Shaping where you live 2035

This Community Says...

Community Plan

Covering the parishes of Northill, Old Warden, Southill

Community Area 6
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
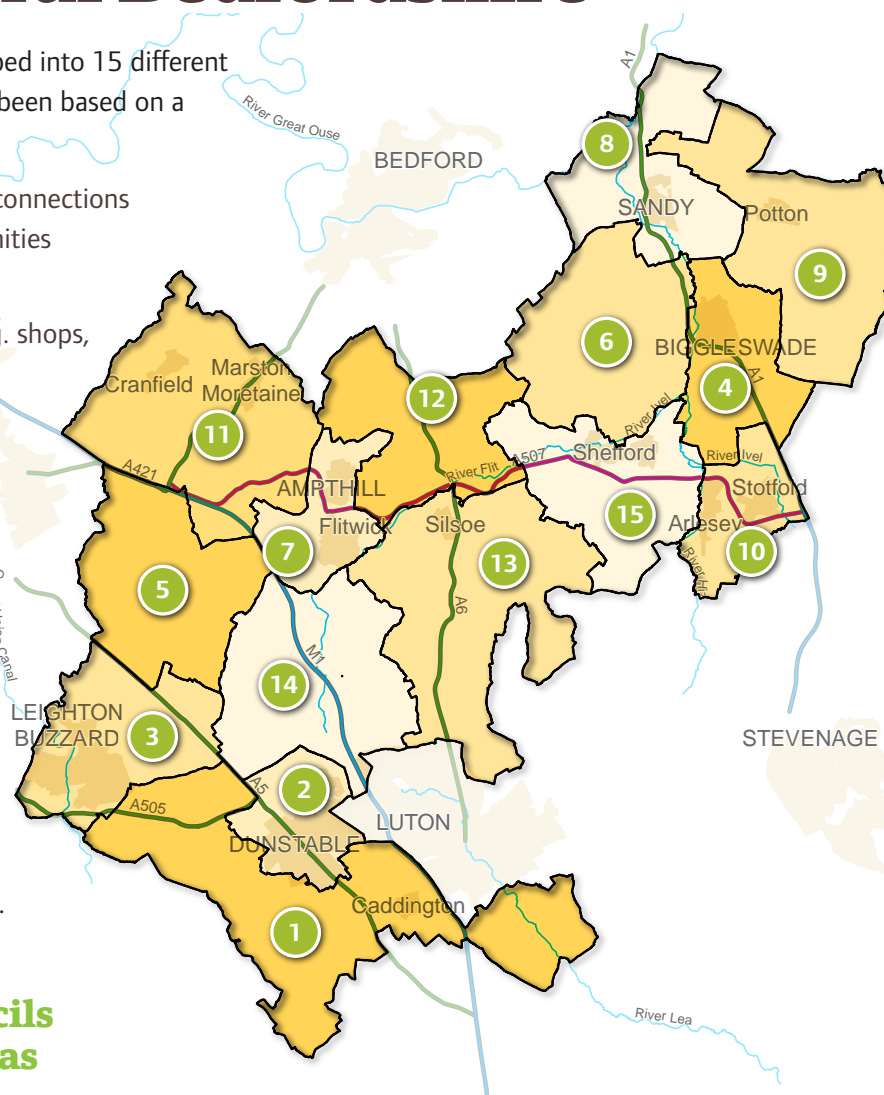
Community Area	Town and Parish Councils
1	Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Totternhoe, Whipsnade
2	Dunstable, Houghton Regis
3	Battlesden, Eggington, Heath & Reach, Hockliffe, Leighton Buzzard
4	Biggleswade, Edworth, Langford
5	Aspley Guise, 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 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

Talking
Listening
Reporting
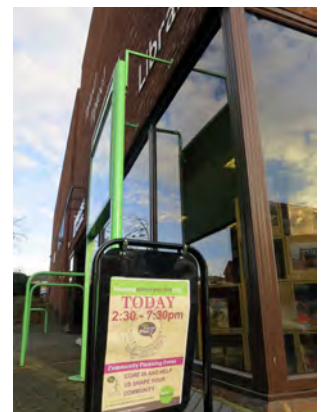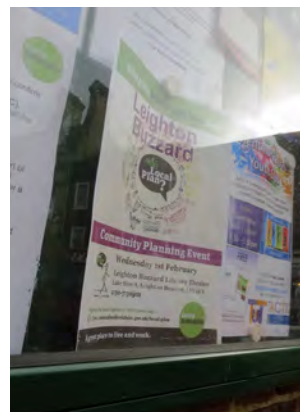
1. Analysis

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.
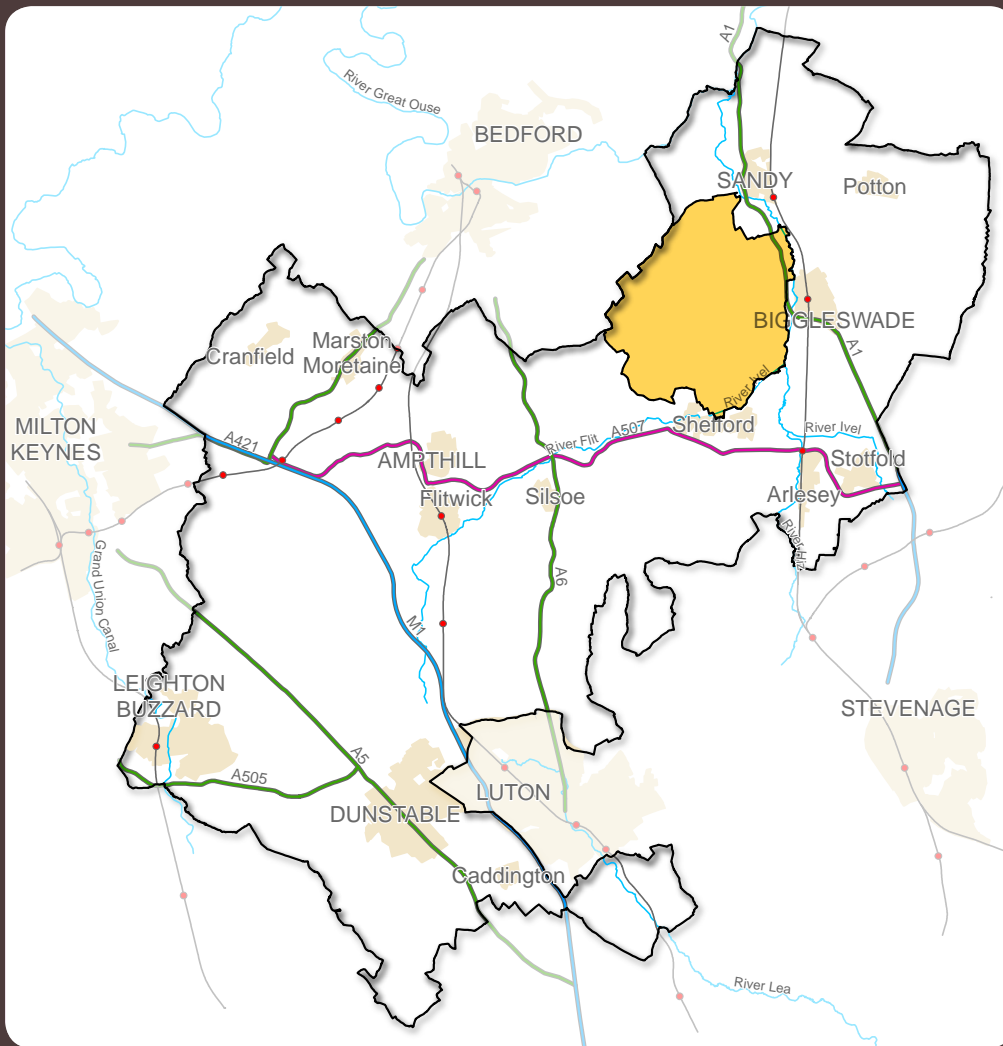
Community Area

