

Appendix

Community Plan

Covering the parishes of Clophill,
Haynes, Houghton Conquest, Maulden

Community Area 12

This Community Says...



Appendix -Feedback Form

Local character

What we have we love. Our history, countryside and communities. We need to build, with care to enhance what we have.

NO ISSUES

Please select **one** type of Local Character from the list below that you would most like to see protected or improvements made within your local area:

- A. Built Heritage (e.g. ancient monuments, old buildings, memorials)
- B. Landscape Heritage (e.g. historic parks, protected landscapes)
- C. Open space natural (e.g. countryside, nature reserves, viewpoints)
- D. Open space man-made (e.g. parks, common land, village green)
- E. No improvements

With your chosen type of Local Character, please pin-point **one** specific place on the map table using your **red** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Transport

How do we get around? With more of us on our cycleways, roads, rail. How do we improve & maintain our transport links?

NO ISSUES

Please select **one** mode of travel from the list below that you would most like to see improvements made within your local area:

- A. Vehicular
- B. Bus
- C. Train
- D. Cycle
- E. On foot

With your chosen type of Transport from above, please pin-point **one** specific place on the map table using your **pink** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Jobs and Business

Where will everyone work? Supporting local businesses to grow & attracting new business. We need to create jobs for all.

NO ISSUES

Please select **one** type of Business from the list below that you would most like to see investment in to improve business or jobs in your local area:

- A. Industrial parks
- B. Business parks
- C. High street development
- D. Local retail units
- E. Small-start-up office centres (innovation hubs)

With your chosen type of Business from above, please pin-point **one** specific place on the map table using your **lime sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Environment

**Our environment is important. It influences how & what we create.
We need quality development.**

NO ISSUES

Please select **one** of the Environment types from the list below that you consider the most valuable attribute to look after for the future within your local area:

- A. Renewable energy
- B. Pollution (Air)
- C. Pollution (Noise)
- D. Open Space - wildlife habitats
- E. Flood risk

With your chosen type of environmental issue from above, please pin-point **one** specific place on the map table using your **green** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Homes

Homes for every stage of life. A house is not a home until it's lived in. We all need a home we're proud of.

NO ISSUES

Please select **one** of the types of Homes from the list below that you consider are needed within your local area:

- A. Older generation (downsizing/sheltered)
- B. Single living (lifestyle/separation)
- C. New starter homes
- D. Family homes
- E. Affordable homes

With your chosen type of Home from above, please pin-point **one** specific place on the map table using your **purple sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Growth & Infrastructure

**Where to place homes & services. Supporting market towns, villages & new settlements.
We need to plan places to grow communities.**

NO ISSUES

Please select **one** Infrastructure facility from the list below that you consider is most needed in your local area:

- A. Healthcare
- B. Schools
- C. Retail
- D. Community Centres
- E. Leisure facility (leisure centre, play areas etc.)
- F. Utilities improvements (telecoms/electricity/gas/foul treatment)

With your chosen type of Infrastructure from above, please pin-point **one** specific place on the map table using your **orange sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Appendix - Feedback Form Summary

The following data for Community Area 12 was collected at the event held on Thursday 23rd February 2017 at Haynes Village Hall, Northwood End Road from 2:30pm until 7:30pm using questions from the feedback form illustrated on the previous page.

Feedback Form Summary						
Response	What would you most like to see protected or improvements made?	Local Character	What would you most like to see improvements made in?	Transport	Would most like to see investment in to improve business or jobs?	Jobs & Business
No Response		5		19		31
A	Built Heritage (e.g. ancient monuments, old buildings, memorials)	10	Vehicular	21.3	Industrial parks	7
B	Landscape Heritage (e.g. historic parks, protected landscapes)	6	Bus	26.8	Business parks	10
C	Open space natural (e.g. countryside, nature reserves, viewpoints)	58	Train	3	High street development	11
D	Open space man-made (e.g. parks, common land, village green)	9	Cycle	10.8	Local retail units	15
E	No improvements	2	On foot	9.3	Small-start-up office centres (innovation hubs)	14
F	No F question on this theme	0	No F question on this theme	0	No F question on this theme	0
Nothing Recorded		4		4		6
Total		94		94		94

What do you consider the most valuable attribute to look after for the future?	Environment	Which you consider are needed the most?	Homes	Which you consider are needed the most?	Growth & Infrastructure
	10		4		8
Renewable energy		Older generation (downsizing/sheltered)	24	Healthcare	22.7
Pollution (Air)	6.2	Single living (lifestyle/separation)	1.5	Schools	8.7
Pollution (Noise)	2.2	New starter homes	18.3	Retail	2.2
Open Space - wildlife habitats	57.7	Family homes	14.3	Community Centres	5.2
Flood risk	5	Affordable homes	22.8	Leisure facility (leisure centre, play areas etc.)	13.2
No F question on this theme	0	No F question on this theme	0	Utilities improvements (telecoms/electricity/gas/foul treatment)	28.2
	6		9		6
	94		94		94

Note

The public were instructed to only tick one category for each theme. Where an individual ticked more than one category, their choices are divided evenly across the categories.

