

Shaping where you live 2035

www.centralbedfordshire.gov.uk/Communityplan

This Community Says...



Community Plan

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

Community Area 12

Final: July 2017

**Central
Bedfordshire**

A great place to live and work.

Foreword

Central Bedfordshire Council's aim is to maintain and enhance the quality of the area for communities, businesses and visitors to ensure we have a vibrant area that is able to grow sustainably. Community planning is a new approach which will engage local people including residents, Town and Parish Councils and interest groups to build a picture of how everyone lives, works and travels today.

In the future we want to create communities with schools, jobs, health provision and good transport links. That means we need to plan for infrastructure and services to ensure that Central Bedfordshire continues to be a great place to live and work. This is why we are working with the local community to understand what you value about where you live, where the opportunities are and where there might be current issues that need to be addressed.

Community Planning is about identifying all of these elements and giving you the opportunity to help shape the future of your community, while adding valuable local knowledge and information to future development decisions.

Cllr Nigel Young, Executive Member for Regeneration



Community Planning in Central Bedfordshire

Our vision is to start a proactive, ongoing dialogue with the local community about local needs and opportunities through community planning. By understanding the opinions of local people as to what needs improvement, along with what they love and want to keep, we can produce Community Plans which we can refer to in decisions about development in the future. These Plans will be used in a number of ways, including influencing the Local Plan which deals with the overall approach to sustainable growth for the area. Consultation and engagement are requirements of the process of developing the Local Plan. Community planning goes well beyond those requirements and in addition, we very much see that the "life" and use of community plans will extend beyond the Local Plan.

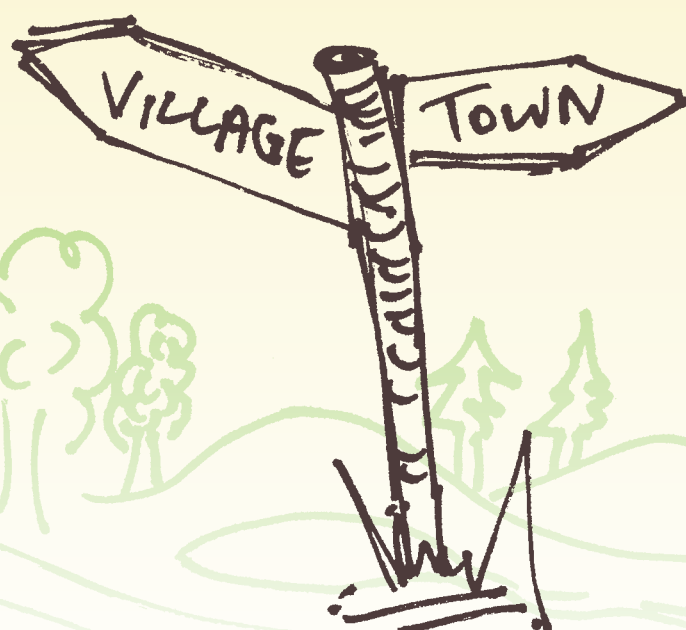
In order to structure our plans clearly, we have developed six growth themes, Local Character, Environment, Transport, Jobs & Business, Growth & Infrastructure and Homes.

CONTENTS

Community Planning in Central Bedfordshire	1	Introduction and background to Community Planning and the Community Area itself
Community Area	7	
Local Character	9	
Transport	11	
Jobs & Business	13	Analysis of feedback from the Community Event
Environment	15	
Homes	17	
Growth & Infrastructure	19	
Future Opportunities	21	A summary of potential opportunities for the Community Area
Appendix	23	Supporting information - Feedback form - Data received from the event

A Community Plan will capture what local people believe are the key issues or opportunities under each of the themes and identify where local people want investment to be spent to improve their Community Area. Central Bedfordshire Council believe that Community Planning will build an understanding of local needs and pressures on a particular area and to ensure that existing and new communities benefit from high quality development and targeted improvements.

Community Plans will be used as evidence base for the Local Plan, but will also be used to assist Central Bedfordshire with making future planning decisions. Community Plans can also be used to feed into Neighbourhood, Parish or Town Plans.



The 6 Growth Themes

Local character



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

How do we look after what you value about where you live? We need to balance development with protecting our villages, market towns and beautiful countryside. We want to use local character to inform development to ensure that we achieve the best we can.

Environment

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



How do we balance the need for growth with protecting our environment? By having quality developments that are sensitive to the environment, to climate change and to ensure growth is dealt with responsibly for the next generation.

Transport



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

We need to plan growth that has good connections, not only to jobs and facilities, but also to recreation services and the countryside. We need to look at improving our existing transport networks and make the most of opportunities for new links.

Jobs and Business

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

How do we support the economy of your community and proposed growth in your area? We need to invest and attract business. Regenerating areas can help to attract new investment to improve job prospects.



Growth & Infrastructure



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

Where can this growth go and how do we get the best opportunities for you and your community? We need to consider not only the locations for growth, but also what other facilities, services and infrastructure these areas will need for the next generation.



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.

What type of housing does your community need? Looking at the local population, from young to old, we need to ensure that the area can accommodate changes in lifestyle, affluence or choice. Quality homes for all, for now and tomorrow.

Community Areas within Central Bedfordshire

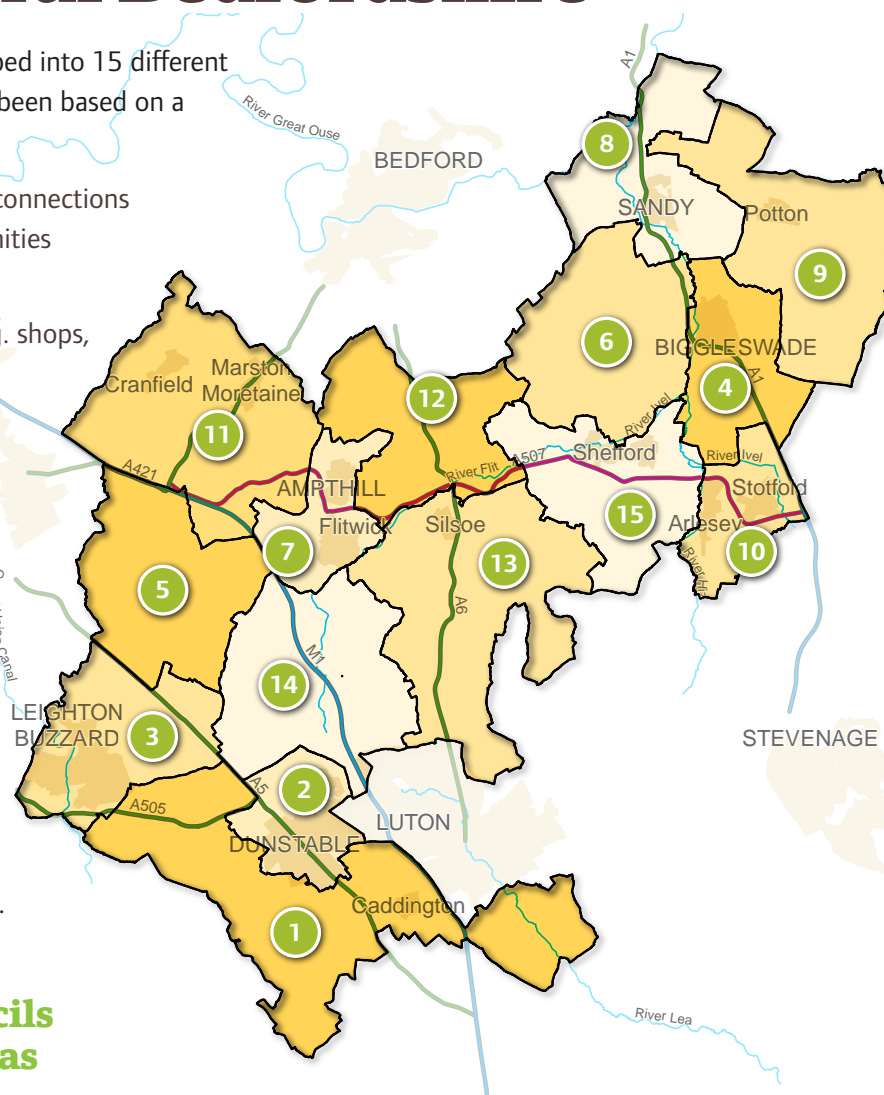
Towns and Parishes have been grouped into 15 different community areas. The grouping has been based on a number of factors including:

- Natural catchment or ward areas, connections and associations amongst communities e.g. for shopping, schools, work.
- Access to services and facilities e.g. shops, post office, leisure services.
- Town and rural hinterlands.
- Shared characteristics, similar issues and opportunities.

Grouping the areas like this helps local residents to engage because they will be able to see the direct relevance to where they live and help us consider all of the local issues and opportunities.

One Community Plan is produced for each of the 15 Community Areas.