This Community Plan relates to Community Area, which includes the parishes of **Northill, Old Warden** and **Southill**. This Community Area is located in the north-east of Central Bedfordshire being primarily rural in character with the villages of Broom, Ickwell, Northill, Old Warden, Southill, Stanford, Thorncote Green and Upper Caldecote found within. Biggleswade, Sandy and Bedford are the closest towns to the Community Area. Local roads are the primary routes that provide the road network within the Community Area with exception to the A1 which passes through the far east of the area and the B658 that links Biggleswade with Shefford crossing through the south-east of the area.

The Community Area population is 3,493*. This area has a higher retired population and a lower young person population when compared to the rest of Central Bedfordshire. In terms of dwelling types,

this area has a much higher proportion of detached dwellings when compared to the rest of Central Bedfordshire.

Northill published a parish plan in 2008 and is currently developing their Neighbourhood Plan. The parishes of Old Warden and Southill do not currently have a Parish or Neighbourhood Plan published or in development.

Who attended the event?

In total, 31 people attended the drop-in event on Thursday 20th October 2016 which was held at Northill Village Hall from 2.30pm until 7.30pm. People who attended were primarily from Northill parish. The people who attended mainly shop at Biggleswade and those who were in employment, primarily work in the Community Area or in towns immediately adjacent.

based on Office for National Statistics, 2011 Census, Usual Resident Population
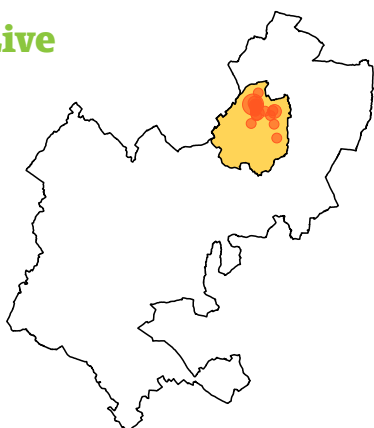
Plan of Community Area
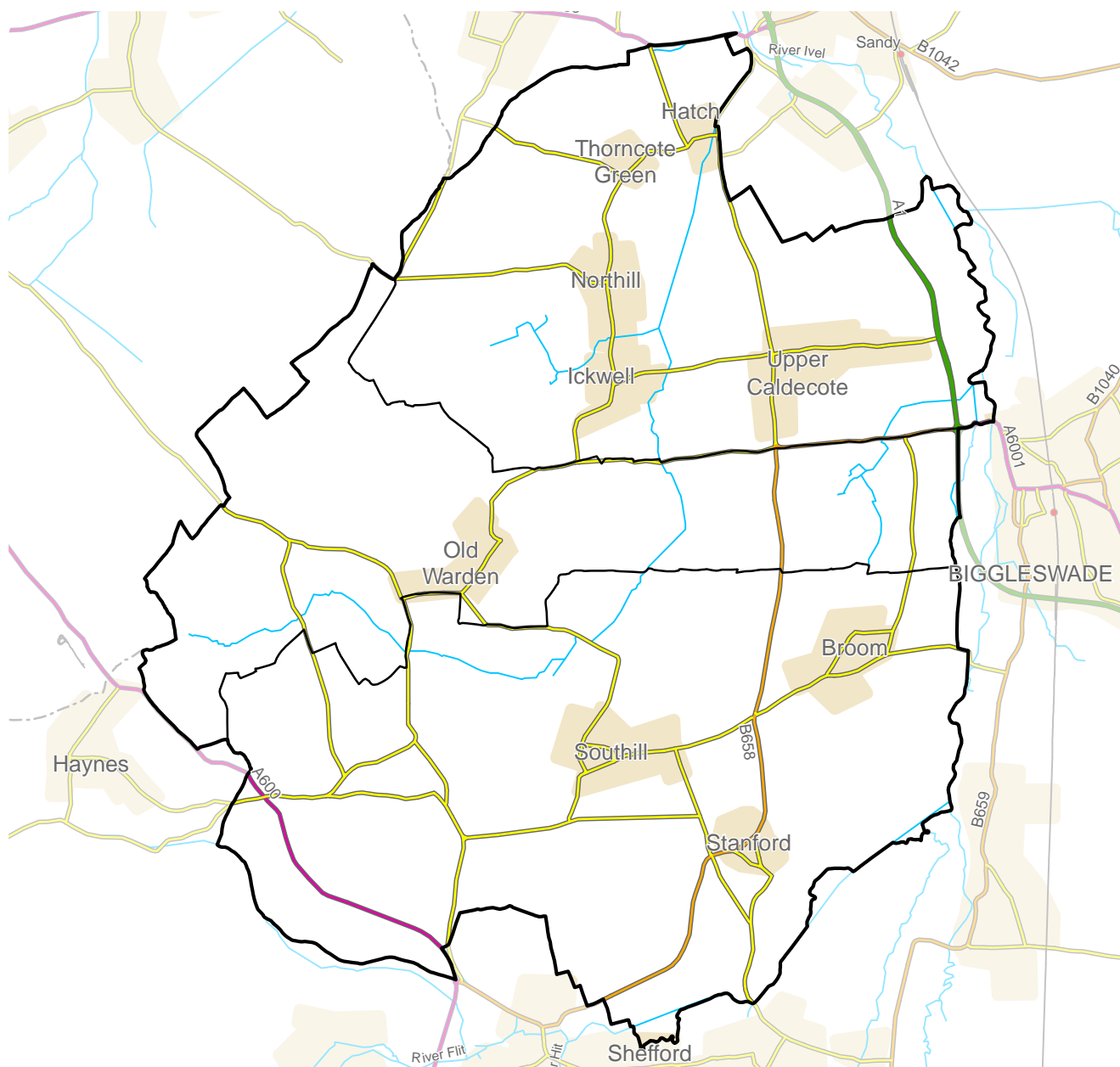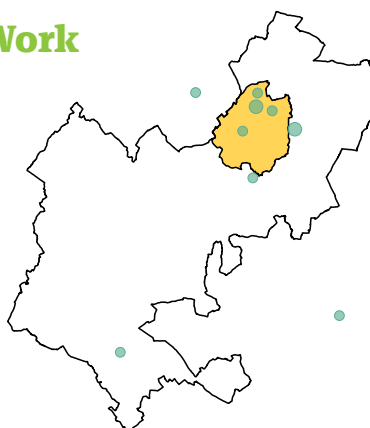

