Group meetings



Great Denham Parish Council

Published by Anna O'Meara · 7 October 2020 ·

Help write Great Denham's Neighbourhood Plan - join the Steering Group to help us develop policies and direction for how we - the Community- would like to see Great Denham develop. 1st meeting is on Tuesday 20th October in the evening - email the Clerk for the Zoom details. Clerk@greatdenhamparishcouncil.gov.uk



Great Denham Parish Council

Published by Donna Parsons · 7 November 2020 ·

Would you like to have more say about what happens in your local area? Would you like to protect services and ensure that your village is future proofed with suitable infrastructure and green spaces? If so why not join your local Neighbourhood Development Plan Steering Group which is meeting virtually again on Tuesday evening.

The group aims to create a Great Denham Neighbourhood Plan which harnesses the views of the local community and allows for local residents to say how... [See more](#)



Great Denham Parish Council

Published by Anna O'Meara · 21 October 2020 ·

GREAT DENHAM NEIGHBOURHOOD PLAN

The first meeting of the Steering Group took place last night. Our starter for 10 on things we hope to cover in the plan:

1. Green Space/open space protection – including golf course land, kickabout, school field, country park, public rights of way
2. Community facilities – addressing lack of social space/pub, school expansion, medical facilities (doctors, dentists etc), lack of library, provision for young people etc
3. Identify areas of future development – at the moment there are 3 areas submitted in call for sites.
4. Building aesthetic and design
5. Infrastructure – walkways/footpaths, bus routes, parking
6. Ecology/environment – wildlife, nature facilities, environmental impact

Next meeting will be Tuesday 10th November - everyone welcome to get involved. Contact the Clerk for details.

[#gdndp2020](#)



Great Denham Parish Council

Published by Donna Parsons · 12 November 2020 ·

On Tuesday the Great Denham Neighbourhood Plan Steering Group consisting of members of the Parish Council and residents met to discuss the next steps. After reviewing the recent resident survey data, themes for the plan were identified and group leads were established.

The Steering Group are keen to ensure the resident voice is heard throughout the plan and will therefore be consulting residents at regular intervals to gain their feedback on different aspects of the plan.

If you would like to be more involved in developing the Great Denham Neighbourhood Plan going forward, please contact the Parish Clerk for details.



Surveys and Newsletters



Great Denham Parish Council

Published by Anna O'Meara · 25 March 2021 ·

Here it is! first Neighbourhood Plan newsletter - please read and complete the survey!



Great Denham Parish Council

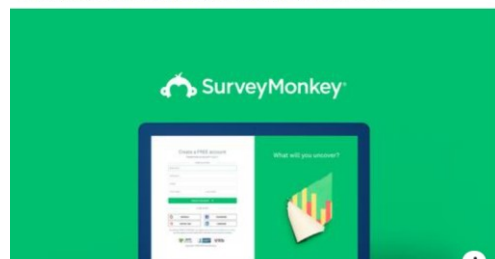
Published by Anna O'Meara · 7 April 2021 ·

Still time to fill in the Neighbourhood Plan survey - we're collecting feedback until the end of April.

Read the newsletter hear to find out more about the things we want to include in our plan: <https://greatdenhamparishcouncil.gov.uk/consultations/>

complete the survey on line using this link:

<https://www.surveymonkey.co.uk/r/NDPSurveyMarch2021...> [See more](#)



[SURVEYMONKEY.CO.UK](https://www.surveymonkey.co.uk)

Great Denham Neighbourhood Plan March 2021 survey

Take this survey powered by [surveymonkey.com](https://www.surveymonkey.com). Create your own surveys for free.

Great Denham Parish Council
Published by Anna O'Meara · 25 March 2021 ·

Look out for the 1st Neighbourhood Development Plan Newsletter which should be dropping through GD letterboxes in next few days!