Town and Parish Councils within Community Areas



Community Area	Town and Parish Councils
1	Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Totternhoe, Whipsnade
2	Dunstable, Houghton Regis
3	Battlesden, Eggington, Heath & Reach, Hockliffe, Leighton Buzzard
4	Biggleswade, Edworth, Langford
5	Aspley Guise, Aspley Heath, Bryan, Eversholt, Husborne Crawley, Milton Bryan, Potsgrove, Woburn
6	Northill, Old Warden, Southill
7	Flitwick, Ampthill, Steppingly
8	Moggerhanger, Blunham, Tempsford, Sandy
9	Dunton, Everton, Eyeworth, Potton, Sutton, Wrestlingworth & Cockayne Hatley
10	Arlesey, Astwick, Fairfield, Stotfold
11	Marston Moretaine, Cranfield, Ridgmont, Brogborough, Lidlington, Millbrook, Hulcote & Salford
12	Clophill, Haynes, Houghton Conquest, Maulden
13	Barton-Le-Clay, Flitton & Greenfield, Gravenhurst, Pulloxhill, Shillington, Silsoe, Streatley
14	Chalgrave, Chalton, Harlington, Sundon, Tingrith, Toddington, Westoning
15	Clifton, Campton & Chicksands, Henlow, Meppershall, Shefford, Stondon

Community Planning Events within Central Bedfordshire

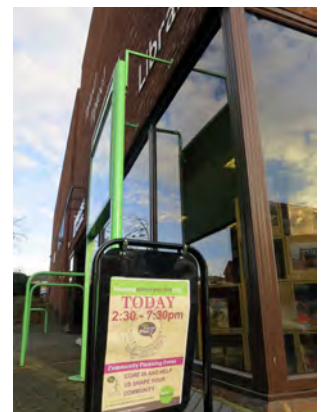
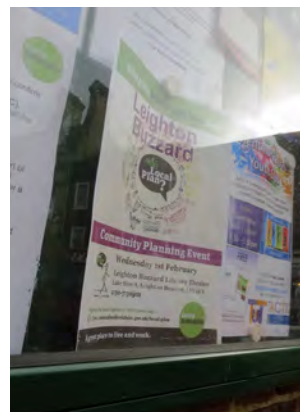
The first stage in community planning was to hold an event with residents in their local area to find out what they wanted to raise with us. For each Community Area, a drop-in event was organised at a local venue for the public to attend. The drop-in event consisted of a number of exhibition boards providing general information on community planning and a map table illustrating an Ordnance Survey plan of the Community Area.

Upon arrival, members of the public were greeted, invited to read the available exhibition boards and given a feedback form to be completed at the map table. Each feedback form was given a unique reference number. The feedback form comprised of two questions under each of the six growth themes (twelve questions in total) and included a coloured sticker for each of the themes (feedback form is in the Appendix). These stickers were numbered with the unique reference for each feedback form. For each theme, the member of the public was asked

to select one category that they felt strongly about, then using the appropriate sticker, to locate this on the map and expand on why they chose this location on the feedback form. This meant that the numbered sticker on the map could be linked to the completed feedback form. Optional questions were also posed to help us understand who attended the event. Collected data from the event is in the Appendix.

Council officers were available at every event to talk to people, discuss local issues, answer questions and listen to concerns and opportunities. At many events, local town, parish and ward councillors were also present to talk to the community.

The following pages of the Community Plan introduce this Community Area and the feedback from its community that attended the engagement event. The methodology opposite indicates how this Community Plan has been prepared.



Our approach

1. Analysis

The feedback for each growth theme has been analysed to understand what the community felt about their area in order to fairly represent individual responses within this Plan, as well as determining whether there was a collective voice on particular issues.

2. Interpretation

Under each theme, there is an information graphic and a plan. The graphic illustrates the percentage of people that had chosen each category based on the number of people who had responded to that particular theme. The plan shows where the community located their stickers on the map table. These are represented by coloured circles that relate to the category that had been chosen.

3. Hot Spots

Where there were multiple issues highlighted in one location on the map or lots of people highlighting the same issue at the same location these were grouped into a 'hot spot'. These are illustrated as a larger circle on the plan and (where relevant) depicted as a pie chart if more than one category was chosen for that particular area.

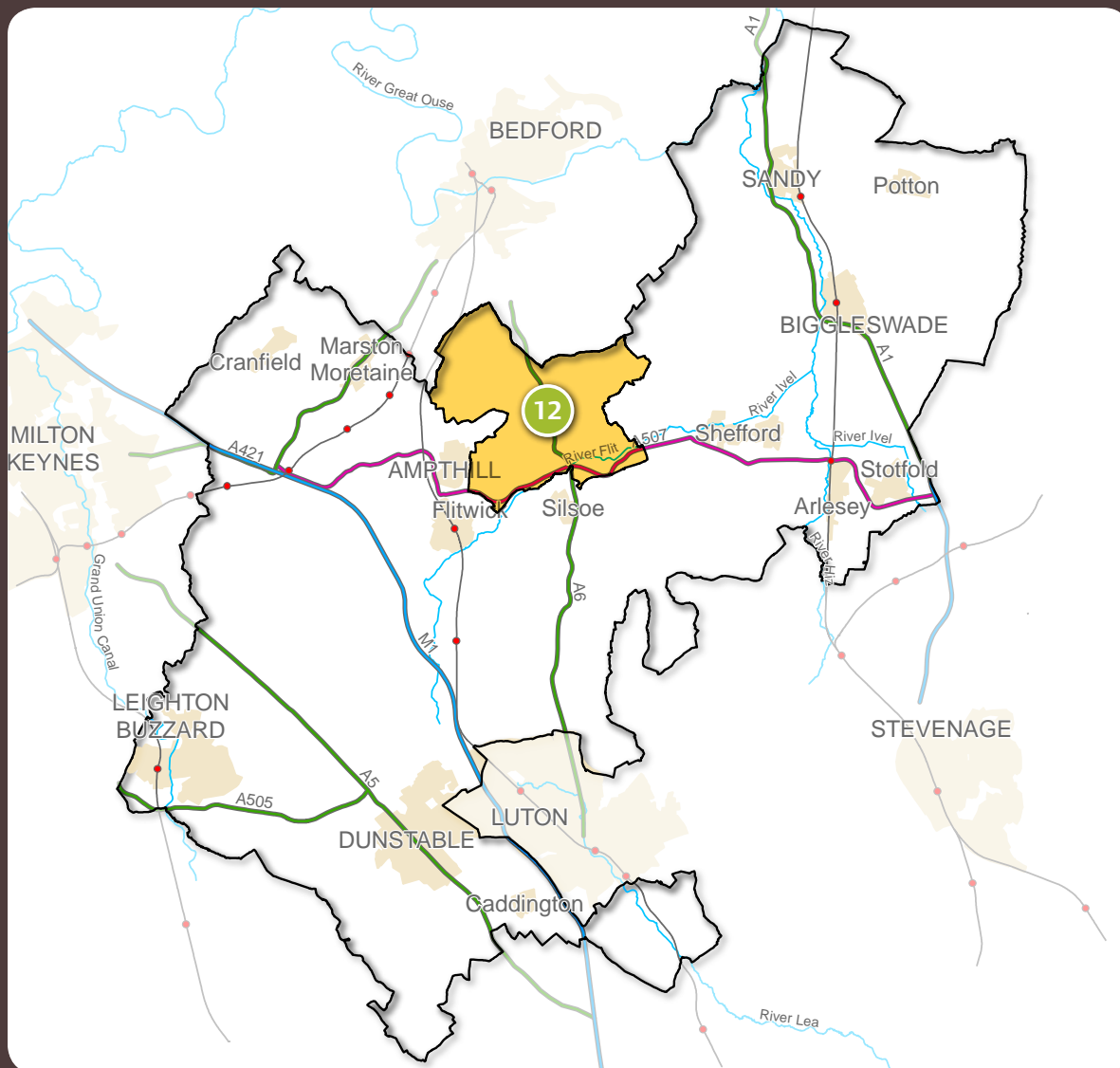
4. Trends

Following analysis of the data from the feedback forms and the stickers on the map, pointers regarding the themes are pulled together based on individual and collective voices that have arisen from the community. These trends identify what is important or needs improvement within the Community Area and therefore what the potential future opportunities for the area are.

Exceptions to this process occurred which were dealt with as follows:

- Placing stickers on the map without ticking a category. Where this occurred, stickers are recorded as 'Location only'.
- Ticking more than one category. Where this occurred, their choices are divided evenly across the categories within the analysis process.
- No category selection or sticker but a written response provided. Where this occurred, comments were considered at the analysis and interpretation stage.
- Sticker to represent the whole of Community Area. Where this occurred, it has been recorded in a statement box next to the map.

Community Area within Central Bedfordshire



Community Area

This Community Plan relates to Community Area 12, which includes the parishes of Clophill, Haynes, Houghton Conquest and Maulden. This Community Area is located in the north of Central Bedfordshire and is predominantly rural in character. The Area is bisected by the A6, which runs on a north-south axis, linking Bedford to the north and Luton to the south. The A507 runs through the southern part of the Area and the B530 through the western part. The Midland Main Line railway crosses the northern part of the Area, with the closest station being just outside the Area in Flitwick. The closest towns are Ampthill and Flitwick to the south-west. The western edge of the Area, east of Ampthill, is designated Green Belt.

