Shaping where you live 2035

This Community Says...

Community Plan

Covering the parishes of Brogborough, Cranfield, Hulcote & Salford, Lidlington, Marston Moretaine, Millbrook, Ridgmont

Community Area 11

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

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
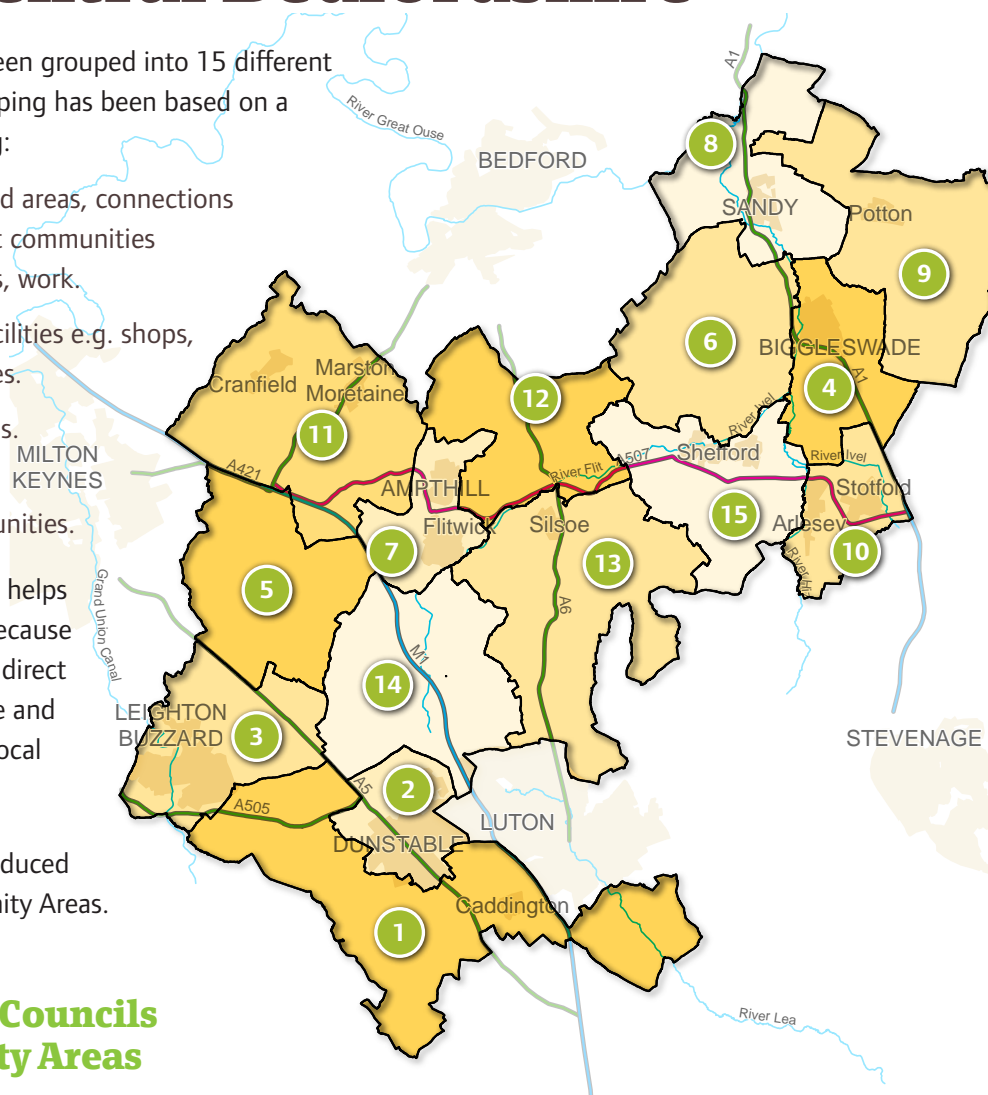
Community Area	Town and Parish Councils
1	Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Totternhoe, Whipsnade
2	Dunstable, Houghton Regis
3	Battlesden, Eggington, Heath & Reach, Hockliffe, Leighton Buzzard
4	Biggleswade, Edworth, Langford
5	Aspley Guise, 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 Moreteine, 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

Talking

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.

Listening

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.

Reporting

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.
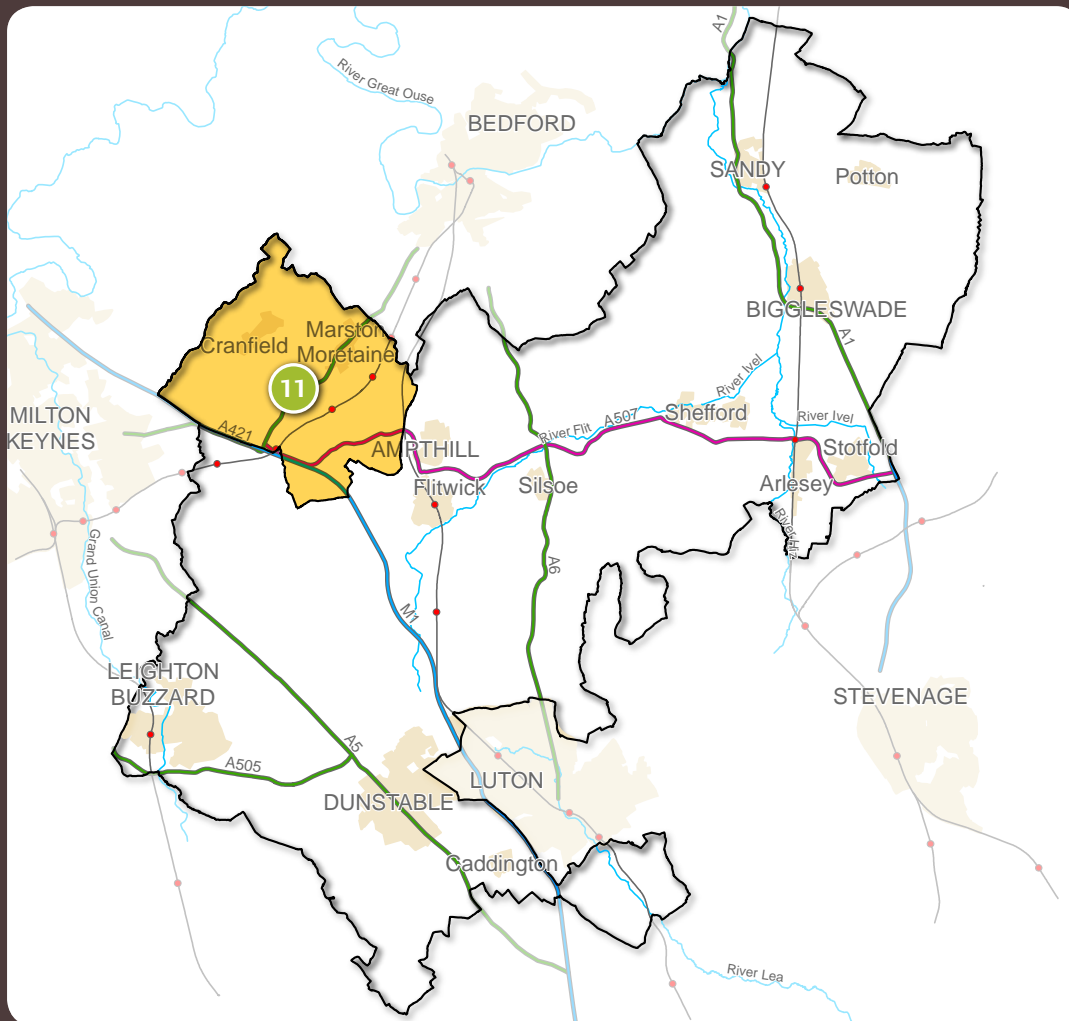
Community Area

This Community Plan relates to Community Area 11, which includes the parishes of Brogborough, Cranfield, Hulcote & Salford, Lidlington, Marston Moretaine, Millbrook and Ridgmont as well as the villages of Bourne End, Wharley End and Upper Shelton. This Community Area is located in the north-west of Central Bedfordshire and is predominately rural in character. The Area is bisected by the A421, which runs through Brogborough and Marston Moretaine and eventually into Bedford to the north east and Milton Keynes to the west. The A507 runs through the southern part of the Area as well as the M1, providing links to Luton in the south and Northampton to the north. The Bedford to Milton Keynes railway cuts through the Area, with stations in Ridgmont, Lidlington and Millbrook. The southern part of the Area is designated Green Belt.