Great Denham Parish Council
Published by Anna O'Meara · 19 April 2021 ·

Got ideas or comments on the facilities we need in Great Denham or how any remaining development should be shaped? make sure your suggestions are included - there's still time to fill in the Neighbourhood Plan survey - we're collecting feedback until the end of April.
Read the newsletter hear to find out more about the things we want to include in our plan: <https://greatdenhamparishcouncil.gov.uk/consultations.../>
complete the survey on line using this link: <https://www.surveymonkey.co.uk/> See more

SurveyMonkey

Great Denham Neighbourhood Plan March 2021 survey
Take this survey powered by surveymonkey.com. Create your own surveys for free.

Great Denham Parish Council
Published by Anna O'Meara · 23 May ·

CALLING ALL GREAT DENHAM BUSINESSES

Please complete the survey using the link below if you run a business in Great Denham - whether from home or local premises. The Neighbourhood Plan team are putting the last touches to the draft plan and would like to add more info about Great Denham businesses. Your help, as always, is really appreciated.
<https://www.surveymonkey.co.uk/t/ZNCZPDL>



Regulation 14 Consultation

Great Denham Parish Council
Published by Anna O'Meara · 14 August ·

GREAT DENHAM NEIGHBOURHOOD PLAN - PRE-SUBMISSION CONSULTATION
The Consultation on the draft plan and supporting documents will run for a period of 7 weeks, from 15th August to 2nd October 2022.
All the documents can be found on the Parish Council website.
<http://www.greatdenhamparishcouncil.gov.uk/great-denham...>

Consultation events will also be taking place at the Community Hall - see the website for dates and times.
A Neighbourhood Plan for Great Denham, once adopted, must be considered for all new planning applications. So it's really important that it reflects the views and needs of our community.
This is your opportunity to tell us what you think - your comments, concerns or suggestions about what has been written in the plan, and in the proposed policies.

 GREATDENHAMPARISHCOUNCIL.GOV.UK
Great Denham Neighbourhood Plan – Great Denham Parish Council
Great Denham Neighbourhood Plan Pre-Submission Consultation (Regulation 14) – 15th August to 2nd October 2022 (inc) The Consultation on the draft plan and supporting...

Great Denham Parish Council
Published by Anna O'Meara · 28 August ·

Got any questions about Great Denham's Neighbourhood Plan?
Come along to the Community Hall on Wednesday 31st August between 4 and 8pm and speak to members of the Steering Group.
Hope to see you there



WED, 31 AUG
Neighbourhood Plan - drop in session
Bedford

Great Denham Parish Council
Published by Anna O'Meara · 9 September at 11:04 ·

CANCELLED - NEIGHBOURHOOD PLAN CONSULTATION EVENT AT COMMUNITY HALL, SUNDAY 11TH SEPTEMBER
As a mark of respect following the death of Queen Elizabeth II, the event planned for Sunday 11th September has been cancelled and will be rearranged.
A new date will be advised as soon as possible.

Great Denham Parish Council
Published by Anna O'Meara · 24 September at 18:18 ·

This Wednesday - 28th - at the Community Hall
Great Denham Neighbourhood Development Plan consultation event
4pm to 8pm
Pop in and talk to the Steering Group, take a look at the plan and give your feedback

Great Denham Parish Council
Published by Anna O'Meara · 28 September at 16:21 ·

GREAT DENHAM NEIGHBOURHOOD PLAN CONSULTATION - drop into the Community Hall and chat to members of the Steering Group
We're here until 8pm tonight

Great Denham Parish Council
7 October at 09:18 ·

NEIGHBOURHOOD PLAN CONSULTATION
Last drop-in event at the community hall tomorrow Saturday 8th October 1pm to 6pm
Pop in for a chat with the Steering Group and share your thoughts, any issues, ideas or concerns
Consultation will close on Friday 14th October 2022



Great Denham Parish Council

Published by Anna O'Meara · Just now ·



A big thank you to everyone who took the time to send us feedback on the draft Neighbourhood Plan for Great Denham, or who popped into the Community Hall to meet the Steering Group.

We're working through the feedback before finalising the plan and submitting to the Borough Council for examination.