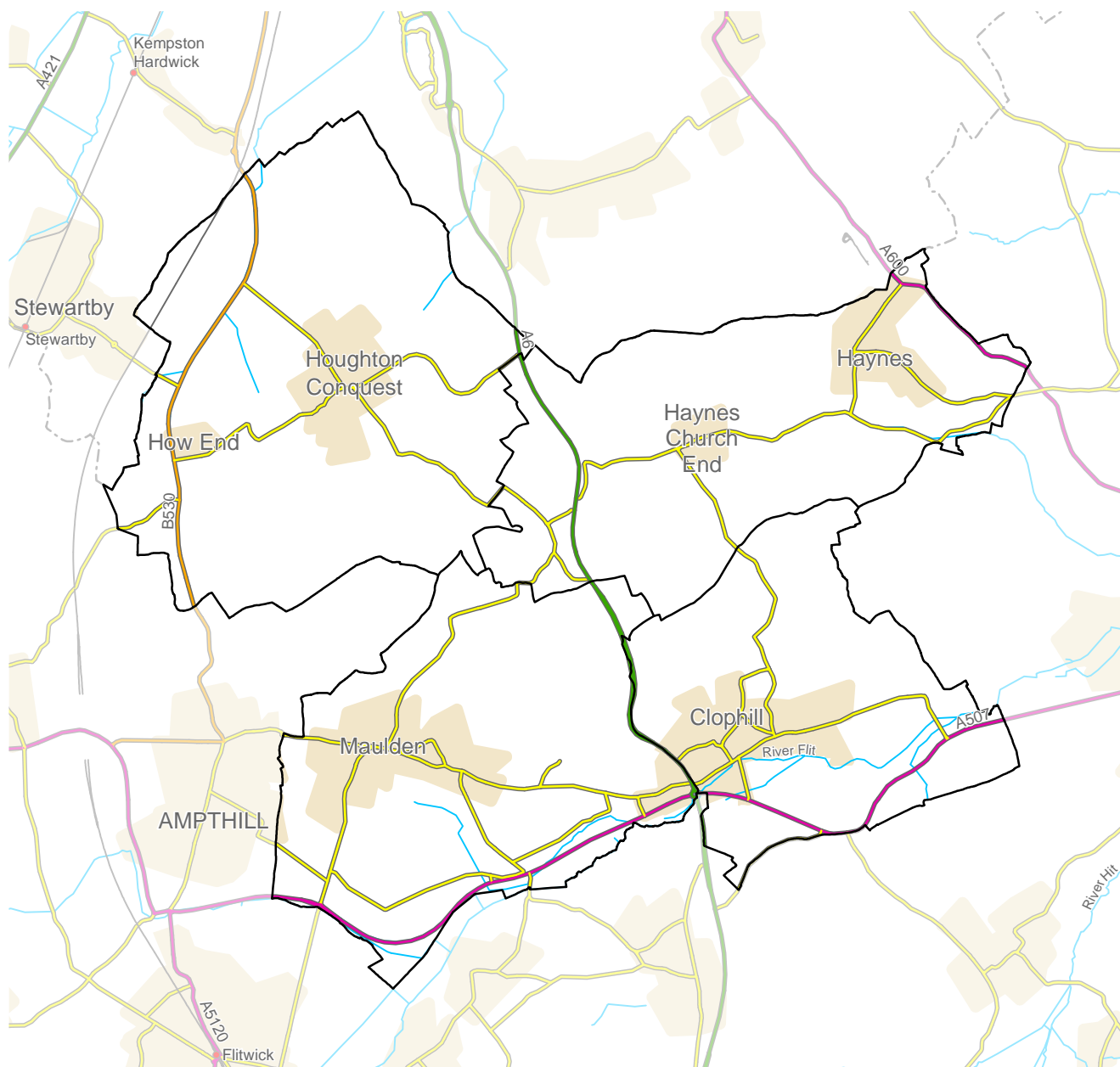
The Area population is approximately 7,580*. This Area has a higher retired population and a lower working population when compared to the rest of

Central Bedfordshire. In terms of dwelling types, the Area has a significantly higher percentage of detached houses when compared to the rest of Central Bedfordshire.

Clophill and Haynes currently have Parish Plans published or in development. Maulden, Clophill and Haynes have Neighbourhood Plans in development. Houghton Conquest does not currently have a Parish Plan or Neighbourhood Plan published or in development.

In total, 94 people attended the drop-in event on Thursday 23rd February 2017 which was held at Haynes Village Hall from 2.30pm until 7.30pm. All parts of the area were represented with the highest number of attendees being from Haynes. The people who attended mainly shop in Bedford or Ampthill and those who were in employment primarily work in the Community Area or in nearby towns.

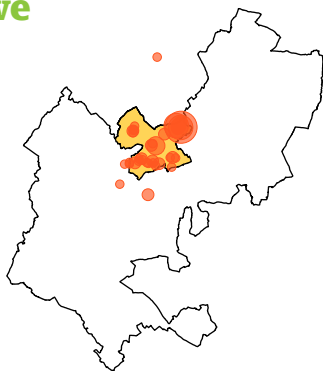
Plan of Community Area



Where participants from the area live, work & shop

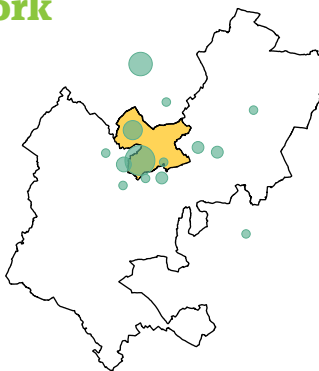
Dot size represent the amount of people, e.g. the larger the spot, more people.

Live



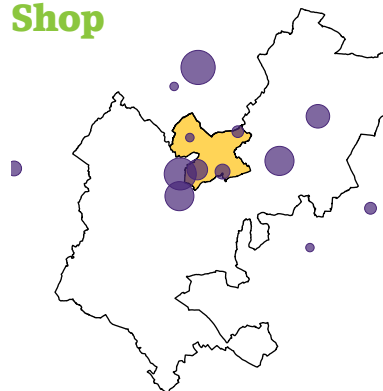
The people who visited the event lived in the areas shown above.

Work



The people who visited the event mainly worked in the areas shown above, with two person working in London (off the map).

Shop



The people who visited the event mainly shopped in the areas shown above.

Local Character

Feedback

96% of the people who attended the event answered one or both questions on Local Character. Two people answered that they thought there are no improvements to be made to Local Character in the Area and five people answered that they have no issues.

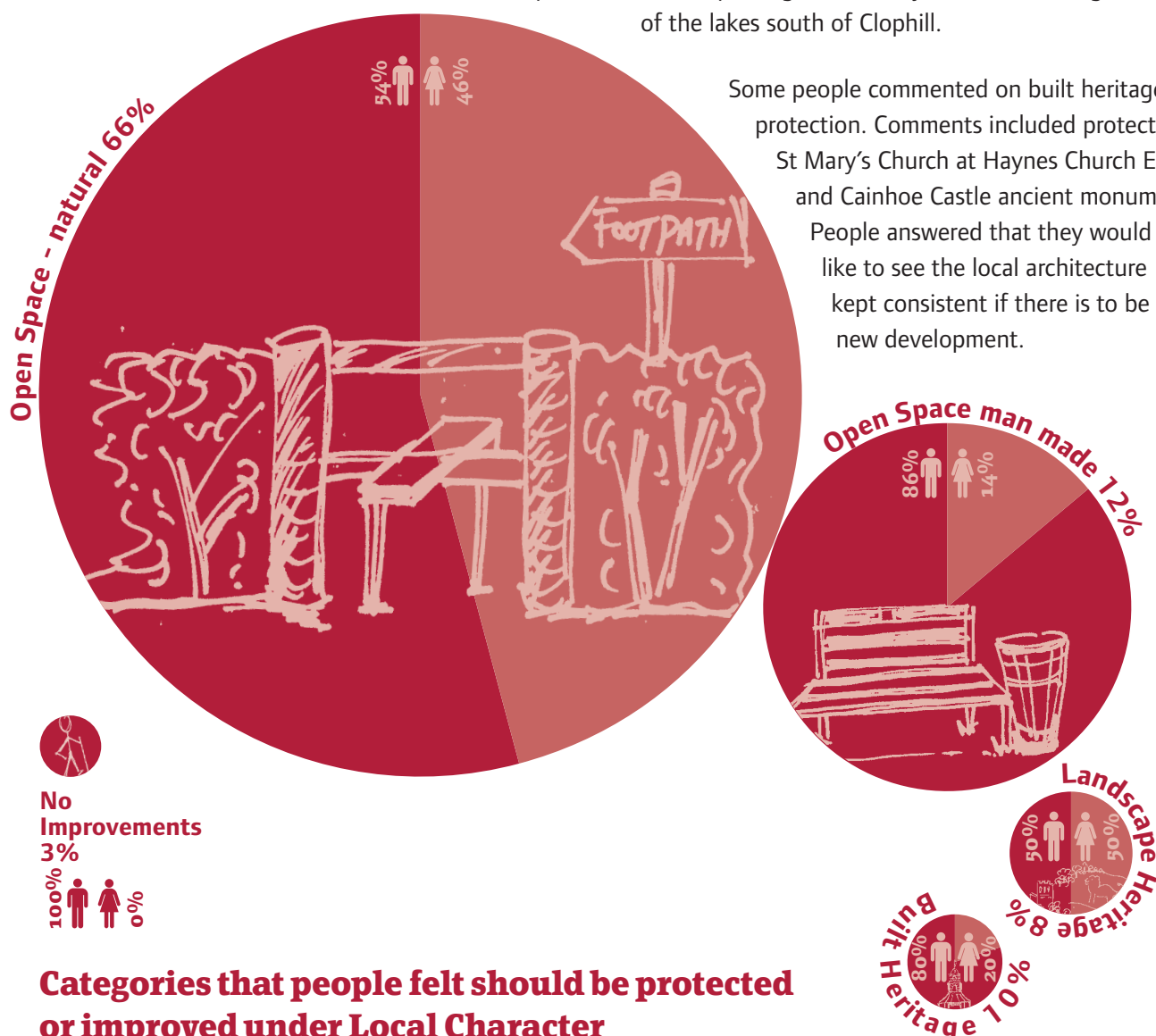
From those who responded, the most popular category of Local Character that people would like to see protected or improved is Natural Open Space (at 68%).