The Area population is approximately 12,140*. This Area has a significantly lower retired population and a higher working population when compared to the rest of Central Bedfordshire. In terms of dwelling types, the Area is diverse and consistent with the rest of Central Bedfordshire.

Marston Moretaine, Cranfield, Ridgmont and Lidlington have published Parish Plans or have them in development. Marston Moretaine and Hulcote & Salford currently have Neighbourhood Plans in development. Brogborough and Millbrook currently do not have Parish or Neighbourhood Plans published or in development.

In total, 135 people attended the drop-in event on Thursday 1st December 2016 which was held at Marston Moretaine Village Hall from 2.30pm until 7.30pm. All parts of the Area were represented with the highest number of attendees being from Ridgmont, Cranfield and Marston Moretaine parishes. The people who attended mainly shop in Milton Keynes and those who were in employment primarily work in nearby towns (such as Milton Keynes) or in the Community Area.

*based on Office for National Statistics, 2011 Census, Usual Resident Population

Plan of Community Area
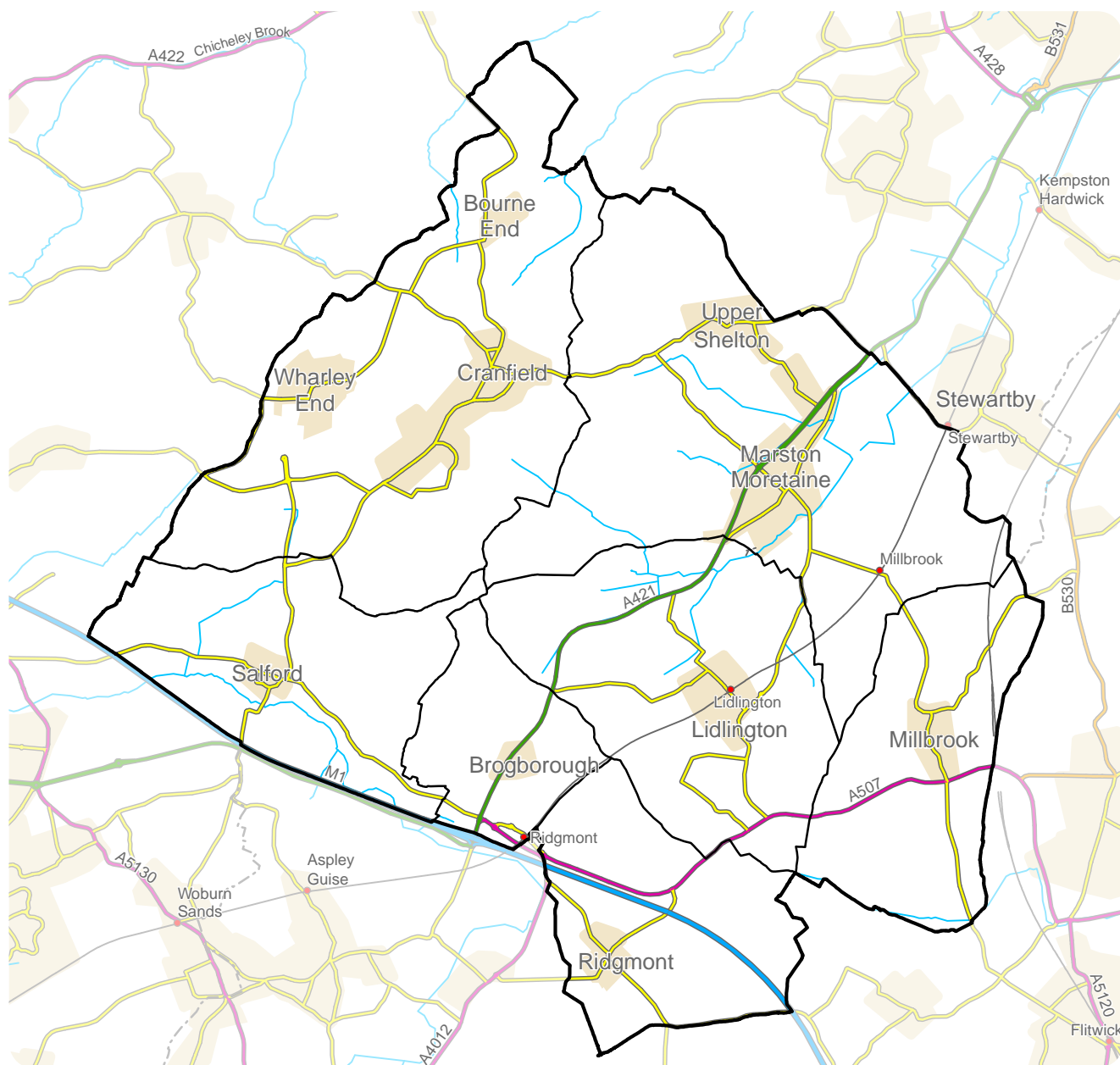
Where participants from the area live, work & shop

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

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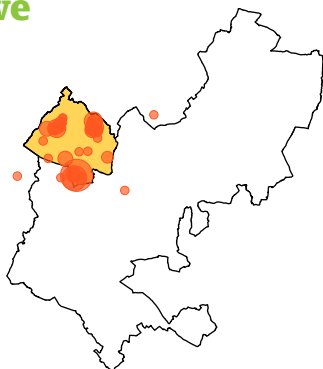
The people who visited the event lived in the areas shown above.

Work
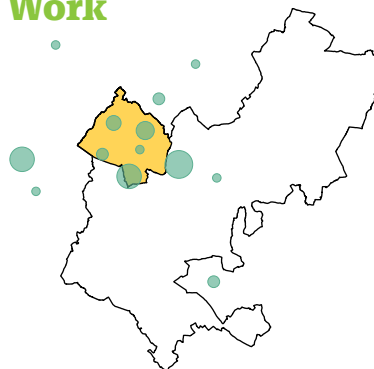
The people who visited the event mainly worked in the areas shown above, with 3 people working in London, 1 in Hemel Hempstead and 2 in Northampton (off the map).

Shop

The people who visited the event mainly shopped in the areas shown above, with 1 person shopping in Northampton (off the map.)

Local Character

Feedback

95% of the people who attended the event answered one or both questions on Local Character. Only two people felt that there are no improvements to be made to Local Character within the Community Area. Three people answered that they have no issues regarding Local Character in the Area.