Local Character

Question: With your chosen type of Local Character, please pin-point **one** specific place on the map table using your **red** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Retention of the open space and views plus footpaths connecting/criss-crossing "THE LAKES".

The Lakes site - needs to be developed into a wildlife park with RSPB and Greensands Trust.

Opportunity to develop publicly accessible land associated with 'The Lakes' (Fullers Earth Quarry). This is currently not accessible to the public. Access would help encourage use of footpaths around the Cainhoe Castle Ancient Monument.

Wildlife Country Park and walks.

Local character has and is eroded by building on open farmland. ALSO Mill Lane, Houghton Conquest has been ruined beyond repair by building 7 large houses on green field site.

Ensure Kings Wood and surrounding SSI sites are preserved.

Church End (Haynes) - inc church.

Village green.

Lakes and park. Rowing, dog walks, etc.

Local character needs protecting. Countryside, landscape and green spaces.

Preserve open space between HC and Wixams extension. Prevent coalescence.

Maulden Woods (SSSI) should be protected.

Ensure we keep our recreation ground and nature reserve. Also the green agricultural land that has been farmed for generations and is a valuable asset locally and, ultimately, nationally.

I include local woods etc. in 'man made' category. In Maulden, key features are preserving 'Greensand Ridge', Maulden (FC) Woods, Nature Reserve (Duck End), and currently open spaces between groups of houses throughout the village.

Just stop building on green field sites. No land left for crops, etc.

If we continue building on green field sites, children will only see wild animals and flowers in zoos!

MUGA area in the playing field near village hall.

Restoration of rare Victorian wall and ceiling paintings on church as a tourist attraction (it is a 'Scenic Route' and could act as catalyst for other tourist opportunities.

No change! Protect the existing environment - as per BRCC - Greensand Country Landscape Partnership project (GCLP).

Church End Conservation Area. The hedge along the roadside is growing too high to see the vista across to Haynes Park. This is a protected view - as shown on the Conservation Map.

Building on arable land must be stopped. Villages are being swamped by housing, despite local opposition.

That the current open spaces be kept and not built on. They are essential for people's wellbeing.

Very important to keep as much open space as possible.

Haynes is largely surrounded by natural open spaces which are worth preserving.

Our village is in a beautiful part of the country. It would be a shame for too much infrastructure. The Greensand Ridge should be preserved.

Preserve existing views and vistas from Greensand Ridge walk in Haynes and elsewhere.

I would like to see the countryside and woodlands protected for the sake of wildlife.

Do not want to forsake the feel of the village with more than needed extra housing.

I love the rolling hills around this area. Development should be discreet and well placed.

Development of Clophill Lake for recreation purposes. Join up with Cainhoe Castle.

Retention of wildlife habitat to the south of Northwood End Road from Mission Hall to Greyhound Public House

No to building south of Northwood End Road from Mission Hall to Greyhound pub. No to expansion of a village or surrounding areas except for behind school up to A600.

Our St Mary's Church must definitely be maintained and kept for the future.

Ensure that landowners maintain hedges at a height which will enable people to view protected landscapes.

Fields home to large selection of wildlife. Very popular with walkers. Local roads and amenities couldn't cope with large scale development at this location.

Keep breaks between villages for wildlife/walking - wellbeing!

Views across Haynes Park must be protected. Allowing hedges around the Park to grow to a height which obscures these views must be avoided. Protected views out of the Conservation Area are in danger of being lost to all.

Maulden village hall requires modernising/rebuilding.

Continue to protect open countryside and the characteristics of our local villages.

I would like to see more use made of the 'village green' area, with perhaps more sporting events arranged or village/community activities.

To keep the rights of way around the village of Haynes.

Preservation of as many existing open spaces as possible (and potential expansion of 'man-made' improvements) is essential to retaining the character of Haynes.

Setting of Houghton Conquest to be protected. Enough growth.

Amphill as a market town needs to be preserved. Not ruined by over development.

This is countryside and should be maintained due to wildlife including protected great crested newts.

Maintenance of Greensands Ridge walks.

Maintenance of Greensands Ridge footpaths - upkeep of countryside.

The viewpoints and nature reserves will go if too many houses are built.

Maintenance and access to Maulden Woods bridle paths (better upkeep of muddy routes if possible please).

However, unacceptable use of language has been omitted.

Transport

Question: With your chosen type of Transport, please pin-point **one** specific place on the map table using your **pink** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Country Park at Houghton Conquest to compensate for all the building work in the area.

Keep our rural landscape. Build within the village itself.

I don't want to see erosion of the countryside by development.

Keep local architecture consistent and with a country-style look.

I think they are a great meeting point in villages and a lovely attraction. Gives a village community feel.

Protect agricultural land and open landscapes.

Protect farming and agricultural land thereby protecting open natural space.