We'll [keep](#) you posted as things progress

THANK YOU

Appendix 3 – Neighbourhood Plan Newsletters

2 newsletters have been delivered to all households in Great Denham to both publicise the work of the Steering Group, the emerging plan structure and content and to solicit feedback to inform further development of the plan.

Great Denham Neighbourhood Development Plan



Welcome to our first Neighbourhood Plan newsletter!

Writing a Neighbourhood Plan for our community is a real opportunity for everyone who lives and works in Great Denham to put into planning policy how they would like to see the area develop, including influencing:

- the services and facilities there are, and to suggest any improvements needed;
- how any future development is done and how it integrates into the existing community;
- how future requirements of energy, technology and sustainability are embraced; and
- how we protect the environment, green spaces and the ecology and biodiversity of the area.

Getting a Neighbourhood Development Plan ready can take some time—we have set ourselves the target of submitting the Great Denham Plan for referendum and adoption within 2 years. Once supported by referendum and adopted it will become a legally binding document for planning purposes. This first newsletter sets out the initial vision and principles for our Plan, and the areas that we currently think we should be focusing on, along with some initial ideas on how those elements could become policies within the Plan.

We need your views!

Our first survey in Summer 2020 gave us an initial view from residents. It is important that we continue to ask and get your feedback so that the policies and ideas in our plan represent Great Denham residents. That way we can all be confident that, once legally adopted, the Great Denham Neighbourhood Development Plan will help shape the community and environment we all want to live in for years to come.

With each area of the plan outlined in this newsletter we have included some survey questions, so you can tell us what you think of the ideas to date and share your thoughts. We would like as many residents as possible to complete the survey **by the end of April**.

<https://www.surveymonkey.co.uk/r/NDPsurveyMarch2021>

Please encourage everyone in your household to complete the survey—the more views the better informed the Plan can be.

Don't worry if you can't complete the survey online—just pop a note in the Community Hall letterbox, addressed to NDP, with your name and address and we'll get a copy to you.

Want to get involved?

We know that in our community we have a rich variety of experience, expertise, interests, hobbies or useful contacts. The Neighbourhood Plan Steering Group is open to anyone who wants to help us shape this plan. If you are interested in helping please contact us on ndp@greatdenhamparishcouncil.gov.uk.

If, however you're not able to commit to being a member of the Steering Group, but are happy for us to pick your brains, check our thoughts or run some ideas past you it would be great to hear from you as well.

Give us your views by completing the survey using this link:
<https://www.surveymonkey.co.uk/r/NDPsurveyMarch2021>

Update – April 2022


Great Denham Neighbourhood Development Plan

Published by the Neighbourhood Development Plan Steering Group

Taking Shape - Great Denham's Neighbourhood Development Plan

Our last newsletter was in March 2021 when we had just launched our Neighbourhood Plan work. Since then, a lot of work has taken place, so this is a timely update on what has been done, the work still to do, how you can get involved, and what will be happening over the next 6 months or so. Inside this issue you will find an update and more information on:

- The outline policies for our draft Neighbourhood Development Plan based on your feedback
- An update on the new Design Code for Great Denham, written and produced by the Steering Group with support from Locality and Aecom Consultants. This Code has a number of Design Principles for use in any future developments.
- An update on the Green Infrastructure Plan for Great Denham – covering the green spaces, footpath network, flora and fauna, and play and recreation facilities.
- What's the process for getting the plan completed? How can you get involved and what do you need to do?




A Neighbourhood Plan for Great Denham is a real opportunity for all of us to establish in planning policy how the area should develop, including influencing:

- the services and facilities there are, and to suggest any improvements needed;
- how any future development is done and how it integrates into the existing community;
- how future requirements of energy, technology and sustainability are embraced; and
- how we protect the environment, green spaces and the ecology and biodiversity of the area.

Great Denham will become one of a number of parishes with Neighbourhood Plans in place, including Wootton, Bromham, Oakley, Harrold, and Willington. Once supported by referendum and adopted a Neighbourhood Development Plan becomes a legally binding document for planning purposes and must be taken into consideration for any future building work that takes place – and affects any future funding we might get from any development that happens through the Community Infrastructure Levy, so very much worth our while.