Where participants from the area live, work & shop

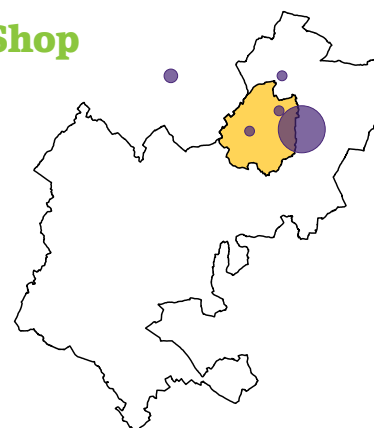Dot size represent the amount of people, e.g. the larger the spot, more people.

Live

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

Work

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

Shop

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

Local Character

Feedback

87% of the people who attended the event answered one or both of the questions on Local Character. Only 1 person felt that there were no improvements to be made on Local Character within the area.
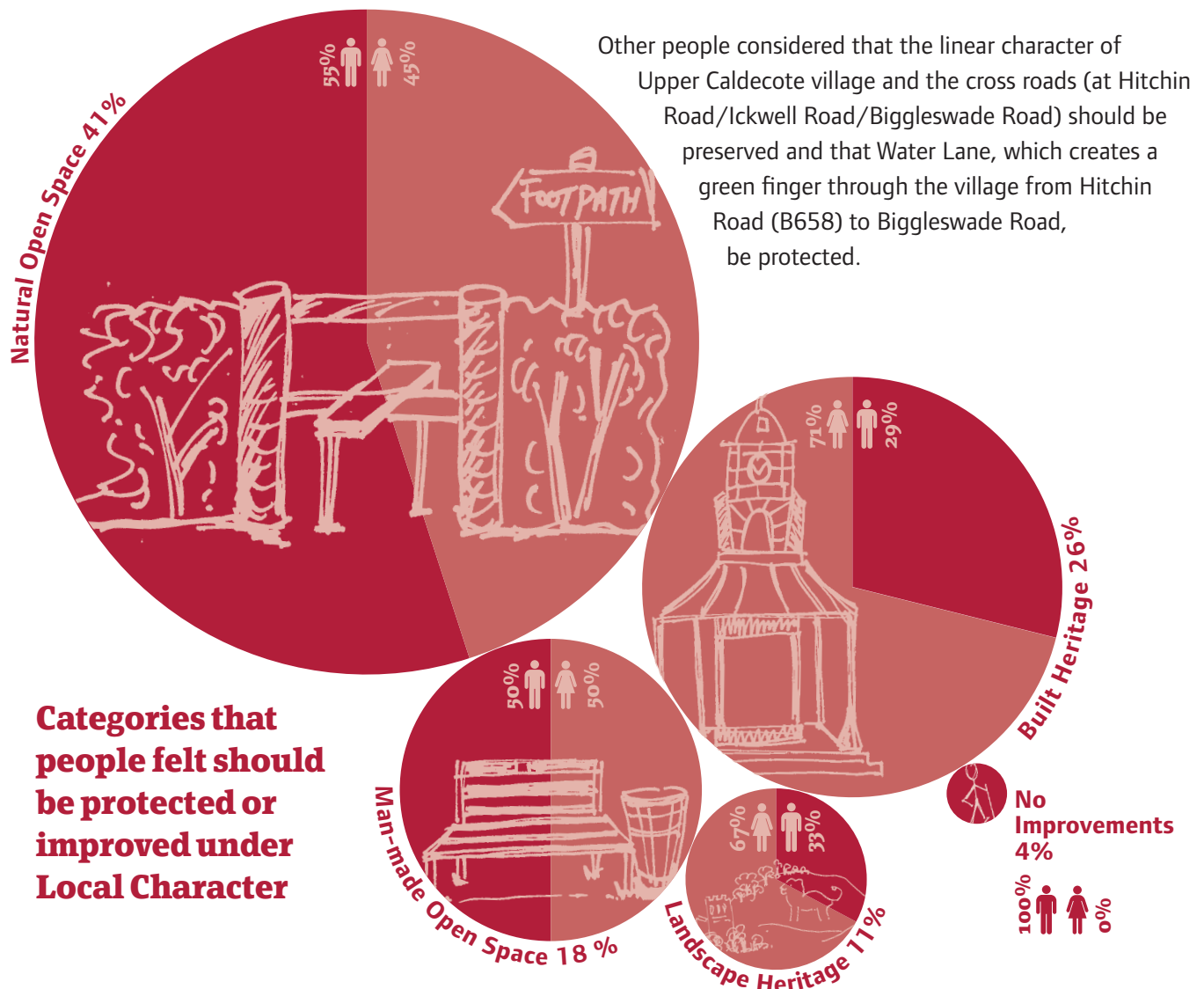
From those who responded, the most popular category of Local Character where people would like to see protected or improved was Natural Open Space such as the countryside (at 41%) followed up by man-made open space such as village greens (at 19%).

Analysis

There were three main areas where people felt strongly about Local Character, which in order of popularity were Ickwell Green, Northill and Upper Caldecote.

Several people answered that Ickwell Green was a 'beautiful village' and that the green (including the cricket ground and maypole) should be protected and preserved due to its character and amenity, along with the housing that overlooks it. Two people commented that the perimeter path should be improved with potential for additional seating areas.

Some people were of the opinion that the open space and built character of Northill village associated with the church, pond and Grange should be preserved.

Other people considered that the linear character of Upper Caldecote village and the cross roads (at Hitchin Road/Ickwell Road/Biggleswade Road) should be preserved and that Water Lane, which creates a green finger through the village from Hitchin Road (B658) to Biggleswade Road, be protected.