Opportunity to cycle safely along A507 to (for example) Flitwick Station.

Introduce traffic calming and safe crossings.

The link between bus routes to both Arlesey and Flitwick stations are uncoordinated. It is very difficult to catch a bus at a convenient time either very early or very late to accommodate commuters into London (an increasing element of the CB population).

Cycle link to Flitwick for commuters.

Buses running for longer during the day, i.e. not stop at 4.30 p.m. Cycle lane to Marston Vale.

Rapid increase in house building but proposed reduction in public transport combined with no parking at stations - we need more infrastructure.

Control traffic speed on country roads.

Designated cycle ways.

Bus service next to non existent before 9 a.m. and after 5 p.m.!

People do not use public transport because of the cost, perhaps have private companies, e.g. £8.00 return to Bedford.

Pavements, wheelchairs, buggies, prams cannot travel around Maulden due to lack of or inadequate footpath.

Maulden has a generic speeding issue through the village and needs traffic calming measures.

Bus access for a working person is impossible. Start and stop times don't even allow for 9 to 5 let alone shift work.

If there are new builds, then the roads need to be improved - instead of queuing on 507 to roundabout - part of Clophill Road used as a rat run.

The local road infrastructure seems to be adequate with good north/south and east/west connection at Clophill. Comment but no sticker on map.

I believe there is a need/want for cycle paths through Maulden. Being such a long, straight village, provision should be made for this amenity.

Cars are clearly most significant in our rural environment but the road infrastructure is already failing (maintenance/potholes, etc.). Speeding/unsafe roads is a major concern, and traffic calming is needed urgently - this will only get worse with current and proposed housing developments in/around Maulden.

Pathways.

Too many cars (inc mine!). Buses are too scarce. More buses - fewer car journeys.

As people get older and give up driving, health centres, or dedicated transport needed to local health centres.

Replace bus route down Plummers Lane to hospital.

Existing services link the village to Hitchin & Bedford. Links are required to Biggleswade & Milton Keynes and possibly Luton.

Current situation OK! Buses to rail stations would be useful.

Expand this footpath (no. 19?) cum bridleway, so there is a way onto the bridleway and off.

With better bus services, there would be fewer cars on the roads and people could get to the stations using bus services.

There are not enough regular buses for the current population of HQ to get to Bedford/Flitwick, nor are/do they run late enough. With the future expansion of houses (currently 50%!), the service needs to improve considerably.

Just need another bus stop halfway along Silvery End Road.

No specific place ... more frequency of service and a timetable helpful for people to commute.

We need a bus service in our village, as we are about 8 miles from any shopping centre in the area. IF this was removed it would cause hardship.

Retain existing levels of service on the routes between the towns including Sunday services. Disappointed at withdrawal of evening service.



Transport continued.



Better bus services, traffic calming.

Public right of ways and bridle paths - these paths would not be damaged if cyclists were allowed to use them - important for health issues - NO farm vehicles should be allowed to ruin these right of ways and bridle paths.

Concerned about extra vehicles in the village with the extra housing developments. Speeding vehicles are always a problem especially during school runs along Silver End Road.

It is a terrible shame that we have lost the last two buses each day to/from Bedford - Hitchin.

Make the Greensand cycle route safer, particularly the A6 to Chicksand cycle park which is dangerous and often blocked off when Haynes park has event.

Car park needed for the school on CBC land off A600 at Haynes.

Pot holes.

Village footpaths need more maintenance. Greensand Ridge must be preserved.

Roundabout at junction of old Main Road and A6.

Countryside footpaths should be kept and access to them made clearer.

We would like to see a method of traffic calming in Haynes Church End. The present 40mph is constantly exceeded by motorists. We suggest 30mph would be more suitable. Elderly people and their pets live in a third of the dwellings.

More cycle paths between settlements. Ampthill - Maulden - Flitwick.

Public transport is almost non-existent in the village, so this needs significant improvement - especially to local towns and significant local employers.

Roundabout on A6.

Limbersey Lane is terrible. Potholes.

Would be good to see a train station at Wixams.

Provision of a bus service to both Hitchin and Bedford Railway Station would be hugely welcome - for people of all ages, but particularly elderly, the walk from town centre to stations is very demanding.

Good bus service on A6.

Roundabout at A6 junction to Houghton Conquest extremely dangerous junction.

With current cuts, bus services should be maintained and evening bus services returned.

The standard of footpaths are appalling.

Upkeep of footpaths required - extensions to existing to take you down the lanes to connect to public footpaths - additional lighting.

Restore late bus service.

You can't get to places easily without buses in the village if you don't have a car. The buses should run later!

Clophill roundabout at Flying Horse pub (A6/A507) can be heavily congested. It needs 2 lanes into it from the A6 both ways to cope with peak use times.

We need a station near the Wixams to relieve car parking pressure at Flitwick and Bedford and safe cycle/pedestrian routes from local villages, e.g. Houghton Conquest.