From those who responded, the most popular category of Local Character that people would like to see protected and improved by a clear margin is Natural Open Space (at 74%).
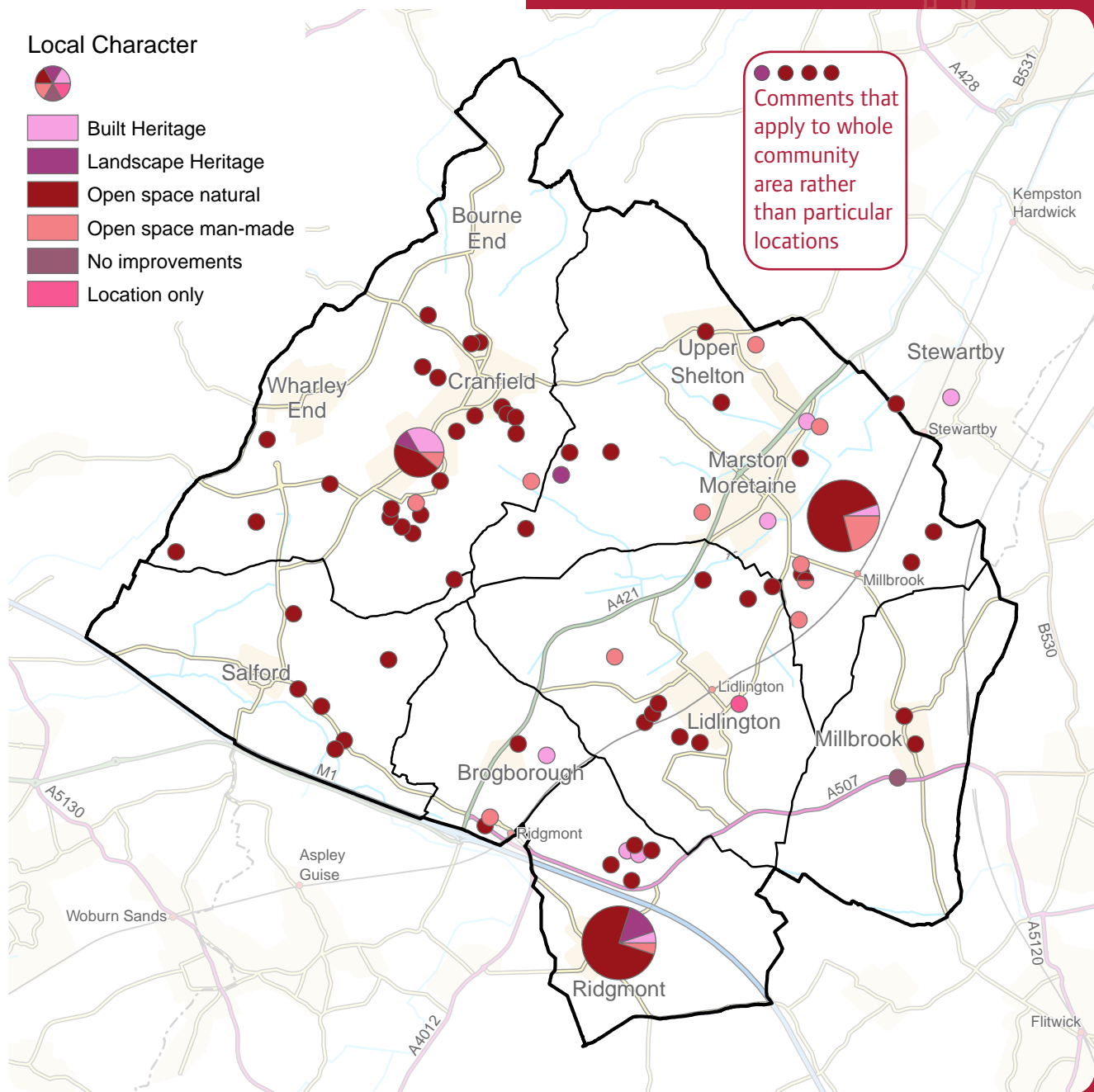
Analysis

There were three main areas where people felt strongly about Local Character which were Marston Vale, Cranfield and Ridgmont. The majority of comments associated with Local Character referred to the protection and management of Natural Open Spaces in the Community Area. Many people commented on ensuring that Marston Vale, Millennium Country Park, the Forest Centre (one person highlighted a need for better wheelchair access) and Marston Park are protected and expanded. Many other open spaces/countryside were mentioned throughout the Area that are reflected on the map opposite.

Other comments related to Natural Open Spaces included turning Marston Vale into an ecological designation (i.e. SSSI); the introduction of countryside activities at Marston Thrift; improving cycleways and footpaths throughout the Area; the protection of the ancient Greensand Ridge Walk; an emphasis on only building on brown field sites; a comment on planting trees and widening walkways; turning the quarry pits east of the railway into a nature reserve; and providing better access to Brogborough Lake, as well as the provision of more activities at Stewartby Lake.

There were several comments on built heritage protection including the protection of the Alms Houses in Cranfield; other listed buildings in the Area; the Roundhouse and its environs in Brogborough; the brickworks at Stewartby; and the restoration of St Mary's church tower and bells in Marston Moretaine.

Open Space – natural 74%

46% 54%

Open Space man made 12%
71% 29%

Built Heritage 8%
60% 40%

Landscape Heritage 4.5%
50% 50%

No Improvements 1.5%
100% 0%

Categories that people felt should be protected or improved under Local Character

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

Local Character

- Built Heritage
- Landscape Heritage
- Open space natural
- Open space man-made
- No improvements
- Location only

Comments that apply to whole community area rather than particular locations

Other comments included: building a bridge over the railway near Marston Moretaine; a play area in Marston Park; no more wind turbines; and removal of existing turbines.

Trends

Generally, people want to maintain and protect the surrounding countryside of settlements in the Area.

Protection and enhancement of existing publically accessible open spaces, such as at Marston Vale, Millennium Country Park and Marston Park.

Protection and enhancement of built heritage within the Area.

Transport

Feedback

95% of the people who attended the event answered one or both questions on Transport. Thirteen people answered that they have no issues regarding Transport in the Area.

From those who responded, the most popular category of Transport that people considered needed improving within the Community Area is Vehicular (at 37%) followed by Buses (at 24%).

Analysis

Responses for Transport were well spread throughout the community area, with popular locations including Cranfield, Marston Moretaine, Ridgmont, the M1 and A421.

Several people commented on road safety in the area, mainly around J13 of the M1 which was described as an accident 'black spot' and in need of improving to reduce congestion. This was also linked to comments of surrounding villages being unsafe due to vehicles bypassing the M1 and travelling too fast. Traffic calming measures were suggested. A couple of
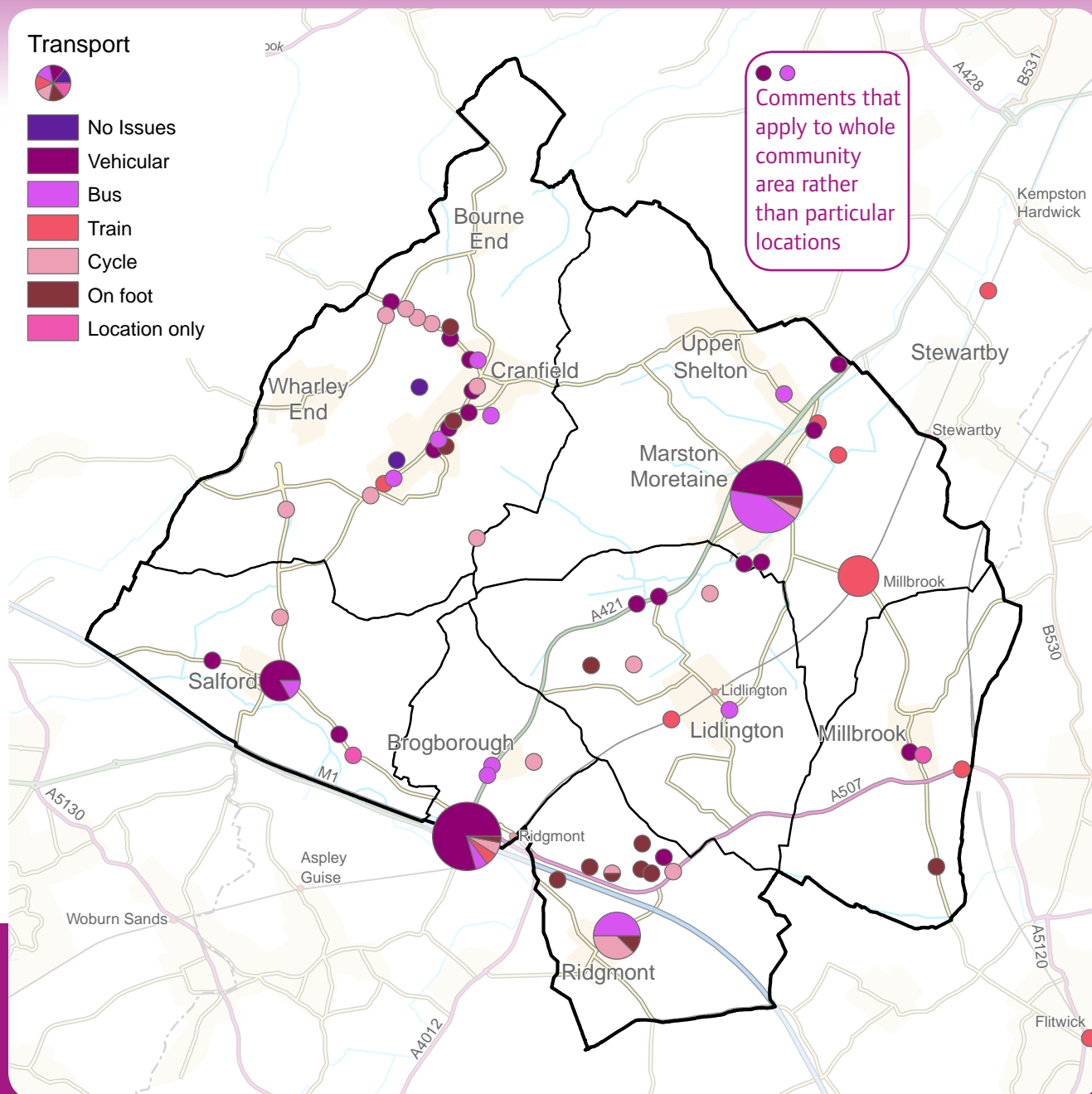
people mentioned the T-junctions in Hulcote and Salford being unsafe. Other people asked for a park and ride to Milton Keynes and a suggestion that a cycle path to Milton Keynes might be well received.