Natural Open Space 41%

55% 45%

FOOTPATH

71% 29%

Built Heritage 26%

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

50% 50%

Man-made Open Space 18 %

67% 33%

Landscape Heritage 11%

No Improvements 4%

100% 0%

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
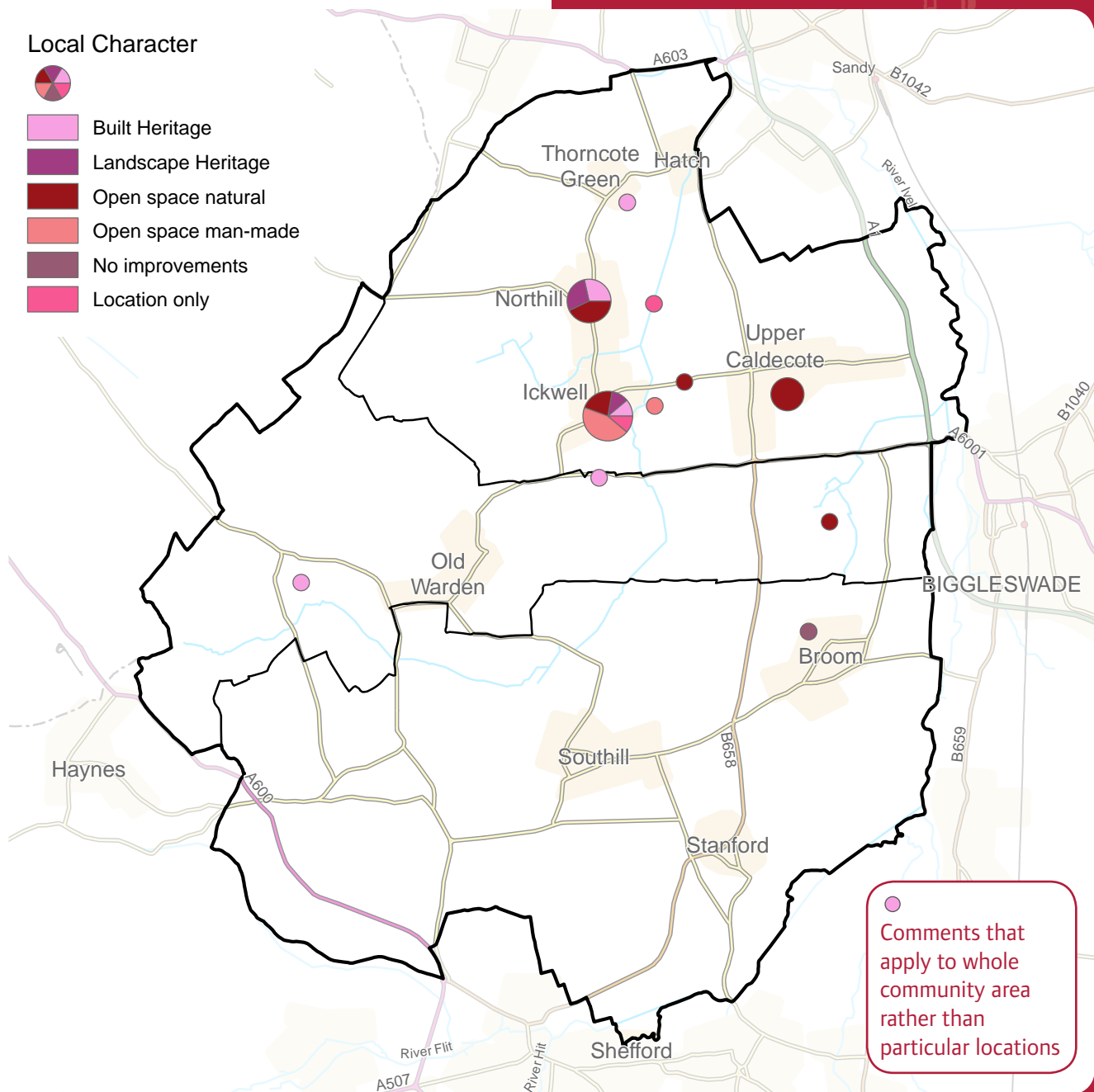
Further comments were that Broom Quarry should be protected and preserved following its restoration; that Warden Abbey has potential for conservation and tourism; that Shuttleworth Museum should be protected and enhanced; and that in general the countryside should be protected and enhanced through additional hedgerow and tree planting.

Trends

People want to maintain and protect the rural character of the villages and surrounding countryside within the area.

Transport

Feedback

94% of the people who attended the event answered one or both of the questions on Transport.

From those who responded, the most popular category of Transport that people would like to see improvements made to was Buses (at 33%) with Vehicular a close second (at 30%).