Limbersey Lane - drivers are consistently going into the ditches on the corner by Montague Wood. It needs better traffic measures to ensure people go slower and don't end up in the ditch. There are numerous accidents all through the year. Someone will be killed soon, as the fire and police are frequently at the road rescuing people from being trapped in their cars.

Improve the quality of roads (roads already narrow and avoiding potholes can lead to dangerous manoeuvres).

Too many potholes - more de-icing on roads in villages (especially hills).

Jobs & Businesses

Question: With your chosen type of Business, please pin-point **one** specific place on the map table using your **lime sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

If possible maintain and support "traditional" High Streets, e.g. SHEFFORD/AMPTHILL/FLITWICK.

A village centre.

Clophill has a lot of home/PT home workers or people who run their own business. There is an opportunity to use existing infrastructure (e.g. Village Hall and land associated) to develop start up/incubator space - serviced.

Expansion at Top Farm - Shefford Road.

Need to ensure that all new housing developments have good access to broadband to enable people to effectively work from home.

Substantial business development at Beadlow?

Use derelict farm buildings.

Expand existing area!

Abundance of old barns could be used as small retail units.

Maulden needs infrastructure improvement - shops, post office, small business, school.

Wixams is a great place to add small business parks for local working.

There seems to be a plethora of large industrial sites around the area but a shortage of smaller units where start-up, or smaller businesses, can operate from.

Deficit of retail units in an area that has taken significant housing growth so enhanced retail offer needed.

Small local businesses would be good for Maulden. Many people work at home and this would be a "next step" for many.

Social housing needs to be close to jobs (travel is expensive). Villages need local jobs.

Some people are intimidated by large stores hence the need for smaller units.

However, unacceptable use of language has been omitted.

Expand the small units at Appley Corner.

Affordable small units could be incorporated with housing development on land east of school owned by CBC with access off A600 or behind garage at Deadmans Cross.

Current situation OK!
But no major development.

Local shops must be encouraged.

With the expansion of houses and population, people need jobs.

Appley Corner is very well placed for small businesses.

Appley Corner is a good example.

High Street development is essential to keep those towns alive. Empty premises need to be reused.

As retailing in High Streets is in decline use the empty premises for other business uses.

Prefer Haynes to remain without A to C.

Need to make sure we have employment opportunities locally.

Haynes to remain as it is.

Any business park would be better on the outskirts of the village.

We need to promote more small businesses in the Clophill/Maulden corridor. Hopefully with a centre of excellence for possible green energy or another industry.

Expand local units into more businesses.

More businesses on A507.

Continue to provide small/medium sized business units in a location with existing businesses and limited impact upon the environment.

Shops?

Would be good to see improvement to the village hall to include small office facilities.

At this stage, no issues, but impact of new housing issues will need to take the business/retail needs into account.

Business parks as part of Wixams development.

High Street has a lot of footfall but deteriorating. What is strategy to support local business?

Reduce business rates, improve job opportunities.

We need them to provide more jobs.

More support for niche and small retailers in Ampthill. The charity shops are fab and serve a purpose but aren't indicative of a thriving or sustainable high street.

Business park near Wixams so people do not have to commute long distances.

Ampthill and Flitwick need more shops, even if they are small local start-ups. It's only the big supermarkets that are keeping their town centres alive.

I think it's important to support local shops that are often found in High Streets, particularly for the older generation, as the modern world of internet can make them feel very isolated I would think.

Town centres need sustainable plans and resources. Bedford is turning into a ghost town. Poor parking for evenings out makes it less attractive.

Environment

Question: With your chosen type of environmental issue, please pin-point **one** specific place on the map table using your **green** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Maintain FLITWICK MOOR and FLIT VALLEY WALKS.

A space for bird watching and a rare birdlife habitat, e.g. wet grassland.

There is an opportunity to protect for future generations the unique character of CB rural villages. Any development - especially houses, should be commensurate to the scale of the villages where they are proposed. Otherwise services become overwhelmed and character is lost.

Wildlife park and walks.

Air pollution from Covanta is a big potential problem.

We are shrinking wildlife habitat constantly.

Control development on A6.

More wind farms.

CAVANTA. All the money spent on environmental projects to be wasted by waste incinerator.

Have several ridges which would support wind turbines.

Duck and Nature Reserve.

Extension of existing open spaces to preserve views of greensand ridge and open countryside.

Nothing - stay as it is.
Maulden Woods.

See left re: our natural reserve.

Open spaces between housing provides 'green corridors' and reduce air pollution effects.

Recent report: Stress related and mental illnesses due to lack of space!
People need gardens - not pocket handkerchiefs - for healthy living.

We are already seeing the problems caused by pollution from cars and lorries. Some wild spaces needed.

Signage or protection of Greensand Ridge Path. Expand Millennium Wood. Plant hedges to link up woodland areas.

Environment

Question: With your chosen type of environmental issue, please pin-point **one** specific place on the map table using your **green** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Enhance and protect Greensand Ridge walk through village with suitable landscape planting and better signage.