Others commented on improving bus services to provide better connections to surrounding stations and to help the young and elderly who rely on public transport. Again, this was echoed across the whole Community Area with people stating that the current bus provision was also unreliable and expensive. There was also concern across the whole Community Area that current road infrastructure won't be able to cope with an increasing population.

In Cranfield, comments included a need for improved cycle lanes including the off-road section of the National Cycle Network and branches that can connect surrounding villages. People also asked for improved footpaths around the Area. Comments on improved cycleways and footpaths were echoed across the entire Community Area.

On Foot 11% 38% 62% **Train 11%** 46% 54% **Cycle 16%** 53% 47% **Bus 24%** 46% 54% **Vehicular 37%** 58% 43%

Categories people felt should be improved under Transport

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

Transport

- **No Issues**
- **Vehicular**
- **Bus**
- **Train**
- **Cycle**
- **On foot**
- **Location only**

Comments that apply to whole community area rather than particular locations

Another common answer referred to the east-west rail link with people asking for its delivery to be accelerated.

In Ridgmont, people commented on maintaining the Greensand Ridge and other footpaths and asked for improved signage and advertising of walking routes. Other comments included a need for a pedestrian crossing for the school in Ridgmont as well as improved bus services and parking for lorries.

Trends

Vehicular - Improve traffic associated with the M1 Junction (J13) that lead to congestion and subsequent rat-running.

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

Trains - Delivery of East-West train line

Cycleways/Footpaths - Network of footpath/cycle links between nearby villages and towns in the Area, extending to Milton Keynes.

Jobs and Business

Feedback

92% of the people who attended the event answered one or both questions on Jobs and Business. Nineteen people answered that they have no issues regarding Jobs and Business in the Area.

From those who responded, the most popular category of Jobs and Business that people would like to see investment made within their Community Area is for Small Start-ups (at 37%) followed by Local Retail Units (at 24%).
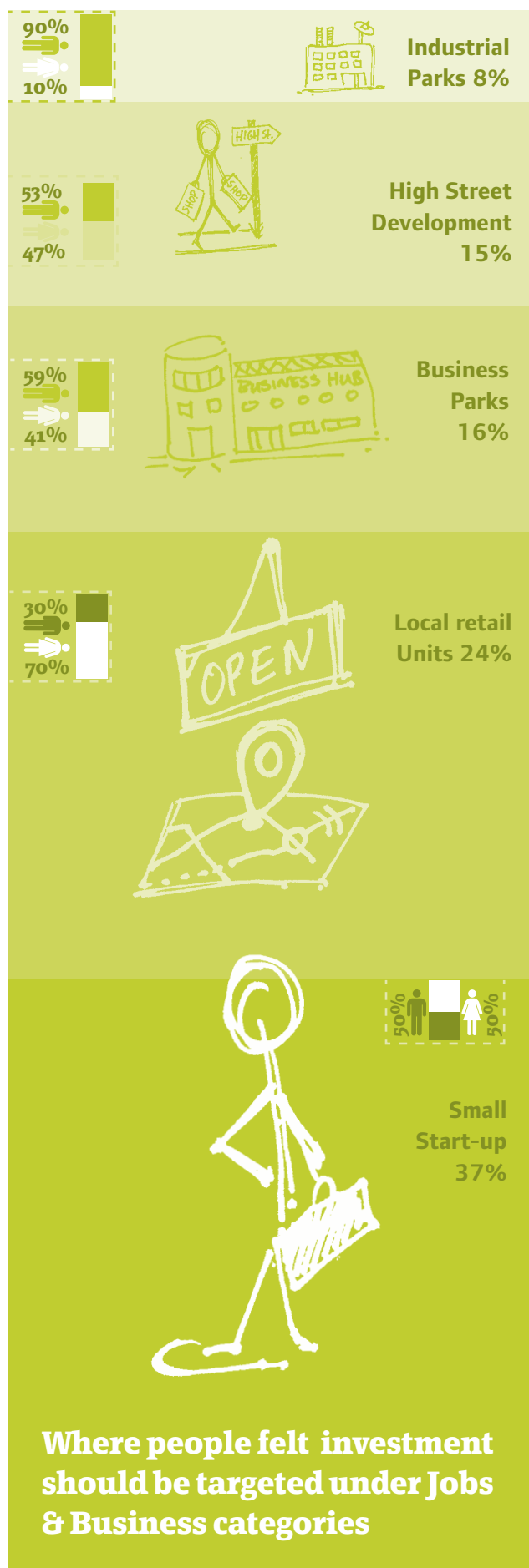
Analysis

There were four main areas where people felt strongly about Jobs and Business, which were Cranfield, Marston Moretaine, Brogborough and Ridgmont.
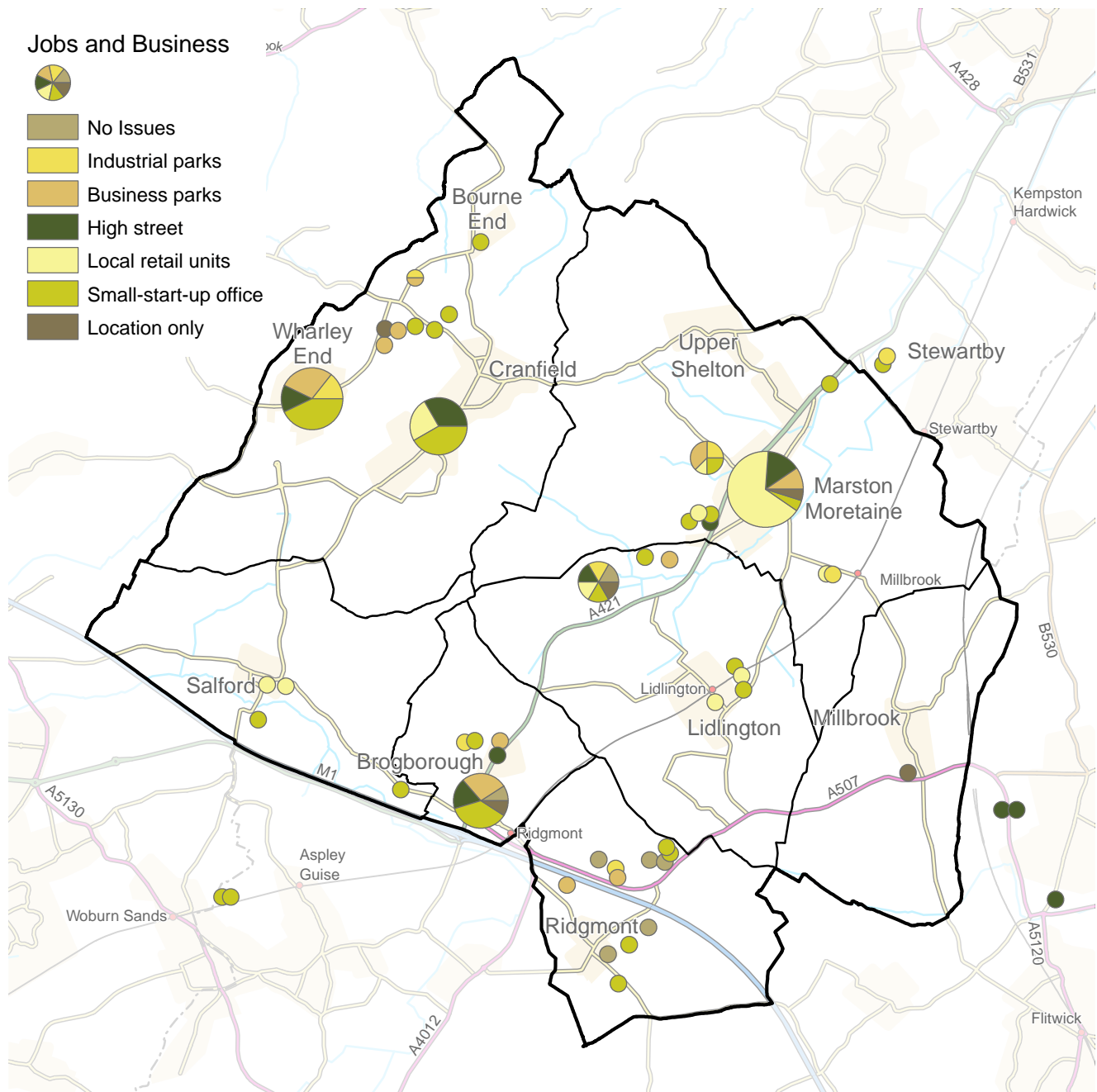
Comments about Jobs and Business were consistent over much of the Community Area. Many people called for the introduction of small start-up offices, with people showing concern that larger scale business and industrial developments are not needed and will lead to increased congestion and spoiling of the Area's character. Several people highlighted that the Innovation Park at Cranfield University should be expanded, including new high tech jobs with great connections and accessibility to the surrounding areas.