Appendix 4 – Parish Council meetings and minutes

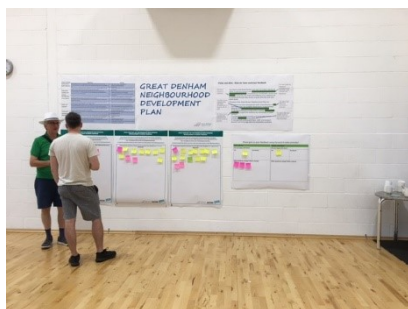
The Neighbourhood Plan has been an agenda item at each Parish Council meeting since September 2020.

 <p>GREAT-DENHAM-PARISH-COUNCIL</p> <p>Minutes of the meeting of Great Denham Parish Council held at 7.30pm on Monday 2nd November 2020. The meeting was held remotely.</p> <p>Present:</p> <p>Parish Councillors: Donna Parsons (DP) – Chair; Chris Staite (CST); Louise Evans (LE); Helen Allen (HA); Vince Arthur (VA); Jo Ruskin (JR)</p> <p>Borough Councillor: Jim Weir (JW) until 8.30pm</p> <p>Parish Clerk: Anna O'Meara (AOM)</p> <p>Members of the Public: 7 members of public in attendance</p> <p>1. Public Questions</p> <p>The meeting was adjourned for public questions as follows:</p> <p>1. Resident asked to record thanks to the Parish Council for hosting the Pumpkin Parade and providing free pumpkins for carving. The event was welcomed by residents.</p> <p>The meeting was re-opened.</p> <p>1. Apologies</p> <p>DP proposed that Council agreed to the absence of Chris Slinn from meetings until January 2021 due to his significant commitments with a work project which is due to end in December 2020.</p> <p>Resolved: The reason for absence until January 2021 was accepted.</p> <p>2. Declarations of Interest</p> <p>DP declared a non-pecuniary interest as trustee of Great Denham Community Hall (GDCH).</p> <p>3. Minutes of the last meeting</p> <p>Resolved: The minutes of the meeting held 5th October 2020 were agreed as an accurate record and signed by DP.</p> <p>4. Update on Great Denham Golf Course</p> <p>DP advised that the meeting scheduled with Biddulph and the Parish Councils of Great Denham and Biddenham had been moved from 2nd to 9th November due to availability of participants. A report on this meeting would be given at the December meeting.</p> <p>DP invited Brian Cox, Chair of the "Save the Golf Course" Residents Group to share any update on their correspondence with Biddulph. Brian advised that they had met Biddulph on 7th September, and had submitted a proposal outlining some options to retain a working golf course/club on the land. They had received a response to these proposals on 28th October; unfortunately, Biddulph confirmed that the options to retain as a 9- or 11-hole course would not be taken up and that they were continuing with their original plans (as reported at the last meeting).</p> <p>DP reported that a meeting between Great Denham and Biddenham Parish Councils and Biddulph regarding security arrangements for the land and buildings had taken place on 9th.</p> <p>Chair: Date: PC minutes 02112020-Final</p>	<p>October. Both Parish Councils had stressed the significant concerns of residents regarding security post-closure. Biddulph have issued a statement regarding their security arrangements and this has been published on the PC website.</p> <p>DP also reported that prospective tenants for the Clubhouse had requested a meeting with representatives of Biddenham and Great Denham Parish Councils and this meeting had taken place on 28th October. Whilst the prospective tenants had outlined their plans, both Councils made clear that they would be offering no comment on these plans in advance of receipt of a planning application. No planning application has yet been made; once received it will be reviewed at a Parish Council meeting, which is our standard practice, and considered in the light of all material considerations and policies in force.