As defined by BRCC/GCLP.

While renewable energy is important, open spaces are more important for wildlife and people.

Open spaces are essential for peoples wellbeing, as well as necessary for nature to survive.

With so many houses planned - it is very important we keep our open green spaces.

Walking and wildlife areas all around but maintain those to south and west of village.

Do not build on the floodplain. Water must go somewhere and will cause flooding.

No building on floodplains!

Wildlife habitats are very important, with more building their will be more people using these areas. Now it is even more important that such areas are protected.

Open space is very important.

Solar panels by the entrance to the Lake site close to the Beadlow junction.

Hill Farm area.

Maintain the natural habitat and wildlife that we already have.

Abundance of wildlife currently living in fields and woodland. Owls, kites, sparrowhawks, kingfisher.

Areas should be left for wildlife and valued, and a natural break between villages kept.

Wildlife corridor (protect).

Significant issues within the village regarding flooding and floodplains, consideration needs to be given to this to ensure growth does not impact upon existing properties, due to flooding.

Agriculture and farming continued.

With open spaces limited, I believe it is vitally important to protect areas of Natural Beauty or Wildlife Habitats from decline. This is an imperative part of our future and must be sustained.

Need to maintain the woods.

Retention of the Greensand Ridge Walk is an essential ingredient in the character of the Parish and must be protected.

Terrible noise, fires every week burning tyres and other waste. People playing music late into small hours. Poo, waste water and constant flooding.

The 4 winds garage and industrial yard -floods land with waste water, sewage, old tyres etc.

Building on green field sites like Chapel End Road will cause additional flood risk to adjoining properties. Ditches and large pond required to take water. How is this safe for local children?

Area between Ampthill & Maulden is a haven for natural wildlife. Would like to see this encouraged.

Any development in the village will need expanded and improved sewerage capacity to mitigate environmental problems.

Opportunity exists all around the village and should not be spoilt by large inappropriate developments.

We need open space and countryside - that's why we live here - no more building - only adds to pollution, etc.

Attract more people to the area with this.

No Covanta incinerator to pollute our atmosphere. There are already serious air pollution problems in the country especially for people with breathing problems like asthma.

Open space is very important as this is vulnerable to development.

See Maulden Woods comment - opportunities for leisure too.

More eco-friendly power supplies everywhere.

Open space benefits wildlife and also contributes to less air and noise pollution.



However, unacceptable use of language has been omitted.

Homes

Question: With your chosen type of Home, please pin-point **one** specific place on the map table using your **purple sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Really keen to ensure that key workers have opportunity to live locally.

Any new development that is small scale (e.g. 1-10 units) should be considered in the context of location need, e.g. if it is identified that a small village only NEEDS 20-30 houses in a 5-10 year period, a development of 20-30 houses in all should be refused and smaller developments must have AFFORDABLE PROVISION allowing local people to stay local.

Low cost affordable homes - fewer 5 bed houses.

Many once "council houses" have been sold off. I think we need more social housing.

Starter homes at Silver End, Haynes.

Affordable/social housing for young people.

Few bungalows available for people to 'purchase' to downsize!

As a local born and bred it is sad to see the lack of new affordable starter homes for the young people of the village.

As part of development should be A, B, C, E - this would release homes for D.

All of developers strategy is to build 4/5 bedroom houses because they are most profitable. Homes need to be built to fit in with local needs.

Population numbers from early 2000s compared with early 2010s for Haynes indicate an ageing of the population. The overall pattern is of a resident population that is growing older, and with few younger families migrating into Haynes. If this trend continues unchanged, the village will in due course become a community largely of older people with an ever smaller proportion of young families, whilst the facilities of the village directed at younger people (principally the school) will become in effect a facility more exclusively for people from outside the village. SEE HAYNES PARISH PLAN.

There is a general need for small communities of supported living for older people, similar to the Sir Malcolm Stewart properties in Stewartby. Somewhere for people to maintain independence but have access to care where required.

Excellent transport links, an opportunity to satisfy the Government's call for this type of home to get more people on the housing ladder.

New homes to sustain and invigorate the existing community.

Maulden is lacking smaller homes - whether starter or for downsizing. There are applications currently for many larger properties - none or not many are for the younger or older generation.

"Affordable" is a debatable term - current (national) definition is not same as most people think. "Cheaper"/smaller housing is needed to enable "downsizing" (for older people) or starter homes/"single living" for many residents in our village. NOT more larger houses, these would be freed up by "downsizers"!!!

Retirement "villages" within villages are a solution. Family homes are then 'freed-up' and retirees maintain their social links/support.

Retirement villages within the local village would enable houses to be used for families.

Small groups of starter homes (as Meadow Piece) to encourage younger people into village.

New housing development on CBC land east of school with access off A600 to include starter homes and smaller families to encourage young people into the village. As a bi-product this would help alleviate existing problems of access to school.