The improvement of high streets in all areas across the Community Area were commented on, including the introduction of a wider variety of local retail with parking; a need for a village shop in Salford; grocery shop facilities in Lidlington; a new café and pub in Marston Moretaine; and a comment that environmental and leisure development should also be in mind when considering any change in the Area.

Other comments that were in support of the introduction of business and industrial parks included suggestions at Cranfield University, Milbrook and Wharley End as potential sites; consideration of areas that provide good access to the M1, A421 and proposed East-West railway; and concern that the business parks should be outside village envelopes, such as the old Brickworks Site near Stewartby.

90% / 10%	**Industrial Parks 8%**
53% / 47%	**High Street Development 15%**
59% / 41%	**Business Parks 16%**
30% / 70%	**Local retail Units 24%**
50% / 50%	**Small Start-up 37%**

Where people felt investment should be targeted under Jobs & Business categories

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

Jobs and Business

- No Issues
- Industrial parks
- Business parks
- High street
- Local retail units
- Small-start-up office
- Location only

Trends

Provide opportunities for small start up offices throughout the Area that will be sympathetic to the Area's character.

Locate larger scale business and industrial parks outside of settlement envelopes such as within Cranfield University, at locations with good access to primary transport infrastructure and in brownfield sites.

Improve high street retail/leisure within the Area, particularly Salford, Lidlington and Marston Moretaine.

Environment

Feedback

92% of the people attended the event answered one or both questions on Environment. Seven people answered that they have no issues regarding Environment in the Area.

From those who responded, the most popular category of Environment that people considered need to be protected and improved on in the future within their Community Area is Wildlife Habitat (at 60%).

Open Space – Wildlife Habitat 60%

49% 51%

Pollution Air 13%

33% 67%

Flood Risk 11%

50% 50%

Renewable Energy 9%

90% 10%

Pollution Noise 7%

56% 44%

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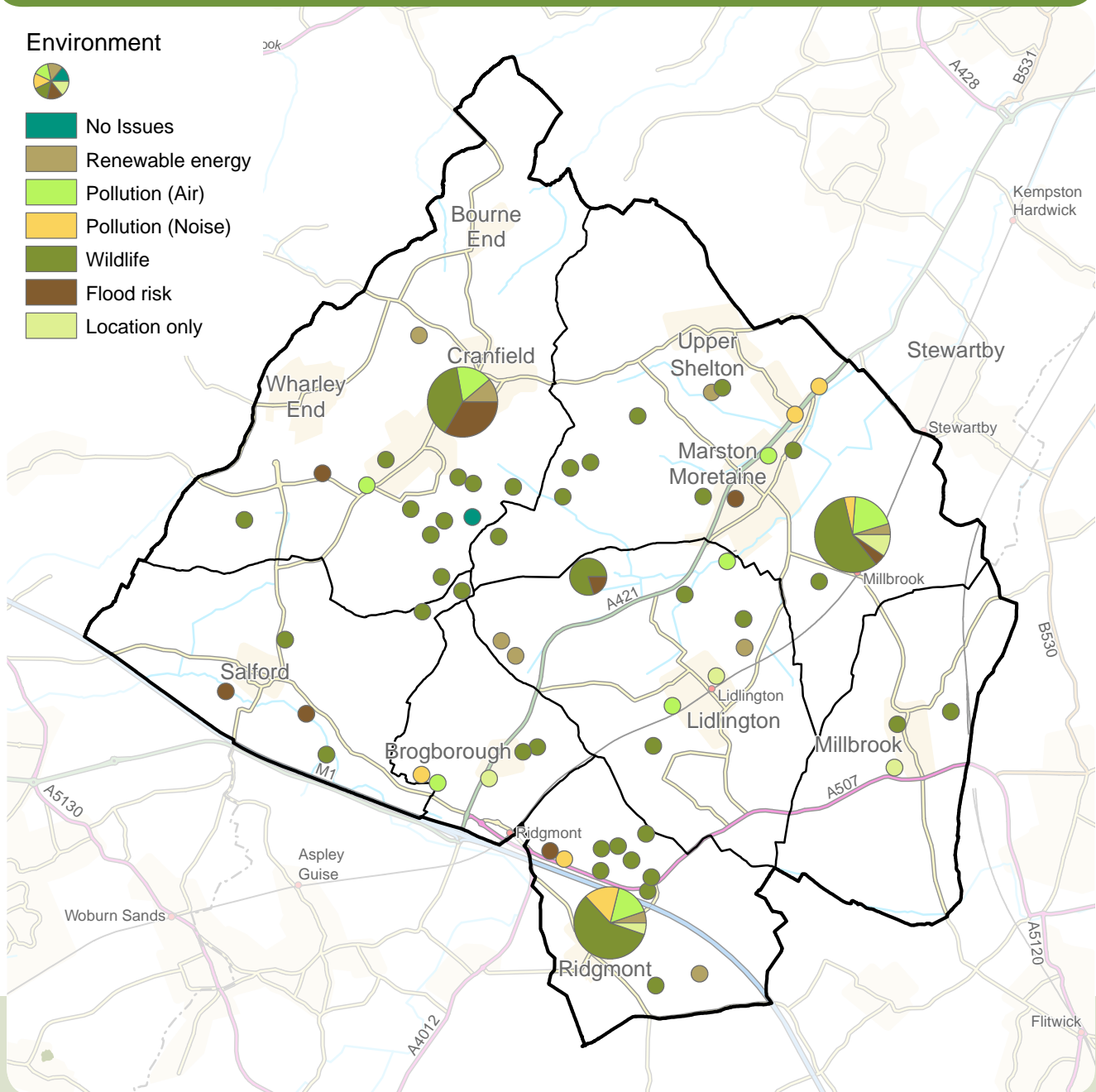
Analysis

Comments on Environment were well spread throughout the Community Area, mainly in open spaces and countryside. Popular locations included areas around Cranfield, Ridgmont and Marston Moretaine.

The majority of people answered that they would like to see the countryside in the Area maintained, protected and improved. Popular comments included expanding and improving on Marston Vale, The Forest Centre, Marston Thrift and the Millennium Park, with people saying that these were all great local assets. People suggested that Hulcote Wood and Marston Thrift be considered as ecological designations

(i.e SSSIs). Others highlighted the importance of open spaces as wildlife habitat and that it needs to not only be maintained but expanded for this reason.