Analysis

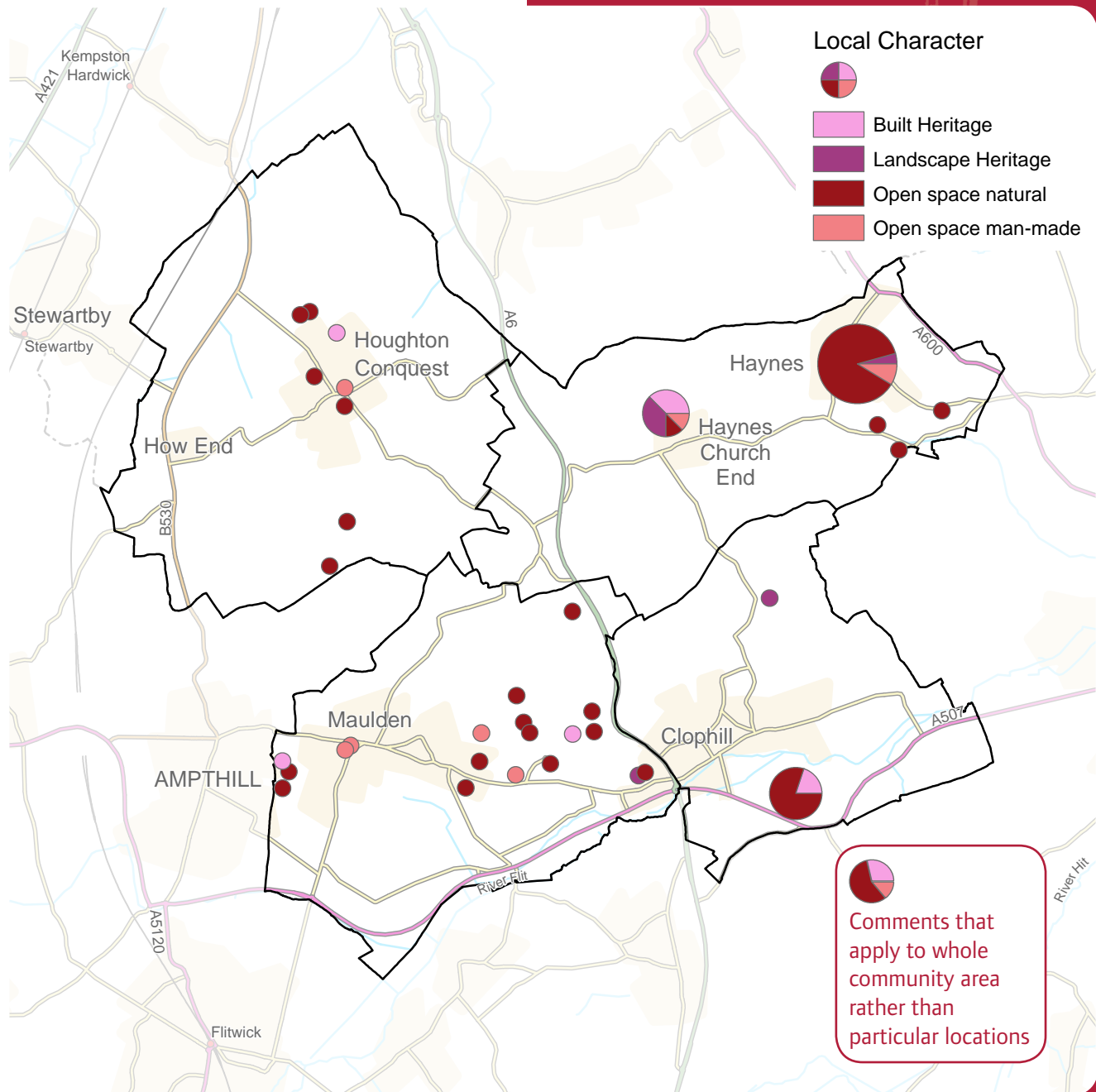
The main locations where people felt strongly about Local Character were Haynes; the open spaces and woodland between Maulden and Clophill; Haynes Park; the lakes south of Clophill; as well as the Community Area in general.

The majority of people answered that they would like to see the Natural Open Spaces, such as the countryside and wildlife habitats protected, particularly close to settlements. Comments included; preserving the Greensand Ridge; preserving viewpoints in Haynes; protecting agricultural land around Haynes; protecting the land south of Northwood End Road and the village green in Haynes; protecting the view across Haynes Park by lowering the hedgerow; the introduction of a country park in Houghton Conquest; ensuring Kingswood and Maulden Wood are preserved; and improving the amenity value and ecological value of the lakes south of Clophill.

Some people commented on built heritage protection. Comments included protecting St Mary's Church at Haynes Church End and Cainhoe Castle ancient monument. People answered that they would like to see the local architecture kept consistent if there is to be new development.



Map showing the places where particular protection of, or improvements to, Local Character should take place



Other comments included concern that developments should be infill only; preventing coalescence of surrounding towns and villages; concern about over developing Ampthill; and that Maulden Village Hall should be modernised.

Trends

Generally, people want to maintain and protect the surrounding countryside of local settlements, particularly for amenity and wildlife, as well as preventing coalescence of neighbouring towns and villages.

People want to maintain and protect historic buildings in the Area and keep new development sympathetic to the character of the Area.

Transport

Feedback

96% of the people who attended the event answered one or both questions on Transport. Nineteen people answered that they currently have no issues related to Transport in the Community Area.

From those who responded, the most popular category of Transport that people would like to see improvements made to within the Community Area was Buses (at 38%) followed by Vehicular (at 30%)

Analysis

The main locations where people felt strongly about Transport were within all the main settlements and along local roads connecting to the A6. A number of people's answers related to the whole Community Area.

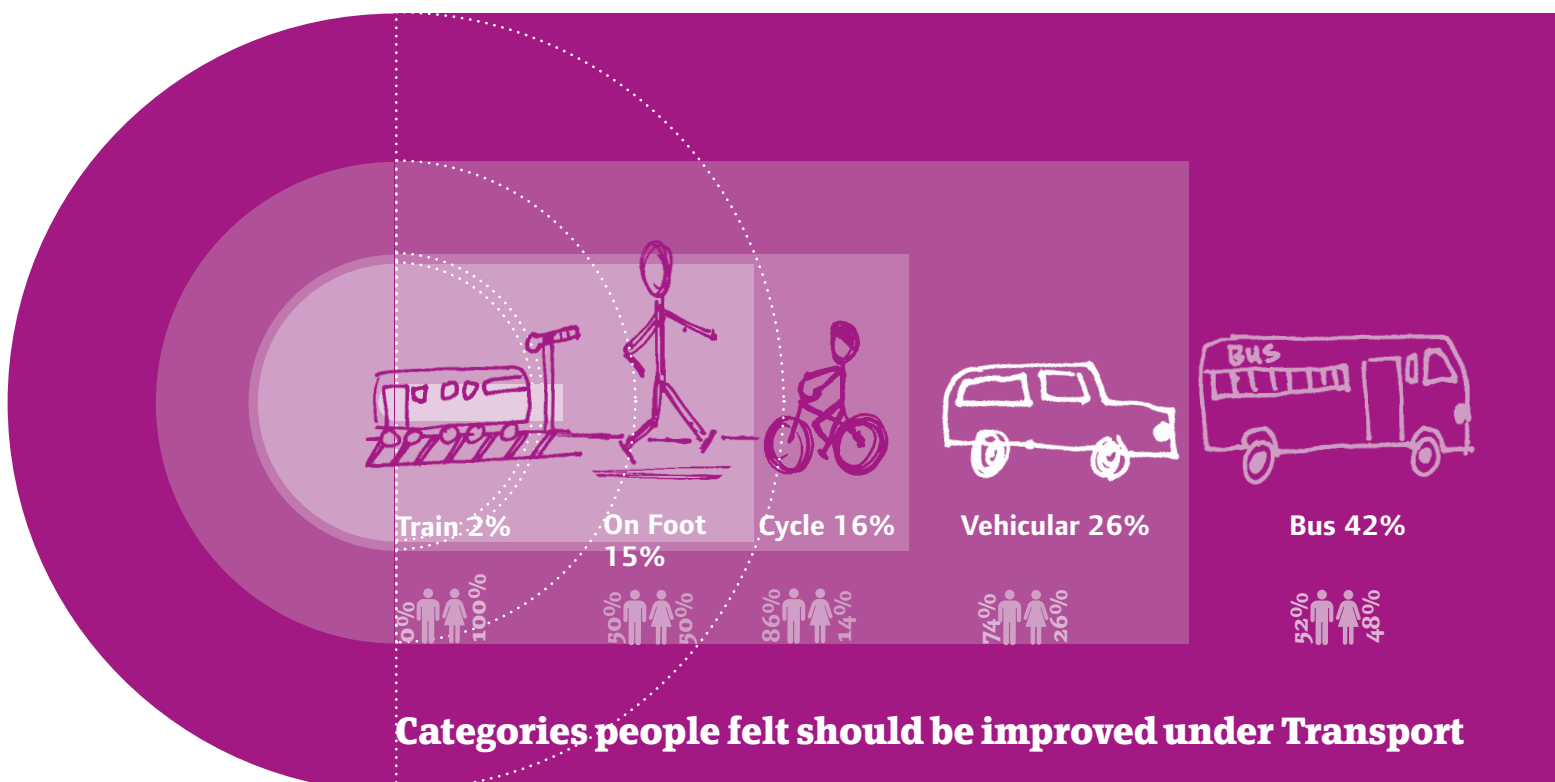
Many people commented on the lack of available buses across the entire Area. People stated that buses and train time tables are not well coordinated and this means people are more likely to use cars. People wanted to see an extended bus service in the evenings