Limited development for local communities only.

2 bed mainly for young families and could also be used to downsize or single people.

Most of the houses being built are large, expensive houses. We need houses that are affordable for all ages.

Most people need to have homes they can afford from their incomes, whereas builders seem to build too many luxury homes (where they get the most profit), which people on lower incomes cannot afford. So they have to move out the area.

There are very few affordable homes in the village - it is becoming very expensive to live in Haynes.

It seems logical to expand the existing Meadowpiece development.

Our village needs affordable homes for young families to live in. Otherwise it becomes an area where builders build houses that are too expensive and villages become geriatric villages.

Homes should be built in accordance with needs, not the type of houses which happen to generate the best profits for developers.

Would like to see more bungalows for the elderly.

Many people want to downsize, this will release family homes and therefore reduce the number of houses needed (new builds) in the village.

Haynes needs young people. Tasteful planning please like Meadowpiece.

Affordable homes for young people and also homes for older people looking to downsize.

Happy with affordable homes in the right place as this will always be needed to keep the soul of the village.

We desperately need more council houses for poor people built in Haynes. There is insufficient housing in the village.

On the new development proposed on Great Lane, where the sand pit, caravan area site.

Estate of retirement bungalows for private ownership by older people wishing to downsize from larger houses, who wish to stay in the village.

Housing for the not so young when family has flown. Releasing family homes for growing families.

Homes continued.

More retirement style villages.

Why when older/sheltered generation building is suggested, are builders able to change?? St George's Place Ampthill???

Haynes village has a high percentage of retired/elderly residents. More family homes within the village would encourage young families to live here.

This location is key for new starter homes and offers significant transport links into London (next to station) as well as a thriving community and local amenities.

A few houses on Limbersey Lane.

Need more bungalows to be built.

All of these options are deserving of introduction (perhaps 'B' is an exception). Provided there is priority option for people with a 'local/Haynes' I would support realistic development, preferably in 3 or 4 separate locations.

Affordable homes for local people.

The 4 winds industrial site should be now given to housing.

The 4 winds industrial site continues to completely disregard any planning rules. The only solution is housing - any housing to clean this disgusting site up.

There are already too many homes being built in Ampthill. Local infrastructure (doctors, shops, schools, library, dentists, etc.) cannot support further.

Shop and post office.

Family and new homes if built should be near the school to limit congestion.

We would like to stay in the village - children have left home - downsizing would be the next step - overlooking the countryside.

You can't have new starter homes which are not also affordable. So younger people can actually move out.

Mixture of housing on the A6 café/garage site which is an eyesore at present, especially after the fire.

Single accommodation for young people, nurses and homeless people which means single rooms with serviced bathrooms, kitchens and canteen, like the old nurses' homes, in town areas such as Bedford/Leighton Buzzard/Luton.

There are fewer families and young people in our village. Older people are the only people who can afford to buy in Haynes.

We needed young families in the village and require cheaper, smaller houses to attract people.

Housing opportunity on A6 café if a roundabout can be put in to slow traffic in that area of A6, as road too fast at present for extra houses.

Can't pick one type, a mix is needed to meet demand/affordability everywhere really.

I think that there should be a mixture of all style new homes to suit the growing population and people's independence.

Ageing population needs options, which then frees up their current homes for families, etc.

The population is ageing. We need more homes that are attractive to elderly people.

Growth & Infrastructure

Question: With your chosen type of Infrastructure, please pin-point **one** specific place on the map table using your **orange sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Clophill has poor sewerage, suffers power outages and frequent bursts of the water main.

Overcrowding of existing school and shortage of places for all local children.

Clophill has well documented issues with drainage, foul water/sewerage provision, water supply and broadband (lack of it). Any new development should be assessed in this context and refused unless infrastructure is improved FIRST.

Health care centre.

This whole area needs more doctor surgeries. 1000's of new homes, no extra surgeries planned.

No places for young early teens. Limited buses. No youth clubs.

Pop-up doctors/health surgery.

Lack of parking spaces in Ampthill at health centre and doctors to shorten waiting lists!

Surgery.

Maulden school is full and cannot manage any increase in housing.

With expanding villages there are no facilities for the increasing number of teens and young adults. They resort to meeting up in bus stops as there are no clubs or local facilities for them.

A local hub for members of the community to socialise/various activities/place for local information.

Our lower school was built in the mid 1800's - Maulden has grown considerably over the last 175 years and we need to consider building a new school on land opposite or behind the current school.

However, unacceptable use of language has been omitted.

Doctors facilities (many in Maulden use Ampthill's 2 surgeries) are already overloaded (with patients and cars!) and inadequate for current population - let alone current and planned housing developments. A facility in Maulden would alleviate this - for all. Perhaps combined with a new community centre/hub for local groups, leisure, nursery care, etc. This could be in the local lower school - if a new school was built?

Tricky! Village school is full (50% from outside village though). Shefford Health Centre is getting near capacity - (try getting an appointment). So, that's 3 items - not one! There are simply too many people in too small a space!