Analysis

There were four main areas where people felt strongly about Transport, which in order of popularity were Northill, Biggleswade, A1/A6001/B658 junction and Caldecote Road.
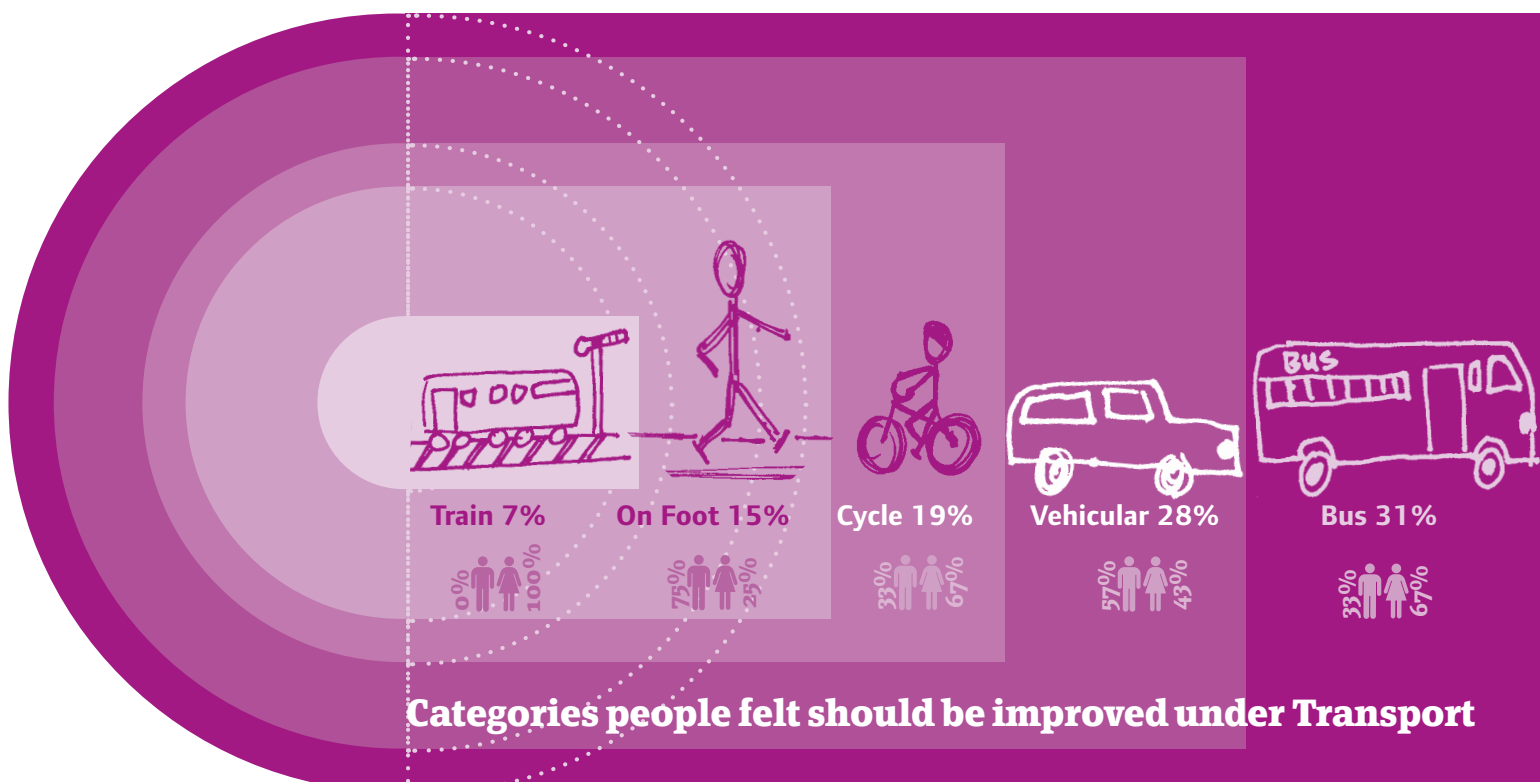
Some people answered that there should be more frequent bus services to Sandy, Bedford and Biggleswade from Northill that run at later times (i.e. to 8pm) to serve people who cannot drive and rely on these services (e.g. the elderly, young people etc.).

Several people answered that there should be an improved cycle link between Northill and Ickwell. One person answered that there should be an off road cycle link between Northill and Sandy.
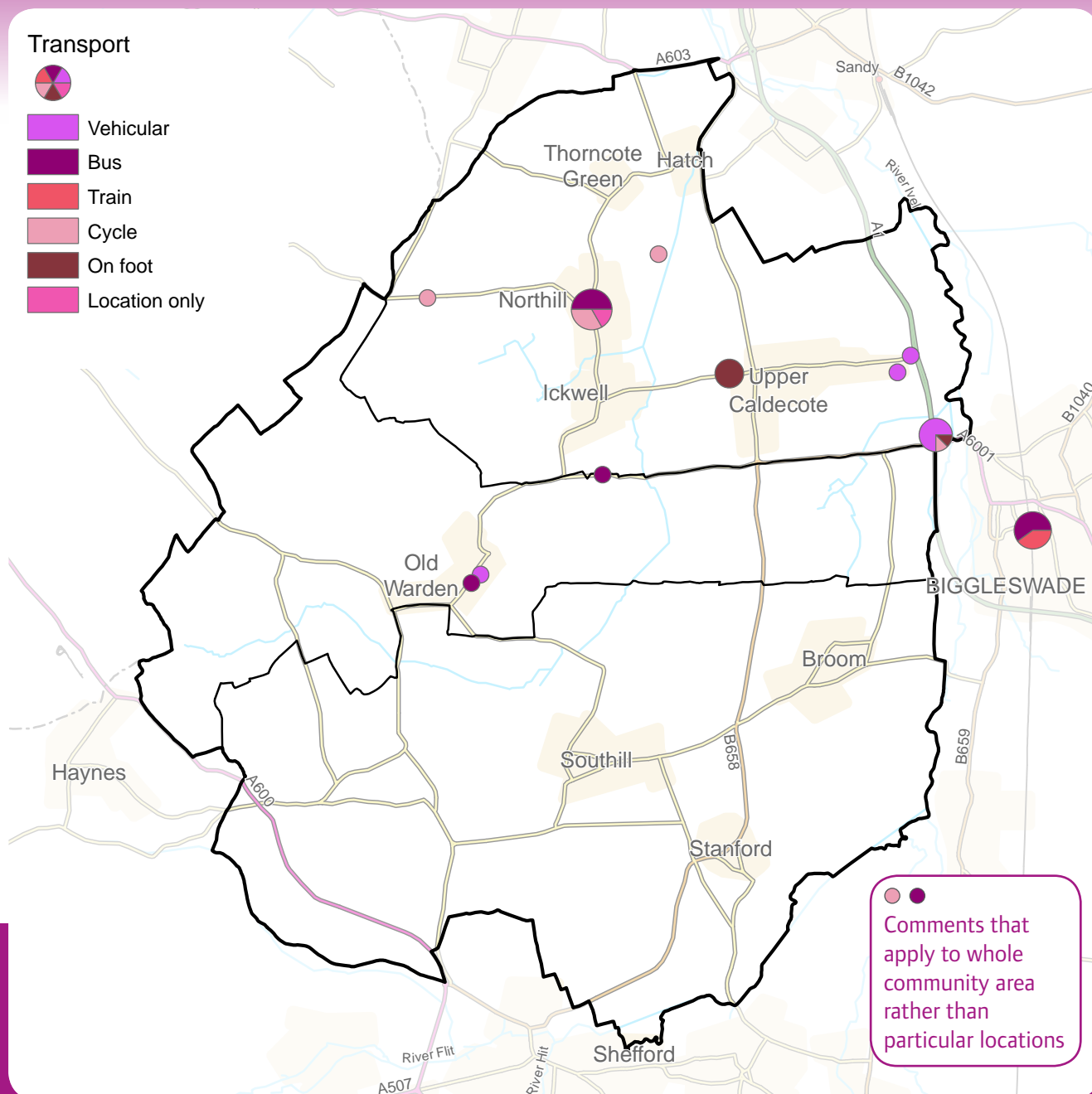
Various people answered that bus links to Biggleswade should be maintained and improved, with the potential of a transport interchange at Biggleswade train station. A couple of people answered that long-stay car parking should be increased at Biggleswade train station as there is not enough currently for people commuting by train.

