

2018 Final Consultation Comments Log – Green Spaces

Organisation/ Resident	Page Number	Green Space	Comment	Response
Historic England			none	
Bedfordia	45	152	Does not consider that the proposed Local Green Space designation no. 7, site 152 - Oakley Academy Playing Field Station Road, meets the criteria for a Local Green Space allocation set out within National Planning Policy. Please refer to the letter submitted with these representations for further information.	It is believed that the playing field meets the criteria of NPPF Paragraph 100 by providing recreational value for both pupils of the academy and for other groups in the village, such as the Oakley Rangers. This land forms part of the Local Gap between Oakley and Clapham and is viewed as important/very important by 67% of respondents to the Village Questionnaire. It should also be noted that a grant was given to the school by the Parish Council (£106 following the development of The Furlong) on the basis that there would be public access to the site.
EMC Designs		All spaces	Agree	
Oakley AFC	45	152	Agree. However, we would want to be clear that particularly in relation to site 7 (New Field) that this agreement is specific to the need for playing field space to support both the school and local sports teams' requirements, as served by the New Field. Were there to be a suitable proposal brought forward that were to provide the same, or (ideally) increased capacity, within the village by replacing this site, we would not want this agreement to be taken as precluding this.	
Clapham PC		All spaces	Agree. It was obvious to the NDP team that due care and attention had been made in preserving open green spaces and landscapes.	
Bedford BC			None	
Natural England			None	
Environment Agency			No longer able to provide bespoke advice but suggest consider document - Planning Advice Guidance.	
Hazel Kaye			The Council has nominated our green space for development so I disagree with their policy. Letter attached about wildlife.	See comments below on Local Green Spaces.

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Lincroft Academy	45	152	Unclear as to the rationale for Local Green Space designation no. 7 'Site No. 152 – Oakley Academy Playing Field, Station Road.' It is understood that the designations are intended to protect 'green spaces'. However, school sports pitches and playing fields are already protected from development by the Secretary of State for Education. The grounds also, are not a public asset nor in public use unless with the consent of the school, and this means they do not fit with the definition of a local green space in terms of their recreational value. Accordingly, we consider that it is neither necessary or appropriate in the above circumstances for Site No. 152 to be designated a Local Green Space.	The field provides a feeling of space and rural environment to the area and is designated as part of the Local Gap between Oakley and Clapham in the Allocations and Designations Local Plan 2013, Urban Area Planning Review. Local green space designation is not precluded by sports field protection.
Optimis – on behalf of site 166			Agree	
Anglian Water			There are existing sewers in the ownership of Anglian Water within the boundaries of a number of the designated local green spaces (Sites 3, 4, 5 and 9). It is therefore suggested that the Neighbourhood Plan should be amended to include reference to the circumstances in which development would be permitted in the designated local green spaces included utility infrastructure provided by Anglian Water	The plan conforms to the Bedford Borough statements relating to Anglia Water
Resident		General	Disagree. Already going to build on green spaces, if any left. The Conservative leaflet says no building as well. Has Henry Burt been lobbied for his take? At 3.30 I have just seen the traffic chaos outside Lincroft School without another load of houses opposite.	The plan needs to nominate developments sites. Careful consideration was given before sites were selected. Also, see comments below about Local Green Spaces.
Resident		General	Disagree.	
Residents x 69	49	Land at Site 171	Disagree. Pastoral grazing land with established ecology are important to the village and should be protected green spaces	A number of sites were considered as to whether they fully met the definition of a local green space. The result was that 10 sites were selected, an increase of 5 additional sites above the original recommendation of the Borough Council.
Resident		Land at site 170	Agree - partly. Don't accept that so many houses are being put at top of field at Station Road.	Potentially the maximum number is 30 but is subject to planning approval.
Resident x 64		All spaces	Agree	