and at weekends. One person commented on a need for a bus service to Biggleswade, Milton Keynes and Luton.

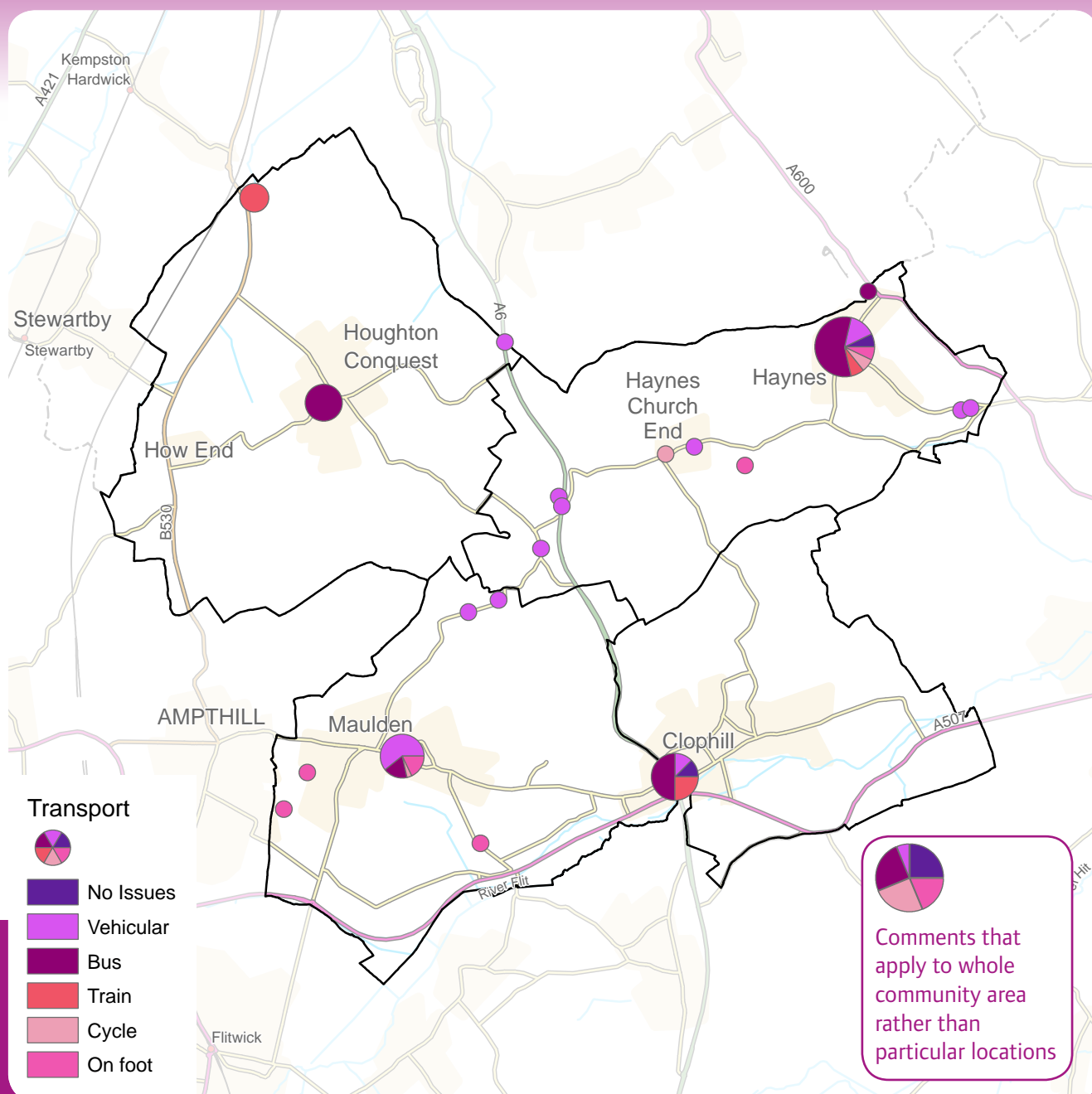
Comments about vehicles included a need to introduce stricter traffic calming measures on Limbersey Lane, Maulden and Haynes Church End; concerns over improving road infrastructure if there is to be any development in the Area; adding a roundabout to the A6/Old Main Road junction; and concerns over Clophill roundabout being heavily congested.

Some people commented on improving bridleways, footpaths and cycleways across the entire Area. Comments included a need for more cycle paths between settlements; improved lighting; and a lack of adequate footpaths in Maulden.

Other comments included a need for clearer access to country footpaths in Maulden and a need for a train station near Wixams.



Map showing the places where particular improvements to Transport should take place



Trends

Buses - More frequent services and a broader range of local destinations within the Area that coordinate with train services.

Vehicular - Implement traffic calming measures across the Area and improve road infrastructure including a roundabout on the A6 junction.

Cycleways/Footpaths - Network of footpath/cycle links between nearby villages and towns with adequate lighting.

Jobs and Business

Feedback

94% of the people of the people attended the event answered one or both questions on Jobs and Business. Thirty-one people answered that they do not currently have any issues related to Jobs and Business in the Community Area.

From those who responded, the most popular category of Jobs and Business that people would most like to see investment in is Local Retail Units (at 26%) followed closely by small start-up offices (at 25%).

Analysis

The main locations where people felt strongly about Jobs and Business were across the whole of the Community Area, followed by Haynes and Appley Corner.

Comments on improving Local Retail Units included a need for more retail infrastructure in Maulden; expanding the small units at Appley Corner and making use of derelict farm buildings for retail in Haynes; supporting local shops in Ampthill; and improving the retail provision in Houghton Conquest.

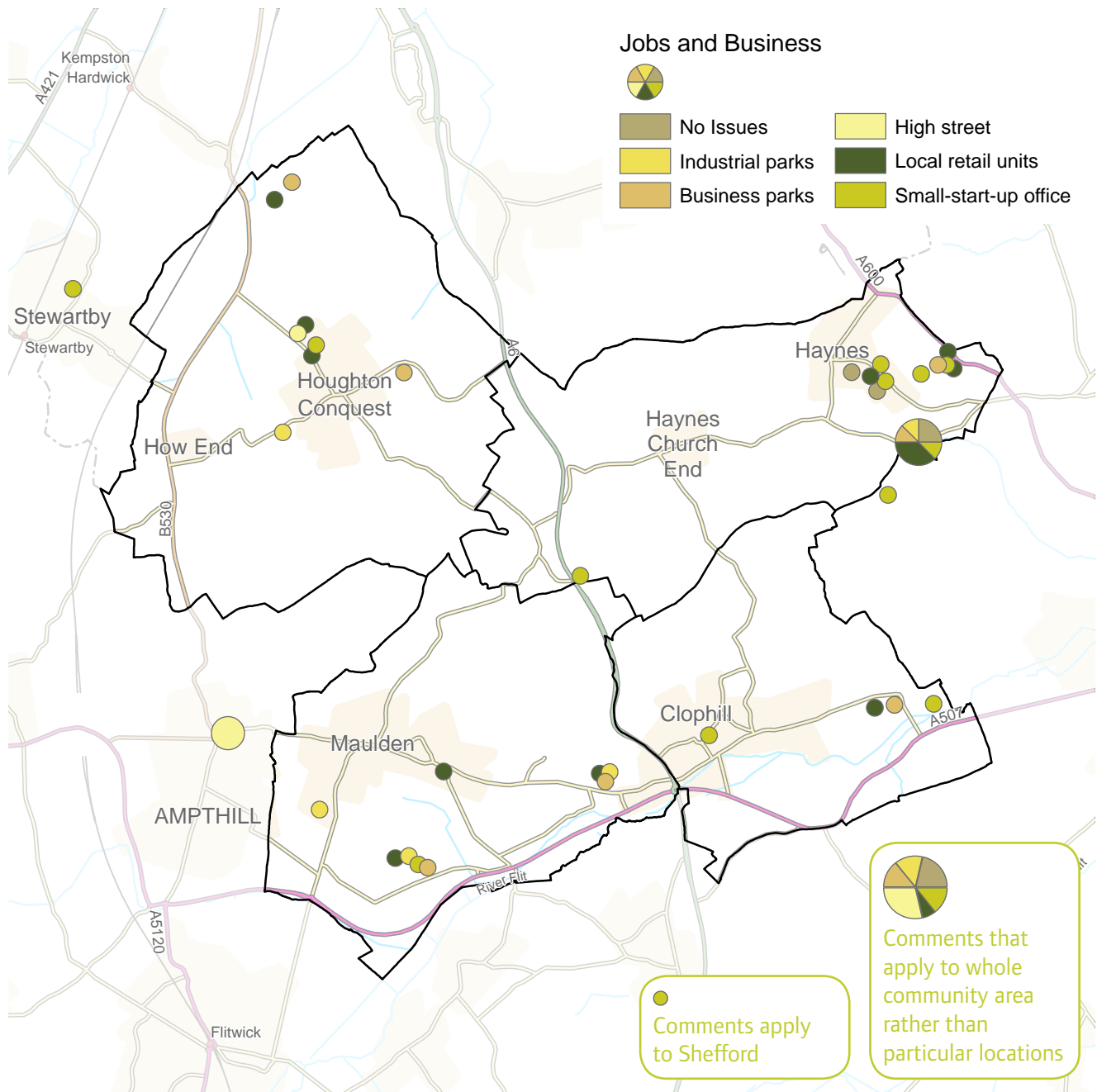
Comments on small start-up offices included suggestions of encouraging small start-ups in Maulden, possibly focused on green technology; using the land east of the school or Appley Corner in Haynes for small office facilities; using existing infrastructure, such as the village hall in Haynes, for small start-up facilities; a need for small local business for the people of Maulden; and a suggestion that Beadlow is a good site for new start-up offices.