Some people commented on high levels of noise and air pollution, mainly arising from the M1 and associated traffic congestion. Better road surfacing and noise barriers were proposed as ways of reducing noise pollution in the immediate area. Other people mentioned that light pollution is also important and needs addressing. A number of people also showed concern for the new waste incineration site near Stewartby due to the uncertainty of its effect on air quality.

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

Environment

- No Issues
- Renewable energy
- Pollution (Air)
- Pollution (Noise)
- Wildlife
- Flood risk
- Location only

Another popular comment focussed on preventing development on flood plains and that local flood risk needs to be properly assessed to prevent future flood damage. One person highlighted that recent flooding in Cranfield caused physical damage to buildings. Another person highlighted the importance of managing the River Ouse.

Other comments included mixed views on renewable energy, with a couple of people supporting the introduction of solar and wind technologies as well as the importance of looking after local footpaths including the Greensand Ridge.

Trends

Wildlife habitat associated with open spaces and countryside to be protected, potentially as ecological designations, where appropriate.

Noise and air pollution arising from M1 and associated traffic congestion to be resolved, particularly where close to settlements/dwellings.

Flood risk needs to be addressed in the Area for existing and new residential areas.

Renewable energy to be promoted in the Area.

Homes

Feedback

89% of the people who attended the event answered one or both questions on Homes. Sixteen people answered that they have no issues regarding Homes in the Area.

From those who responded, the most popular category of Homes that people considered needed within their Community Area is Affordable Homes (at 32%) closely followed by Older Generation Homes (at 29%) and Family Homes (at 23%).
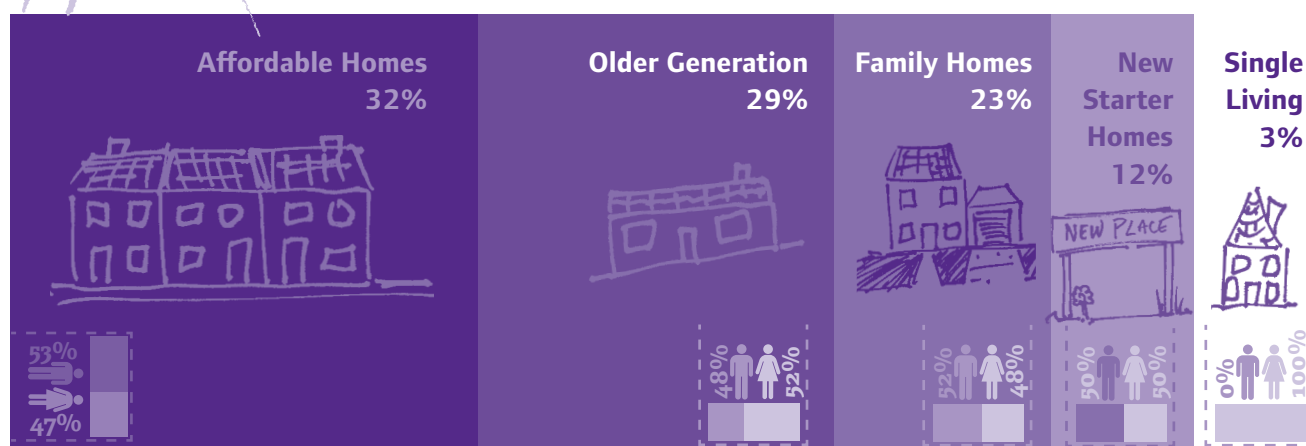
Analysis

There were three main areas where people felt strongly about Homes, which in order of popularity were Cranfield, Marston Moretaine and Ridgmont. There was also a good spread of comments from smaller villages in the Area.

In summary, people would like to see a variety of new housing types in the Area. Many people stated that they would like to see more affordable/starter homes that enable younger people and families to get onto the property ladder and stay in the Area. A couple of

people asked for new starter homes outside of the Area, in Woburn Sands. A number of people also answered that homes for the older generation were needed, including sheltered accommodation, warden controlled accommodation and bungalows that are close to local facilities and public transport. Several people supported the idea that this would free up larger homes for families looking to upsize. Others also commented on a need for family housing that is affordable, with adequate parking and garden space, throughout the Community Area.
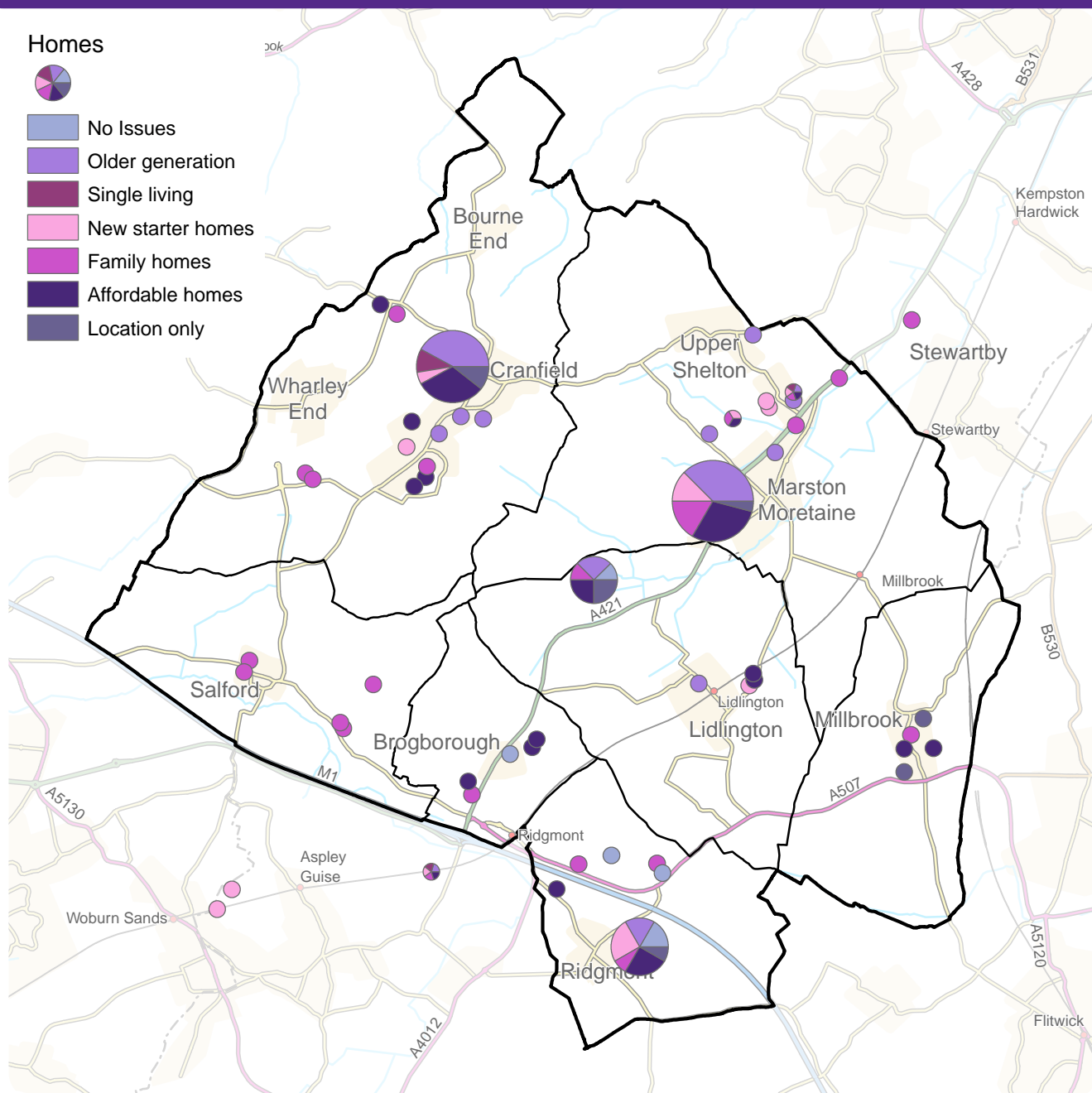
A comment that was repeated by a number of people across the Community Area was that infrastructure developments need to take place before new housing is considered. Several people showed concern for local healthcare and schooling if more people came into the area.