</p> <p>Nomination as Asset of Community Value</p> <p>Sections 87-108 of the Localism Act 2011 gives Parish Councils the right to nominate an asset of community value to be added to a list maintained by their principal authority. If any listed asset then comes up for sale, parish councils will be given an opportunity to express an interest in purchasing the asset and another window of opportunity to bid to purchase it. Once registered, an asset will stay on the list for a period of 5 years. A building or land is considered to be of community value if in the opinion of the local authority the use of the asset furthers the social well-being or social interests of the local community – this includes cultural interests, recreational interests and sporting interests.</p> <p>The Parish Council referred to this at their July Meeting and has sought further advice from Bedford Borough Council. BBC have advised that, with regard to the Golf Course land and buildings, a nomination could be made for each component individually or in combination. DP advised that the Parish Council has received a proposal from the Save the Great Denham Community Group to nominate the land and buildings of the Great Denham Golf Course as an Asset of Community Value. The Group's proposal is to nominate the Clubhouse, Land and Greenkeepers Compound as a single nomination; their proposal indicates that the ability to raise funds to purchase these assets is viable in their view.</p> <p>DP noted that it is up to Bedford Borough Council to determine if a nomination is successful and added to the list. The Council discussed the proposal received and confirmed support for the nomination as proposed.</p> <p>Resolved: All agreed to prepare and submit a nomination for the Buildings and Land of Great Denham Golf Course as an Asset of Community Value.</p> <p>Clerk to work with the Save the Golf Course Community Group to prepare the submission.</p> <p>5. Neighbourhood Development Plan</p> <p>LE gave a short report following the first meeting of the Steering Group which had taken place on 20th October 2020.</p> <p>A number of key themes have been identified for inclusion in the plan:</p> <ol style="list-style-type: none">Green Space/open space protection – including golf course land, kickabout, school field, country park, public rights of wayCommunity facilities – addressing lack of social space/pub, school expansion, medical facilities (doctors, dentists etc), lack of library, provision for young people etcIdentify areas of future development – at the moment there are 3 areas submitted in call for sitesBuilding aesthetic and designInfrastructure – walkways/footpaths, bus routes, parkingEcology/environment – wildlife, nature facilities, environmental impact <p>Application for funding has been started and will be submitted to Locality.</p> <p>Chair: Date: PC minutes 02112020-Final</p>
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Copies of all Parish Council meetings minutes can be found on the Parish Council website:

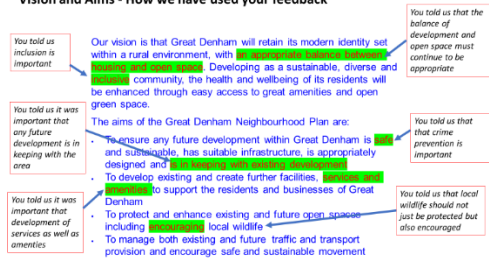
<https://greatdenhamparishcouncil.gov.uk>

Appendix 5 – Great Denham Comeback Event – September 2021



The Steering Group took the opportunity to attend and display information on the emerging plan, and to engage with residents. We also displayed and took feedback on 3 questions to inform the writing of the new Design Guide.

Vision and Aims - How we have used your feedback



Please give us your feedback using the post -it notes provided

Vision and Aims		Chapters and Policies	
Are you happy with these?		Are you happy with these?	
Yes	No/Maybe	Yes	No/Maybe
What would you change? What's missing?		What would you change? What's missing?	

Chapter headings	Objectives	Policies
Environment: Built & Natural	New development will be of high quality, visually attractive and in harmony with its immediate setting and character. It will provide a pleasant and safe place for all residents to live. The gap between settlements will be maintained to retain the separate identity of Great Denham and the balance between built form and open green space.	<ul style="list-style-type: none"> High quality design of development (appearance/setting/amenity) Design Code Settlement gap definition, (more detailed than Local Plan arrow)
Community facilities and services	New development will ensure that new residents have at least the same access to community facilities as existing residents and new developments will contribute to the facilities and services of the parish.	<ul style="list-style-type: none"> Retain existing community facilities (explore extent of restriction of change of use of buildings) Encourage development of new community facilities and services
Recreation & Green Spaces	Existing green spaces will be protected, enhanced where appropriate and new spaces will be provided. Wildlife and habitats will be protected and enhanced. The riverside, Country Park and ponds will be enhanced and promoted for enjoyment of residents and visitors. Safe and attractive walking, riding and cycling will be provided through the provision of a complete and connected network of Public Rights of Way.	<ul style="list-style-type: none"> Local Green Space designation (if criteria are met) Encourage development of new community facilities and services Protection of biodiversity, biodiversity net gain 'Blue' infrastructure to be protected and enhanced 'Blue' infrastructure to be protected and enhanced (see map)
Traffic and Transport	New development shall be planned and constructed to ensure that all residents have ready access to local facilities, services and transport networks by bicycle, public transport or private car and that pathways are provided for pedestrians, cyclists and mobility vehicles. New developments should not exacerbate existing parking problems and shall ensure adequate and appropriate parking for new residents.	<ul style="list-style-type: none"> Traffic flow and requirements for new development Traffic calming/pedestrian crossing points/pavements Electric parking points, appropriate on plot parking provision parking for facilities
Sustainable development	New development will incorporate sustainable building features and measures to provide high speed broadband.	<ul style="list-style-type: none"> Broadband, renewable energy & rainwater harvesting & recycling (household)
Housing	New housing developments should include a mix of housing types, sizes and affordability to create a framework in which a diverse community can grow and become established. Smaller units to provide for young people and the elderly will be encouraged.	<ul style="list-style-type: none"> House types and mix HMO's Housing for ageing population
Local Business	Existing commercial buildings will be retained for business use. New small scale businesses and live work units will be encouraged.	<ul style="list-style-type: none"> Retain commercial buildings Encouragement of businesses that will involve community use (e.g. pubs, restaurants)



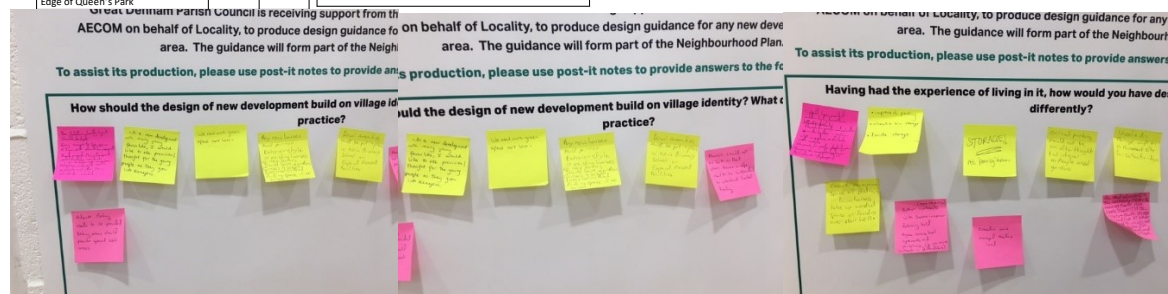
Public Footpaths/Rights of Way in Great Denham

Green Spaces
Wildflower Planting Sites

Creating a Green Infrastructure Plan for Great Denham — the paths, valued green spaces, habitats, environments, flora and fauna

Please give us your feedback using the post -it notes provided

Green Infrastructure			What other areas would you like to be considered in the Green Infrastructure Plan?	
Happy to include these sites?	Yes	No	This can include green areas and provision of footpaths (the Golf Course Land and Country Park will be included but not as a designated Green Space due to size)	
Local Green Spaces				
Community Garden				
Land behind Park and Ride (future Community Orchard?)				
Kickabout				
Meeting Place (Anglia Way)				
Wildflower Planting sites				
Kingswood Way (Golf Course land)				
Kingswood Way (by Bus Shelter)				
Greenkeepers Road				
Edge of Queen's Park				



Appendix 6 – Regulation 14 Consultation promotion

The Pre-submission consultation was promoted in a number of ways, using social media posts (see Appendix 3 above), roadside banners, flyers delivered to all households and posted on noticeboards, a letter mailed to all residents.