A few people answered that the A1/A6001/B658 junction needs to be improved to provide better connectivity between the Community Area and Biggleswade for vehicles as well as people on cycle and on foot. There were also concerns that future improvements to A1 would further hinder connectivity from the area to Biggleswade.

People responded that there should be a footpath and/or cycle way between Ickwell and Upper Caldecote. One person suggested that there be a safe crossing for pedestrians/cyclists at the crossroads at Upper Caldecote (Hinkley Road/Ickwell Road).

Train 7%   On Foot 15%   Cycle 19%   Vehicular 28%   Bus 31%

0% 100%   75% 25%   33% 67%   57% 43%   33% 67%

Categories people felt should be improved under Transport

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

Transport

- **Vehicular** (magenta)
- **Bus** (dark purple)
- **Train** (red)
- **Cycle** (pink)
- **On foot** (dark brown)
- **Location only** (pink)

Comments that apply to whole community area rather than particular locations

Further comments were that generally bus services and cycleways (ideally off-road) should be improved throughout the whole area; that there should be improvements or restrictions to HGV access to commercial areas off Biggleswade Road, from the A1 in particular; a new footpath/cycleway between Broom and Jordons Mill along Southill Road; and extension of bus routes to serve the people of Old Warden who cannot drive/do not own a car, or introduction of a mini-cab/community bus service to more remote areas.

Trends

Buses – more frequent, later running times, interchange with trains/taxis in Biggleswade

Cycleways/footpaths – network of safe, preferably off road, links between Northill, Ickwell, Upper Caldecote, Sandy and Biggleswade.

Vehicular – Improved junctions with A1 to allow connectivity between rural areas and adjacent towns (i.e. Sandy and Biggleswade)

Jobs and Business

Feedback

74% of the people who attended the event answered one or both of the questions on Jobs and Business. From those who responded, the most popular category of Jobs and Business that people would like to see investment made to improve within their Community Area was for Small Start-up Offices/Centres (at 54%) followed up with Local Retail Units (at 20%)
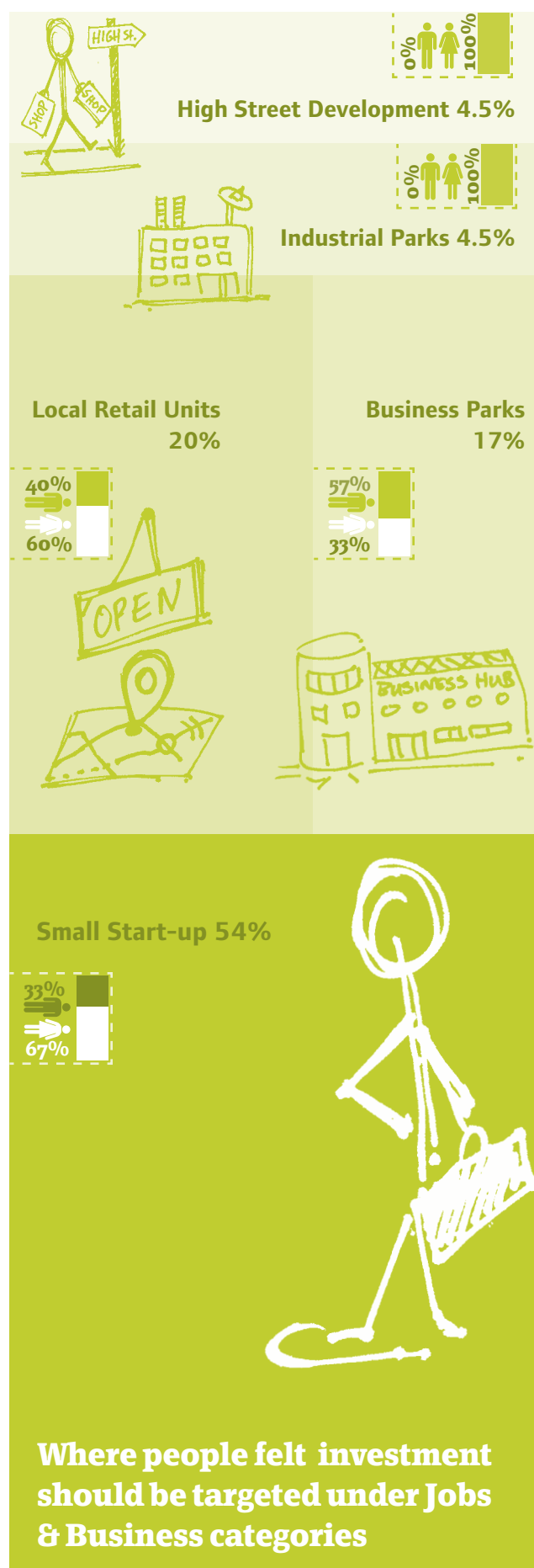
Analysis

There were three main areas where people felt strongly about Job and Business, which in order of popularity were Northill & Ickwell, Biggleswade Road/A1 and Upper Caldecote.