Some people commented on a need for business and industrial parks across the Area, including at Wixams, especially given an increasing population which will increase demand for local jobs.

Other comments included a need for a village centre in Maulden and ensuring that any new office development has minimal impact on the environment.



Map showing the places where particular investment to improve Jobs & Business should take place



Trends

Encourage local retail within larger settlements within the Area to provide for the local community.

Encourage small start up offices through the conversion of redundant farm buildings and other under-used existing buildings.

Maximise the potential of Appley Corner and Wixams for business use.

Environment

Feedback

94% of the people who attended the event answered one or both questions on Environment. Ten people answered that they have no issues related to Environment in the Community Area.

From those who responded, the category of Environment that people considered the most valuable attribute in the Community Area, by a strong margin, was Open Space and Wildlife Habitat (at 74%).



Categories people considered to be the most valuable Environment attribute to look after for the future

Analysis

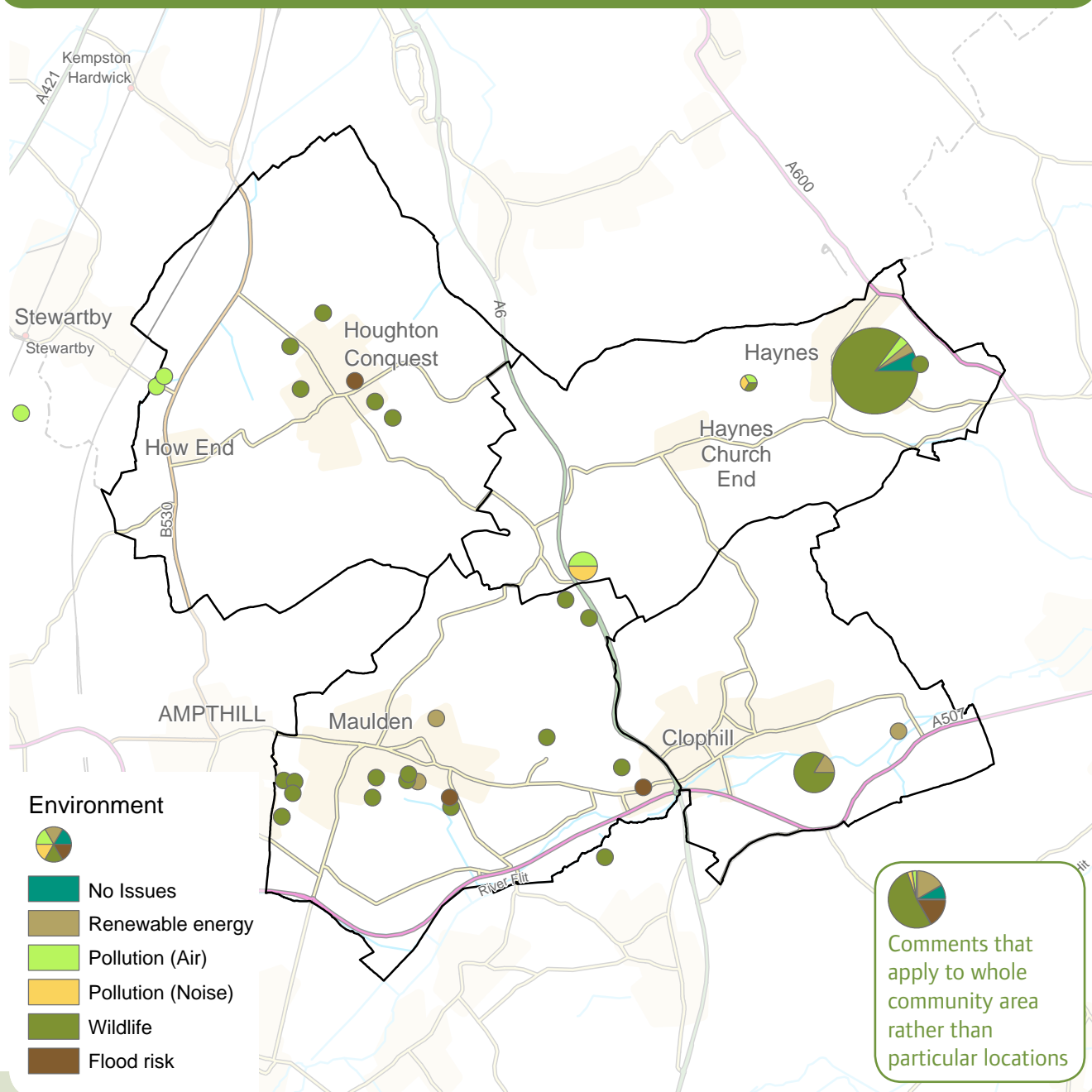
The main locations where people felt strongly about the Environment were Haynes, Maulden, Houghton Conquest and the lakes south of Clophill, as well as the Community Area in general.

The clear majority of people answered that they believe the Area's Natural Open Spaces to be its most valuable attribute and that they are in need of protection. People answered that wildlife habitat is important for the Area and that open spaces improve community wellbeing. Comments included enhancing and protecting the Greensand Ridge; keeping natural

breaks between villages; a comment on open spaces reducing air pollution; maintaining Flitwick Moor, Maulden Woods and Flitwick Valley walks; a comment on open spaces around Clophill being good for bird watching; a comment on people needing private open spaces/gardens in Haynes; and expanding Millennium wood.

Several people commented on reducing flood risk in the Area with comments including concerns over building on floodplains and flooding in Haynes West End. One person suggested ponds and ditches be dug in Houghton Conquest to mitigate flood risk.

Map showing the places that were considered the most valuable attributes to look after for the future



Several people showed support for renewable energy, indicating that there are several sites across the Community Area that would be suitable for wind turbines.

Other comments included controlling development on the A6 to mitigate air pollution and improving signage on the Greensand Ridge.

Trends

Protect existing local wildlife habitats, particularly in close proximity to existing settlements.

Improve flood preventing measures at Haynes West End.

Promote renewable energy within the Area.

Homes

Feedback

90% of the people who attended the event answered one or both questions on Homes. Four people answered that they do not currently have any issues related to Homes in the Community Area.

From those who responded, the most popular category of Homes that people considered were needed within the Community Area was Older Generation Homes (at 30%) closely followed by Affordable Homes (at 28%).

Analysis

The main location where people felt strongly that there was a need for Homes was in Haynes. Some people commented on a need for Homes in Houghton Conquest, Maulden and Clophill. A large number of people's answers related to the whole of the Community Area.

The majority of people answered that there was a need for both Older Generation Homes and Affordable Homes within the Community Area. Common themes included that developers need to build houses that are needed within the Area, rather than houses that deliver the most profit, as well as a need for a mixed variety of homes in the Area to match local need. People answered that affordable homes are necessary to encourage younger people into the Area. Affordable homes are also needed for the elderly, which would

free up family homes in the Area. Suggestions of locations for affordable home development included Great Lane in Clophill and expanding the existing Meadow Piece development in Haynes.