Other comments included a need for more housing with small office space to encourage working from home; ensuring that listed buildings are protected from development; using more brownfield sites for development and protecting green spaces; building houses that are in keeping with the local architecture; a suggestion that existing buildings can be developed to provide new housing; and that zero carbon developments must be considered.

Affordable Homes 32%	Older Generation 29%	Family Homes 23%	New Starter Homes 12%	Single Living 3%
53% / 47%	48% / 52%	52% / 48%	50% / 50%	0% / 100%

Types of homes people consider to be needed within the area

Homes

- No Issues
- Older generation
- Single living
- New starter homes
- Family homes
- Affordable homes
- Location only

Trends

Provide a wide variety of homes for the Community Area that meet the needs of all stages of life.

Provide homes for the elderly in the form of downsizing properties such as bungalows, sheltered accommodation and care homes near to local facilities that will release family homes for those looking to upsize.

Improve infrastructure before considering any further growth within the Area.

Growth & Infrastucture

Feedback

94% of the people attended the event answered one or both questions on Growth and Infrastructure. Ten people answered that they have no issues regarding Growth and Infrastructure in the Area.

From those who responded, the most popular category of Growth and Infrastructure that people considered needed within their Community Area is Healthcare (at 55%).

Analysis

There were two main areas where people felt strongly about Growth and Infrastructure, which in order of popularity were Cranfield and Marston Moretaine.
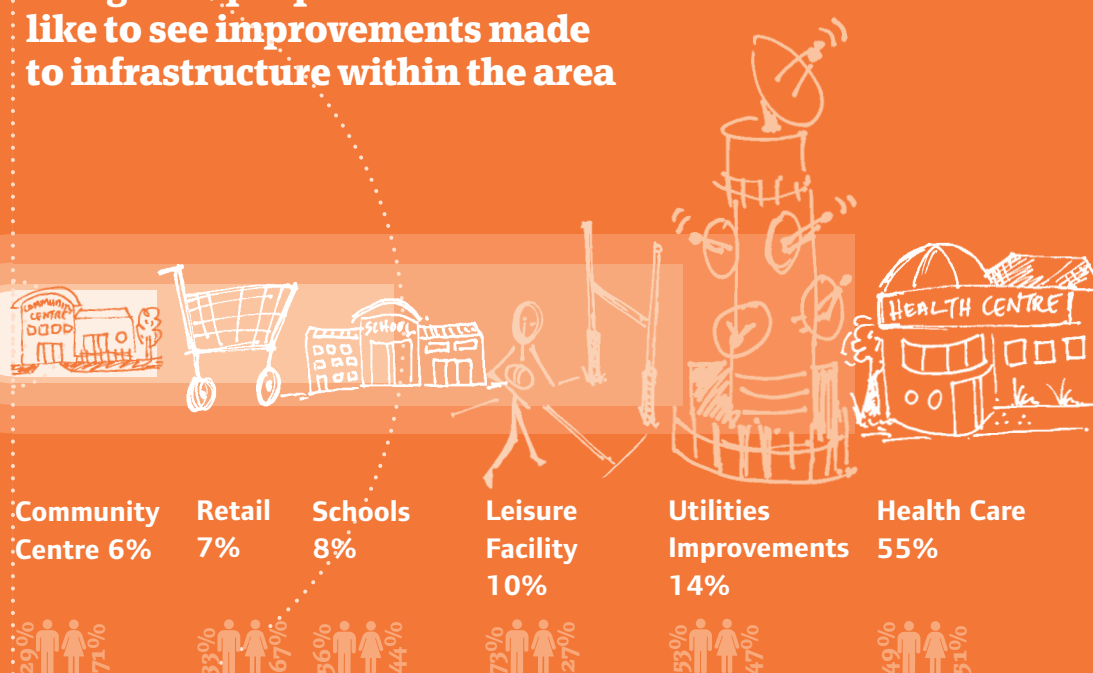
The most popular theme across the entire Community Area was that there is need to improve the healthcare provision in all towns and villages. Many people answered that they experience long waiting times and that they believe the number of medical professionals in the Area is insufficient. This was particularly true in Cranfield, where people commented on the university adding even more strain to local healthcare. Several

people answered that the healthcare provision is already struggling and will not withstand future population growth. Others mentioned that there was a lack of dental care facilities in the Area.
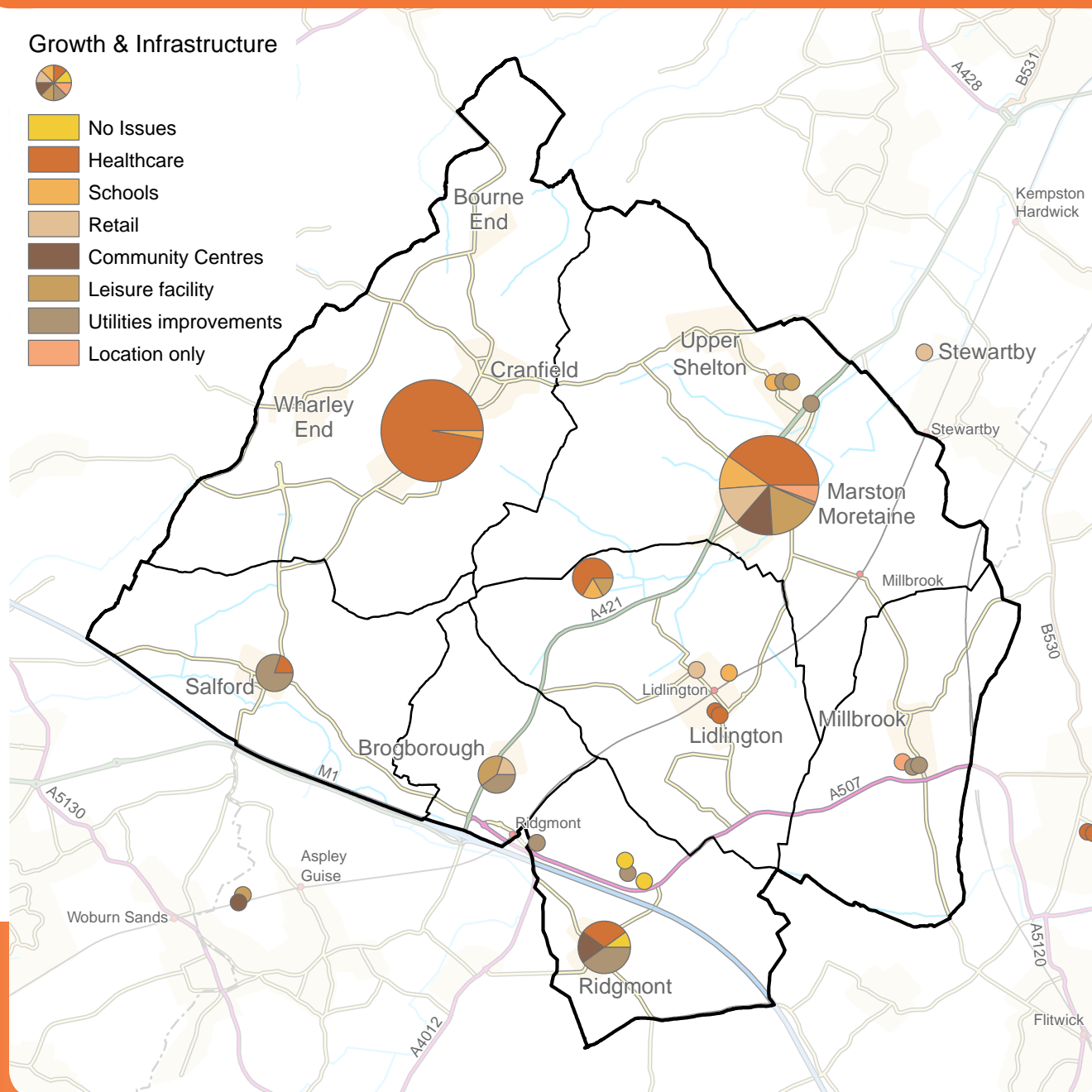
A number of people showed concern for the impact of an expanding population on the schooling provision within the Area and comments were conflicting regarding whether two or three tier schools were needed. The need for a middle school was suggested in Marston Moretaine as well as a small fitness centre/sports hall with a swimming pool and gym. Others suggested a community centre, more locally owned shops and a family restaurant or café.