Some people responded that a village shop that served both Northill and Ickwell would be well received, particularly for those people who cannot drive/walk to the nearest shop in upper Caldecote (2 miles away). A couple of people considered that improvements to broadband would encourage small scale enterprise within Northill and Ickwell, such as working from home.
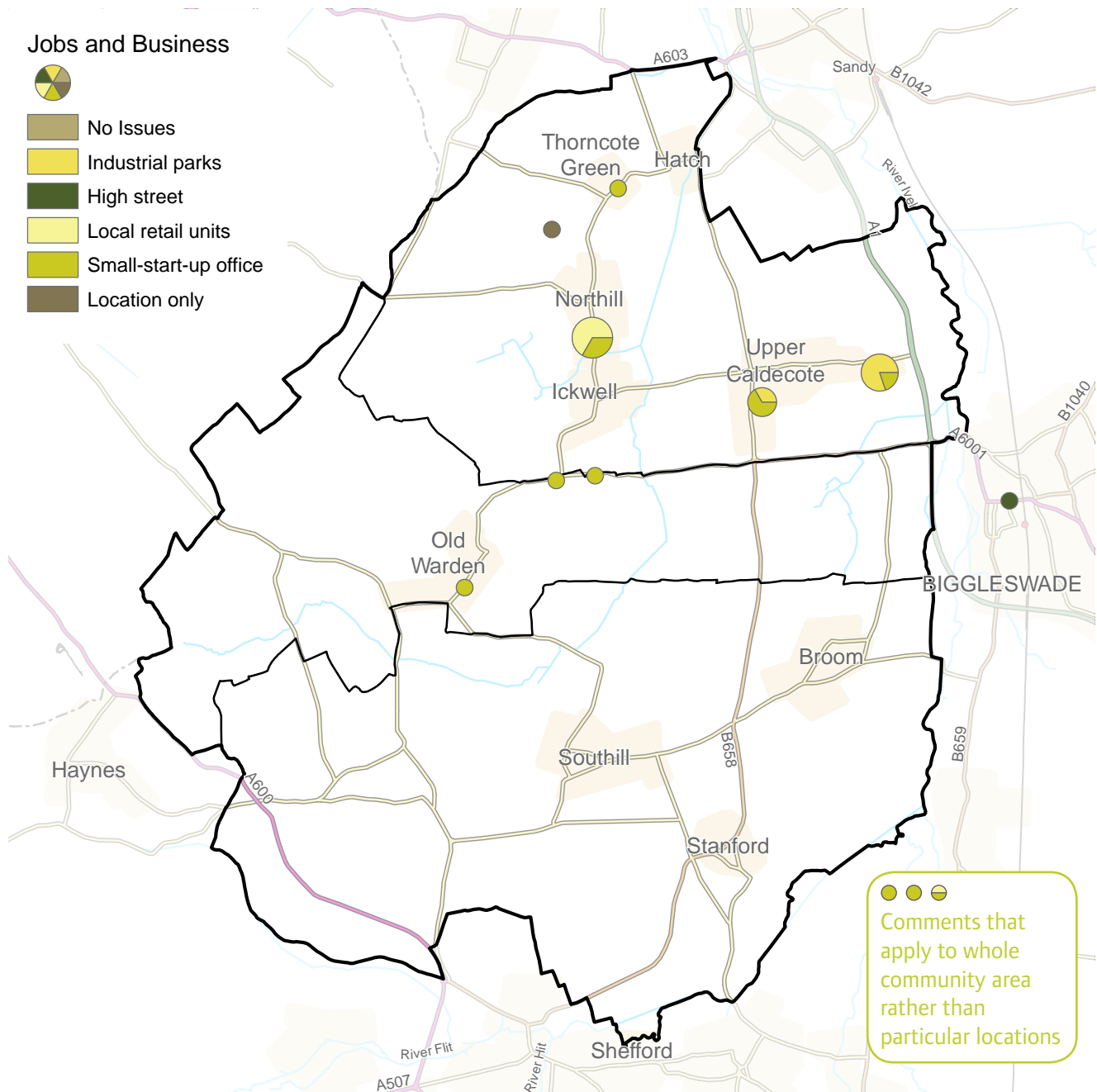
Several people responded that existing commercial enterprises could be expanded upon in this location to take advantage of links to A1 and faster broadband speed that could provide a mix of start-up offices as well as larger scale business parks and industry.

A few people answered that an innovation hub in Upper Caldecote would be recommended to enable high numbers of people who work from home in the parish to meet and share ideas. One considered that business parks could be located in Upper Caldecote, but only on brownfield sites.

Further comments were that broadband be significantly improved to allow enterprise to grow within the area; Shuttleworth could be expanded to be a Heritage Skills Centre; that redundant farm buildings across the area (e.g. Old Warden, Upper Caldecote) have the potential to be converted as small offices to create local employment.

High Street Development 4.5%
0% / 100%

Industrial Parks 4.5%
0% / 100%

Local Retail Units 20%
40% / 60%

Business Parks 17%
57% / 33%

Small Start-up 54%
33% / 67%

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
- High street
- Local retail units
- Small-start-up office
- Location only

Comments that apply to whole community area rather than particular locations

Other redundant buildings within the area could also create a young people enterprise hub to help them start their own business; and that no large supermarkets be located in the area to preserve the character of the rural villages.

Trends

Broadband is considered a significant constraint to enterprise within the area and urgently needs to be addressed.

Expansion of existing commercial land use adjacent to A1 and creation of small start up offices through the conversion of redundant farm buildings.
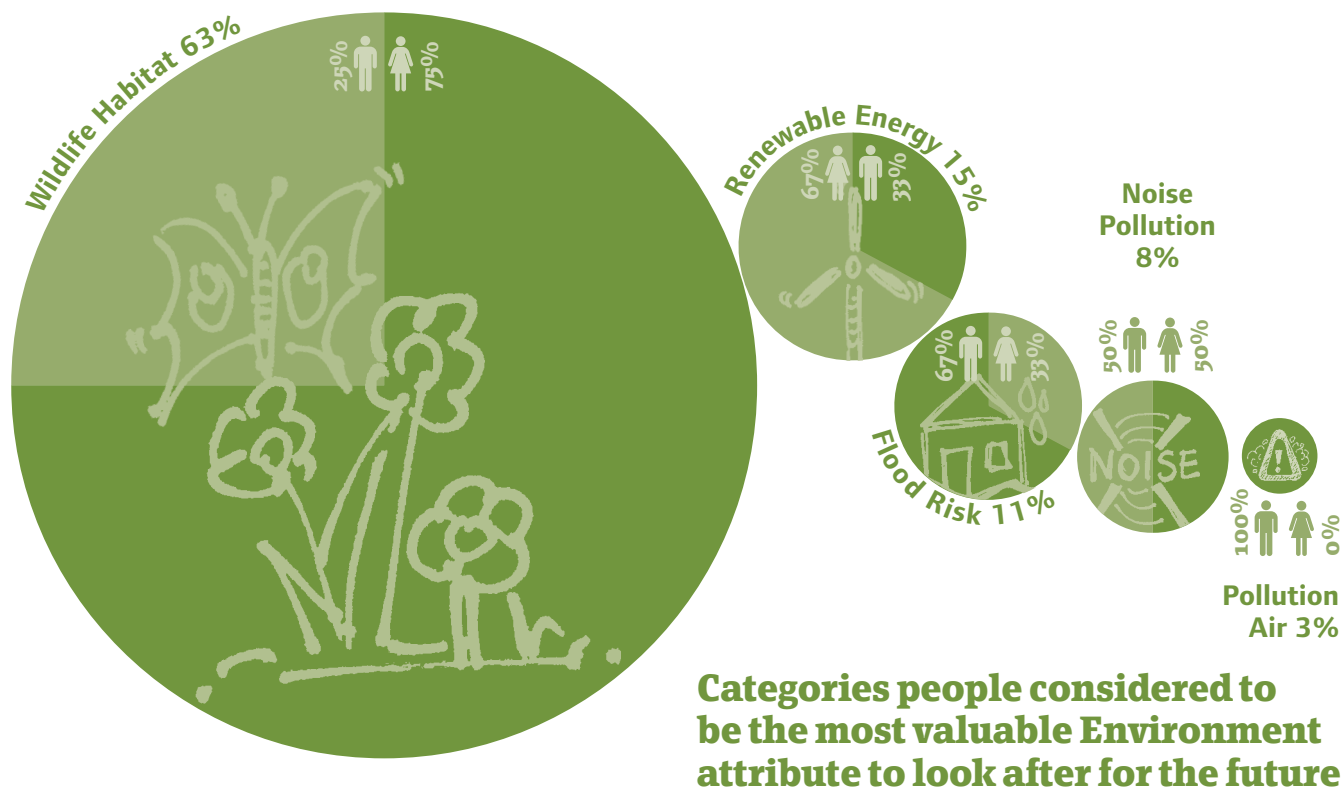
A village shop to serve Northill and Ickwell.