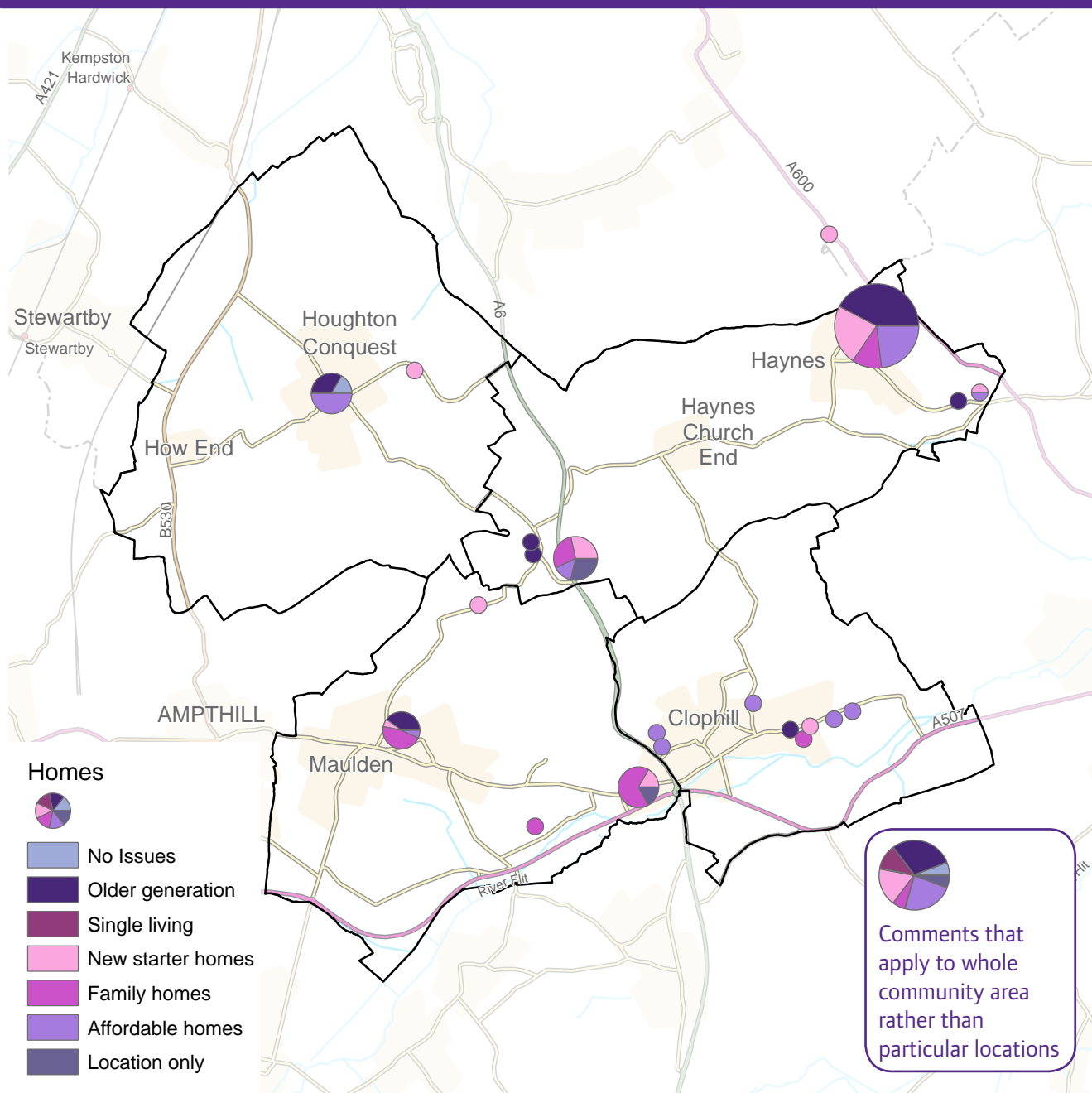
With regard to comments on Older Generation Homes, people answered that more homes are needed for the elderly with the suggestion that 'retirement villages', which allow elderly people to maintain their independence but receive care when necessary, would be a beneficial.

Other comments included a need for single living and social housing in the Area; an opportunity for housing development on the A6 café site and the Four Winds Industrial Site; and a suggestion of land east of the school in Haynes being developed for housing.



Types of homes people consider to be needed within the area

Map showing the places where there were considered to be opportunities to provide new homes



Trends

Providing homes for the elderly in the form of downsizing properties such as bungalows, sheltered accommodation and care homes.

Providing affordable housing (whether rent or part-purchase) so that families and young people can stay in the Area.

Growth & Infrastructure

Feedback

94% of the people of the people who attended the event answered one or both questions on Growth and Infrastructure. Eight people answered that they currently have no issues related to Growth and Infrastructure in the Community Area.

From those who responded, the most popular category of Growth and Infrastructure that people considered is most needed in the Community Area is Utilities Improvements (at 35%) closely followed by Healthcare (at 28%).

Analysis

The main locations where people felt strongly about Growth and Infrastructure were Haynes, Maulden, Houghton Conquest and Clophill, as well as the Community Area in general.

A number of people commented on Utilities Improvements in the Area, mainly in Haynes. Issues in Haynes were about poor broadband, a need for mains gas, regular power cuts and issues with foul water treatment. Similar concerns with infrastructure were highlighted in Clophill and Maulden. Some people

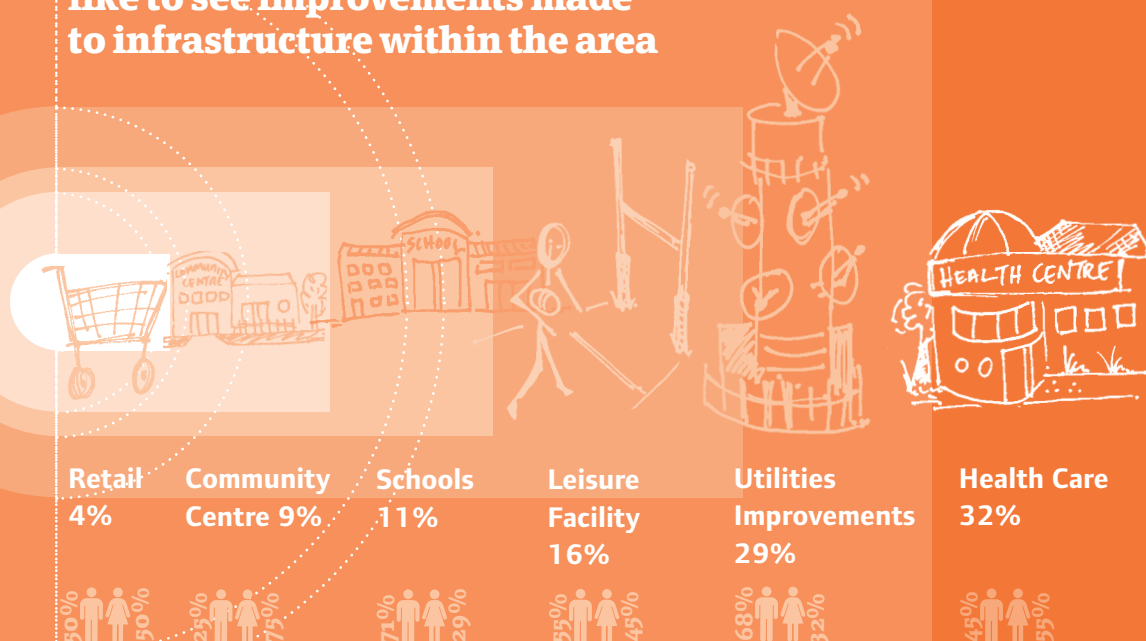
commented on improving broadband across the entire Community Area.

Many people commented on improving healthcare across the Area, stating the provision of GPs and dentists is not sufficient for the growing population and that these issues should be addressed prior to further development. The provision of small healthcare units/walk-in centres was suggested in Houghton Conquest, Maulden, Clophill and Haynes to relieve pressures on healthcare in surrounding towns.