People answered that they would like faster broadband across many of the smaller villages in the area. In Hulcote and Salford, people answered that they needed mains gas, improved drainage and that weekly power cuts are an issue. In Brogborough, people commented on drainage and water supply issues and asked for a children's play area and small local shop. In Shelton, people asked for better mobile phone coverage, a leisure centre, new play areas and a need to protect the lower school.

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

Community Centre 6%	Retail 7%	Schools 8%	Leisure Facility 10%	Utilities Improvements 14%	Health Care 55%
29% / 71%	33% / 67%	56% / 44%	73% / 27%	53% / 47%	49% / 51%

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

Growth & Infrastructure

- **No Issues**
- **Healthcare**
- **Schools**
- **Retail**
- **Community Centres**
- **Leisure facility**
- **Utilities improvements**
- **Location only**

In Ridgmont, people highlighted regular power outages as an issue and answered that there was a need for a village hall. In Lidlington, people answered that there was a need for more retail and in Woburn Sands, several people highlighted a need for a leisure centre and community centre.

Trends

As a priority, improve and expand healthcare facilities within the Area.

Address education provision in the Area with any further growth considered.

Improve broadband service/speed across the Area.

Improve utilities service within village locations such as Hulcote, Salford, Brogborough and Ridgmont.

Provide local facilities within rural areas such as convenience shops, cafes and play areas.

Event: Findings

The people who attended the drop-in event for this Community Area identified the following Future Opportunities to protect or improve their locality under the growth themes:

Local Character

- Generally, people want to maintain and protect the surrounding countryside of settlements in the Area.

- Protection and enhancement of existing publically accessible open spaces, such as at Marston Vale, Millennium Country Park and Marston Park.

- Protection and enhancement of built heritage within the Area.

Transport

- Vehicular – Improve traffic associated with the M1 Junction (J13) that lead to congestion and subsequent rat-running.

- Buses –More frequent services and a broader range of local destinations within the Area.

- Trains – Delivery of East-West train line

- Cycleways/Footpaths – Network of footpath/cycle links between nearby villages and towns in the Area, extending to Milton Keynes.

Jobs & Business

- Provide opportunities for small start up offices throughout the Area that will be sympathetic to the Area's character.

- Locate larger scale business and industrial parks outside of settlement envelopes such as within Cranfield University, at locations with good access to primary transport infrastructure and in brownfield sites.

- Improve high street retail/leisure within the Area, particularly Salford, Lidlington and Marston Moretaine.

Cranfield Greensand development area Park village open Vale space belt protected countryside Marston Ridge green natural preserve Forest building footpath

Station Cranfield Street service Park footpath junction bus car link village Road traffic cycle area Marston route Bedford transport walk

industrial ups employment University businesses village area business Marston office small local shop traffic job scale Street park Cranfield development

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.
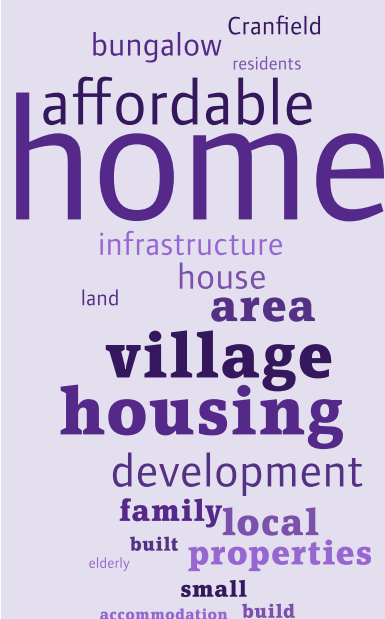
Environment

- Wildlife habitat associated with open spaces and countryside to be protected, potentially as ecological designations, where appropriate.

- Noise and air pollution arising from M1 and associated traffic congestion to be resolved, particularly where close to settlements/ dwellings.

- Flood risk needs to be addressed in the Area for existing and new residential areas.

- Renewable energy to be promoted in the Area.

protected
village Forest
traffic **building**
wildlife
noise air
area
space
Marston
open
local
pollution
green **flood**
development incinerator
habitat Cranfield

Homes

- Provide a wide variety of homes for the Community Area that meet the needs of all stages of life.

- Provide homes for the elderly in the form of downsizing properties such as bungalows, sheltered accommodation and care homes near to local facilities that will release family homes for those looking to upsize.

- Improve infrastructure before considering any further growth within the Area.

bungalow Cranfield
residents
affordable
home
infrastructure
house
land **area**
village
housing
development
family local
built **properties**
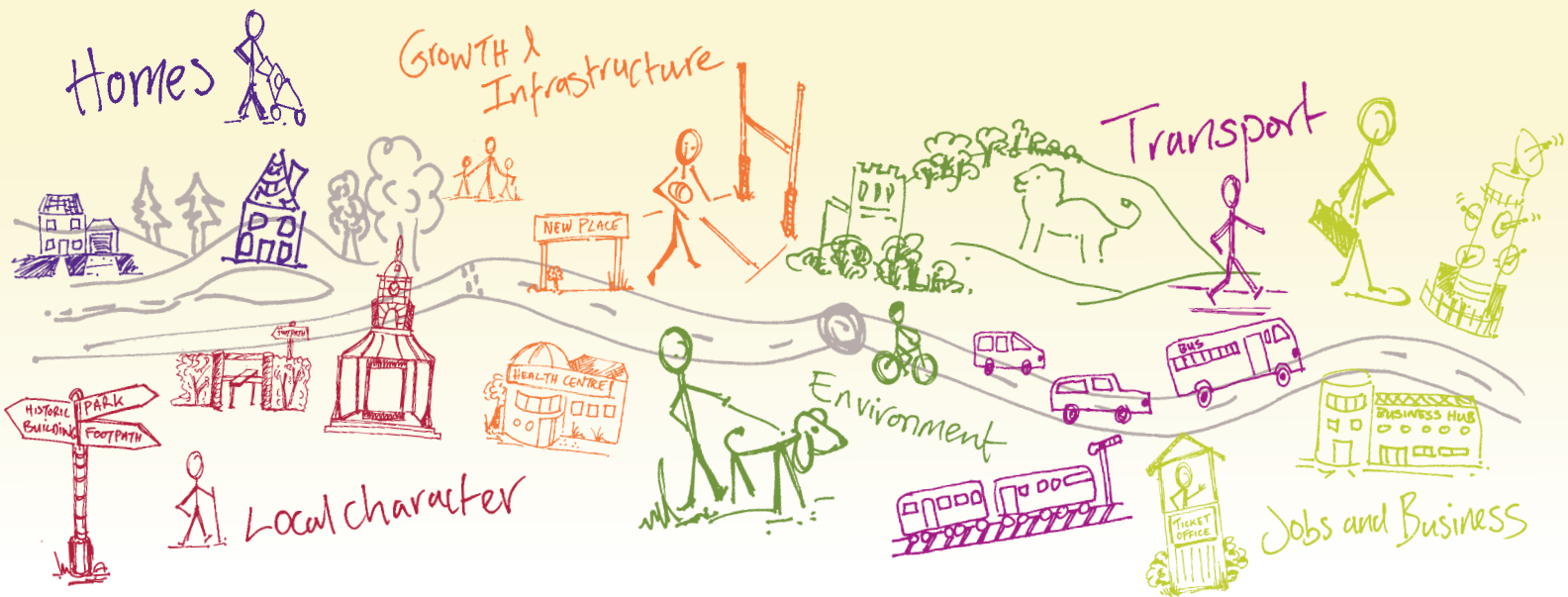elderly
small
accommodation build

Growth and Infrastructure

- As a priority, improve and expand healthcare facilities within the Area.

- Address education provision in the Area with any further growth considered.

- Improve broadband service/ speed across the Area.

- Improve utilities service within village locations such as Hulcote, Salford, Brogborough and Ridgmont.

- Provide local facilities within rural areas such as convenience shops, cafes and play areas.

broadband
population
community Marston
GP
facilities
centre area
school
village
surgery
shop
doctor
Cranfield
healthcare
health
development
service housing
site

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.

Central Bedfordshire

A great place to live and work.