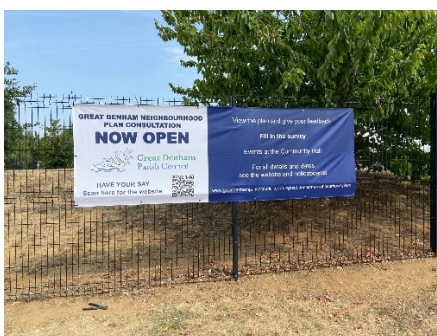
Banners



These were placed at high footfall/traffic locations around Great Denham:

- Kingswood Way (on the school fence)
- Great Denham Pavilion car park
- Great Denham Retail Centre

All banners directed people to the Parish Council website page where they could access all the documents.

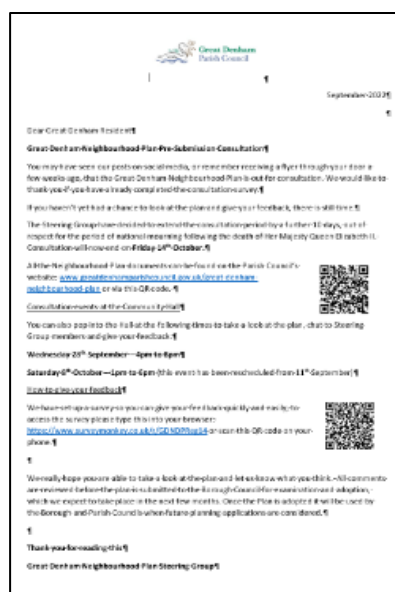


Resident letters and flyers



A flyer was delivered to all households promoting the pre-submission consultation in early August.

This was followed by a letter in September to remind residents that the pre-submission consultation remained open until October.



Appendix 7 – Regulation 14 Consultation – consultees

The following organisations were invited to give feedback and comments on the draft plan:

- Statutory Consultees
- Local businesses and significant organisations
- Local Councils

Statutory Consultees

- | | |
|---|--|
| <ul style="list-style-type: none">• Coal Authority• Home and Communities• Natural England• Environment Agency• Historic England (previously English Heritage) | <ul style="list-style-type: none">• Network Rail• Highways England – now National Highways• Marine Management Organisation• Anglian Water• Primary Care Trust – Bedfordshire CCG |
|---|--|

Local businesses and significant organisations

- | | |
|---|---|
| <ul style="list-style-type: none">• National Grid Property Limited• Secretary of State for Transport• Bedfordshire Police Authority• Office of Rail Regulation• Beds & River Ivel I.D.B. (Bedford Group of Drainage Boards)• The Planning Inspectorate• Aggregate Industries• Office of the Police and Crime Commissioner for Bedfordshire• British Gas• BT Openreach• National Grid• Utilita Energy Ltd• GTC• Virgin Media• Cadent Gas• UK Power Networks• EE• David Wilson Homes• Barratt Homes• Lagan Homes• Linden Homes (Vistry)• Bovis Homes• Great Denham Primary School | <ul style="list-style-type: none">• Biddenham International School• St James Primary School• Kempston Challenger Academy• Lincroft Academy• Vail Williams• Bidwells• The Village Medical Centre• Great Denham Community Hall• The Village Pharmacy• The Dental Centre• Harley Street Consulting Clinics• Medivet Great Denham• Sainsburys Local• Daily Needs• Barnardo's• The Eatery• Taylor Made Bedford• Mo's Fish and Grill• Saramanda• Keech Hospice Charity Shop• The Archers Rest Café• Busy Bees Nursery Great Denham• The Bedford and Milton Keynes Waterways Trust |
|---|---|

Local Councils

- | |
|--|
| <ul style="list-style-type: none">• Biddenham Parish Council• Kempston Rural Parish Council• Kempston Town Council• Bromham Parish Council• Bedford Borough Council• Central Bedford Council• Milton Keynes Council• Luton Borough Council• Wellyingborough Borough Cncl |
|--|

- | |
|--|
| <ul style="list-style-type: none">• North Northamptonshire Cncl• Huntingdon District Council• Bed Association of Town and Parish Councils• MP for North Bedfordshire• Borough Cllr Kempston Rural• Mayor of Bedford |
|--|