We already have problems with electricity and foul treatment, plus we have no gas supply.

Playing field - MUGA.

Provision of a multi-facility sports/games area especially for young people on existing playing field.

Improved internet access (whole village) and better mobile phone support. A modern gas supply is also required.

Limited surgery - would be good. Half day once a week?

With the huge new developments in the area, healthcare is at breaking point. We do also need utility improvements in this area.

There is currently a problem getting appointment with doctors/hospital in the area, due to not enough doctors/facilities and too many people. We need more to cover both current and especially future needs.

It's very important that we develop the leisure opportunities to encourage our young people to get involved in sports, etc.

Fibre broadband needed Rooktree Way area.

Broadband speed.

Better broadband connection.

We need a MUGA in our village for everyone to use (multi-use games area).

Multi-use games area.

Bedford hospital.

Better healthcare GP surgeries, larger school.

With all the building around us the hospitals, etc. will be unable to cope, the infrastructure should be in place before the housing.

Schools in Central Beds all seem to be full. More doctor surgeries are needed.

Always power cuts.

We need community centres to help carers looking after elderly or disabled relatives.

Clophill needs an alternative to BT.

Village needs better broadband and a gas supply.

Yes to gas main.

Better broadband service.

Housing on council land. North side Northwood End Road which could incorporate a much needed road to access the school.

Gas and high speed broadband.

Currently area served by Ampthill health centres over subscribed, lack of parking.

Have you tried to get dr appointment lately!!!!

Haynes village has no gas supply and would certainly benefit from it. Improved broadband is imperative, as it is very patchy.

Maulden has a serious issue with drains overflowing in Moor Lane when it rains (have photographs) without investment Maulden cannot take on more housing. During NOGAS incident electricity supply was at full capacity.

The Lower School is full and already those that live in the village cannot send their kids to the local school.

Internet. Phone service and reception.

Need to maintain infrastructure improvement in line with development in Haynes.

The present broadband system in Haynes is not adequate - though much has been done several roads are not receiving a good service.

Dr surgeries desperately needed. Ampthill very good but cannot keep taking further patients.

New leisure facility in Flitwick is not big enough to cope with expansion in area. Already oversubscribed classes/swimming pool. Also not enough/no play areas on the east side of Ampthill.

Land rear of Redhills Close Maulden owner Beds CC.

No gas in village. Internet poor. Regular electricity cuts.

Several power cuts a year (today included). Greener energy - gas in village would be good. Internet connection poor.

So people can get involved in more sport and live healthier lives.

Broadband please!

We need better access to healthcare like the Putnoe walk-in centre in Bedford so you can guarantee getting a same day appointment and charge £10 for it!!

I think we need more doctor surgeries and dentists generally in the area.

Maulden Woods is lovely but paths can be muddy due to natural springs. Rushmere Park is a great example of a well maintained wood for walkers, horse riders, cyclists, etc., with a working café and nature hub, talks, etc. Access to GPs in Ampthill is very good - we are lucky.

The infrastructure in our village already only delivers unreliable service to us - and they want to put more houses here?!

The telephone and broadband signals are poor in rural areas. They need improvement.

Appendix - Supplementary Questions on Feedback Form

Thank you for responding to this consultation.

Your views will help us to shape the Community Plan that will inform the Local Plan, influence development decisions and help direct investment where it is needed. There will also be other opportunities to comment on the Local Plan as it is developed. There will be an opportunity to express your views in more detail at the next stage.

Please answer the following questions:

Gender: Male Female Age range: Under 18 18-25 26-35 36-45 46-64 65+

What postcode do you live at? _____

Which town/village do you shop at most often? _____

I am a local resident I am a Town or Parish Councillor for _____

I am an organisation representative please state _____

Which town/village do you work in (if applicable)? _____

Do you consider yourself to be disabled? Yes No

To which of these groups do you consider you belong? White British Black or Black British
 Asian or Asian British Mixed Chinese Other Ethnic group (please write in) _____

Would you like to be informed of the arrival of the Consultation Draft of the Community Plan for your area? We can notify you of its publication.

Be assured that your personal details will not be published in any report or passed to a third party.

By post or email

Name: _____

Address _____

Email: _____

Please tick if you would like to be kept informed of Local Plan Updates.

After completing this feedback form please place in box at front door.

Or post back to us at Local Plans, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ

Data Protection Act 1998 Please note that your personal details supplied on this form will be held and/or computerised by Central Bedfordshire Council for the purpose of the Local Plan. The information collected may be disclosed to officers and members of the Council and its' partners involved in this consultation. Summarised information from the forms may be published, but no individual details will be disclosed under these circumstances. **Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes.**

Sign up for email updates ...

 www.centralbedfordshire.gov.uk/localplanupdates

More information on the Local Plan can be found here...