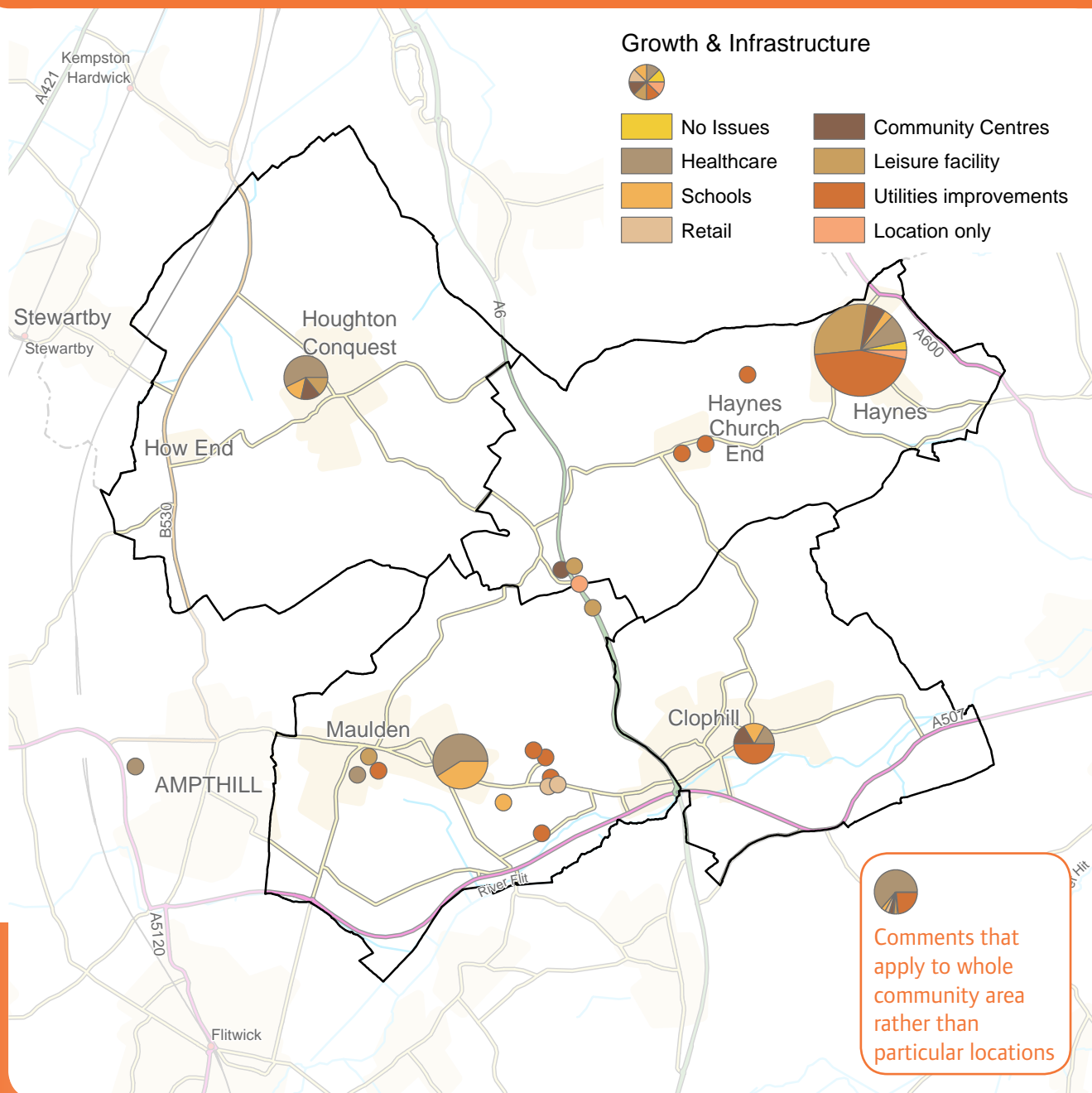
Comments related to leisure provision in the Area included a need for more leisure facilities in Maulden and the east side of Ampthill; and a multi-use games area (MUGA) in Haynes, to encourage young people to stay active.

Other comments included a need for more communal places for young people in Houghton Conquest; a lack of parking at Ampthill surgery; a shortage of school places in Maulden and a suggestion of using land near Redhill Close for a new school; a local hub in Haynes West End for the community to socialise; and a community centre in Haynes, especially to benefit the elderly and disabled.

Categories people would most like to see improvements made to infrastructure within the area



Map showing the areas where there were considered to be opportunities to provide or improve infrastructure facilities



Trends

Improve utilities infrastructure in the Community Area including power, communications and foul water treatment.

Provide healthcare facilities within the Community Area.

Improve leisure and play facilities within the Area, particularly in Maulden and Haynes.

Event: Findings

The people who attended the drop-in event for this Community Area identified the following **Future Opportunities** to be protected or improved within their locality under the Growth themes:

Local Character

- Generally, people want to maintain and protect the surrounding countryside of local settlements, particularly for amenity and wildlife, as well as preventing coalescence of neighbouring towns and villages.
- People want to maintain and protect historic buildings in the Area and keep new development sympathetic to the character of the Area.

Greensand
land countryside
local green
open landscape site
Park
village field
wildlife space
area
Wood Church
protected
building
Haynes Maulden

Transport

- Buses - More frequent services and a broader range of local destinations within the Area that coordinate with train services.
- Vehicular - Implement traffic calming measures across the Area and improve road infrastructure including a roundabout on the A6 junction.
- Cycleways/Footpaths - Network of footpath/cycle links between nearby villages and towns with adequate lighting.

footpath paths
buses calming
station Bedford **cycle** Maulden
Road Roundabout Flitwick Lane
service local
bus route public
village traffic

Jobs & Business

- Encourage local retail within larger settlements within the Area to provide for the local community.
- Encourage small start up offices through the conversion of redundant farm buildings and other under-used existing buildings.
- Maximise the potential of Appley Corner and Wixams for business use.

housing
shops **Street** existing Ampthill
businesses support
small retail
business job units home
park **local** town
development centre village good

The WordCloud diagrams illustrate the top twenty words used by the people who attended the drop-in event within their commentary for each growth theme. The size of the words reflect the number of people who wrote them.

Environment

- Protect existing local wildlife habitats, particularly in close proximity to existing settlements.
- Improve flood preventing measures at Haynes West End.
- Promote renewable energy within the Area.

development
habitat
area
village
open
space
wildlife
important
pollution
natural
field
air
water
waste
protect
Ridge
maintain
problem
opportunity
wind

Homes

- Providing homes for the elderly in the form of downsizing properties such as bungalows, sheltered accommodation and care homes.
- Providing affordable housing (whether rent or part-purchase) so that families and young people can stay in the Area.

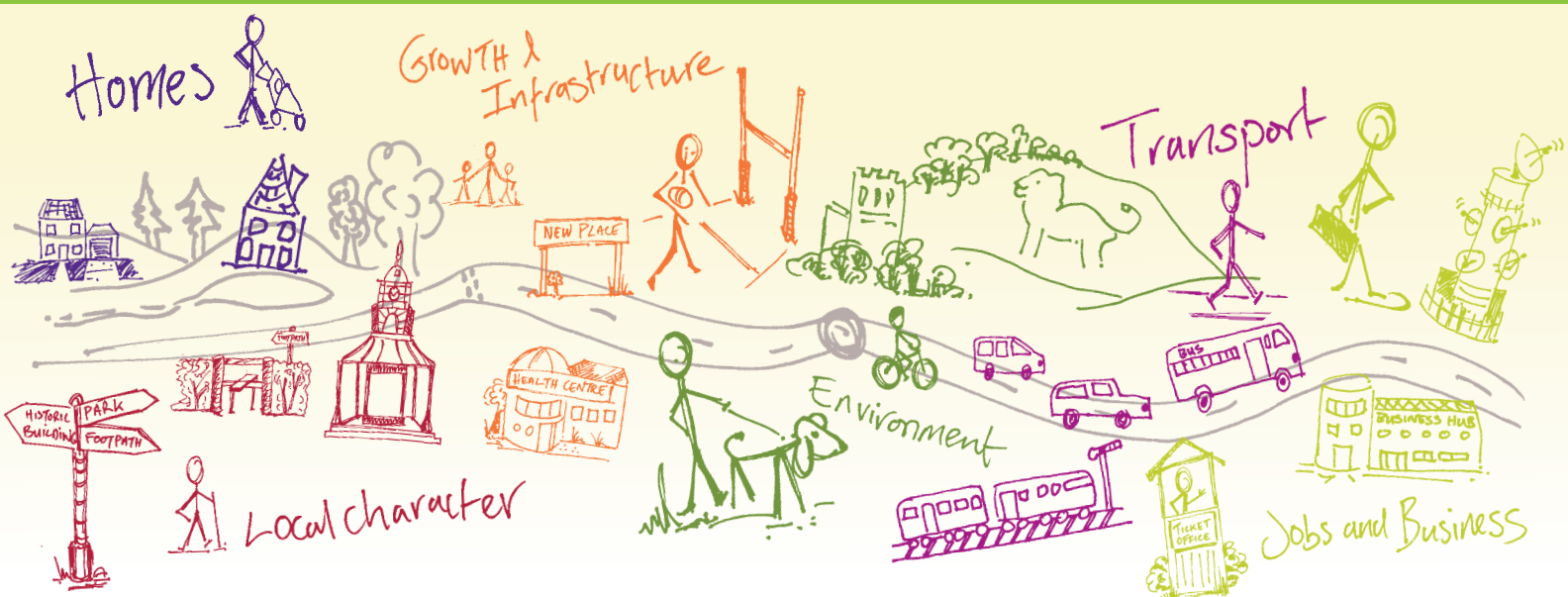
starter
older
affordable
site
village
local
live
home
smaller
younger
families
Haynes
young
housing
population
built
development

Growth and Infrastructure

- Improve utilities infrastructure in the Community Area including power, communications and foul water treatment.
- Provide healthcare facilities within the Community Area.
- Improve leisure and play facilities within the Area, particularly in Maulden and Haynes.

larger
housing
healthcare
good
Maulden
full
gas
supply
centre
school
GP
surgeries
broadband
doctor
health
poor
Amphill
local

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. These actions are identified in total within the 'Overview Statement of Community Planning' which details how they will be dealt with. 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

This document contains:

Contains OS data © Crown copyright and database right 2016
Contains Royal Mail data © Royal Mail copyright and Database right 2016
Contains National Statistics data © Crown copyright and database right 2016

Central Bedfordshire Council:
© Crown Copyright and database right. 2016 Ordnance Survey 100049029

**Central
Bedfordshire**

A great place to live and work.