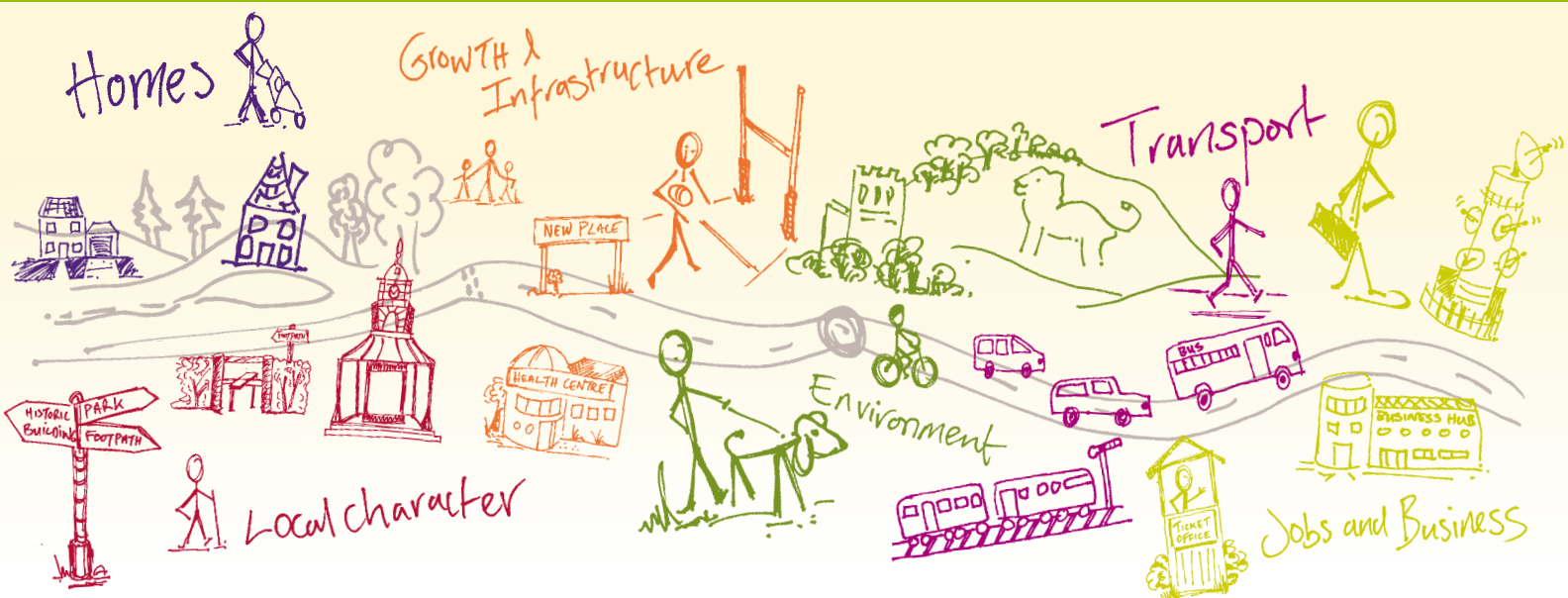
 www.centralbedfordshire.gov.uk/localplan

Appendix – Supplementary Questions Summary

Public Consultation Northhill Attendees Record

Response	Gender	Age	Res/Cllr/Org	Disabled?	Ethnic Group
Response	Male: 46 (58.2%)	Under18: 0 (0.0%)	Resident: 74 (88.1%)	Disabled-Y: 3 (3.7%)	White British: 83 (98.8%)
	Female: 33 (41.8%)	18-25: 1 (1.2%)	Councillor: 15 (17.9%)	Disabled-N: 79 (3.7%)	Black or Black British: 0 (0.0%)
	Unknown: 0 (0.0%)	26-35: 3 (3.6%)	Organisation: 6 (7.1%)		Asian or Asian British: 0 (0.0%)
		36-45: 7 (8.4%)			Mixed: 1 (1.2%)
		46-64: 31 (37.3%)			Chinese: 0 (0.0%)
		65+: 41 (49.4%)			Other Ethnic Group: 0 (0.0%)
Nothing Recorded	15	11	10	12	10
Total	94	94	94	94	94

Shaping where you live 2035



What happens next?

Community Planning is a continuing process and this Community Plan, which collates all the information gathered at the event, is the first time this type of information has been collected. There will be a series of actions arising from the Community Plan which are likely to influence or shape planning policy in the Local Plan, decisions on planning applications, and decisions on where money arising from development should be spent. Central Bedfordshire Council will seek to work in partnership with organisations including Town and Parish Councils, developers and other agencies to deliver on these actions.

For more info on community planning ...

www.centralbedfordshire.gov.uk/community-planning

More information on the Local Plan can be found here...

www.centralbedfordshire.gov.uk/localplan

Disclaimer Central Bedfordshire Council is the statutory Planning Authority for the area and therefore is bound by legislation and must have regard to government guidance on planning matters.

Community Plan produced in consultation with Central Bedfordshire Council supported by www.lda-design.co.uk

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