Environment

Feedback

87% of the people who attended the event answered one or both of the questions on Environment. Out of the people who responded to Environment, 26% of people pinpointed a location for Environment on the map, but did not provide an expansion as to why this location was important to them.

From those who responded, the most popular category of Environment that people would like to see improved in the future within their Community Area was Wildlife Habitat (at 65%) followed by Renewable Energy (at 15%).

Wildlife Habitat 63% — 25% / 75%

Renewable Energy 15% — 67% / 33%

Noise Pollution 8% — 50% / 50%

Flood Risk 11% — 67% / 33%

Pollution Air 3% — 100% / 0%

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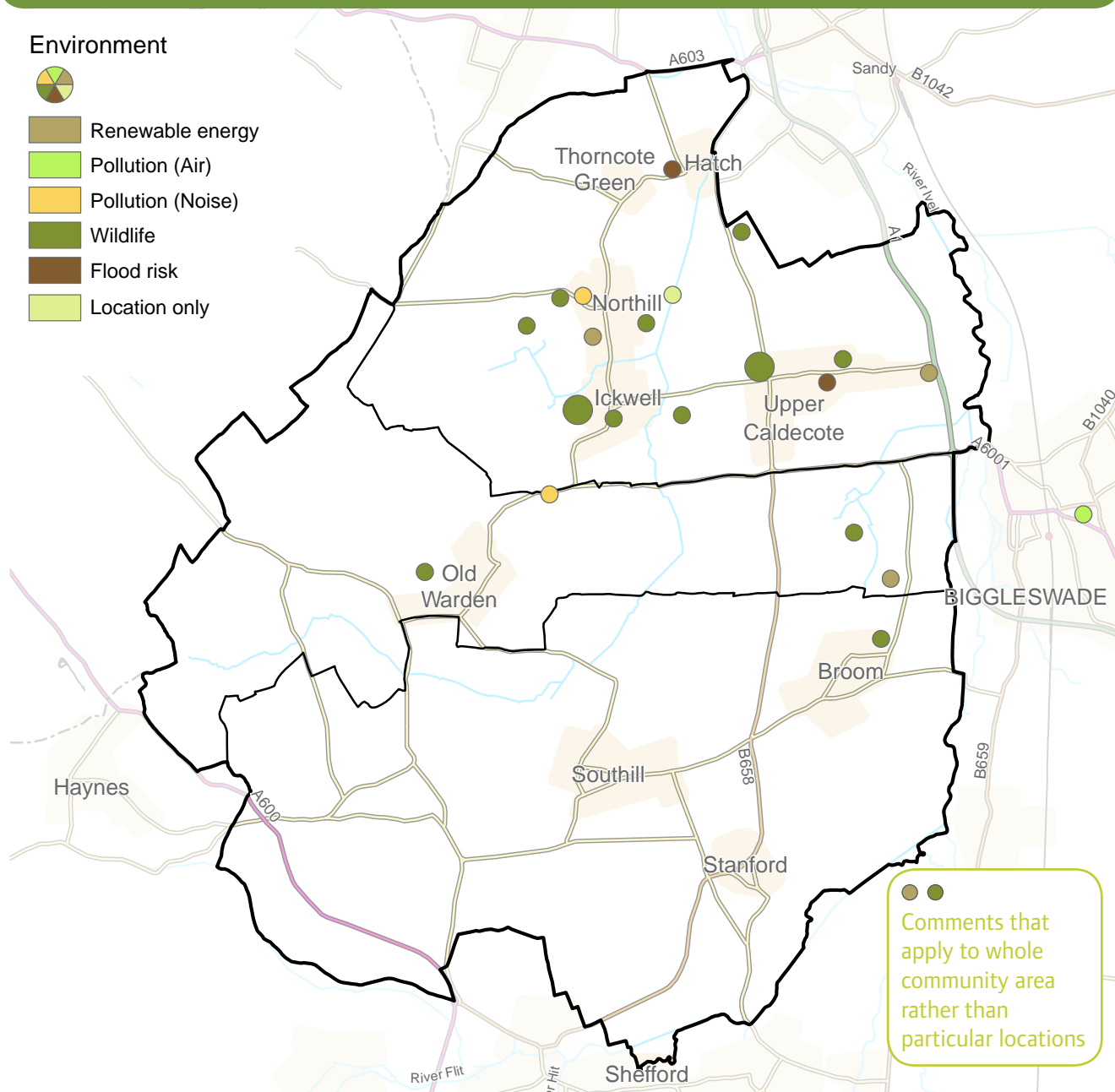
Analysis

The response on Environment within the area was well spread with very few clusters in particular locations. However, there were two areas that people identified about the Environment, which were at Ickwell Bury and the cross roads at Upper Caldecote.

Some people answered that they were concerned that wildlife habitat would be lost through development proposed at Ickwell Bury. Another group of people answered that they were concerned that views and wildlife habitat would be lost through development proposed at the cross roads at Upper Caldecote.

Given the spread of responses within the area, the following gives a summary of the answers based on category and in order of popularity:

Wildlife Habitat (58.6%) - generally retain, improve and create wildlife habitats in the countryside through tree and hedgerow planting. Broom Quarry was identified by one person as being an outstanding habitat that should be preserved.

Renewable Energy (11%) - believe that this should be encouraged, whether through solar panels required on all new houses and/or through other methods (e.g. community heating through incinerators etc).

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

Environment

- Renewable energy
- Pollution (Air)
- Pollution (Noise)
- Wildlife
- Flood risk
- Location only

Comments that apply to whole community area rather than particular locations

Flood Risk (7%) - Flooding at Hatch and sewer/foul water issues at Upper Caldecote need to be resolved.

Noise Pollution (7%) - Noise associated with traffic along local roads, particularly by heavy goods vehicles such as along Bedford Road into Northill, Hill Lane/Church End and Gypsy Lane north of Broom.

Air Pollution (4%) - One person identified that Biggleswade needed improvement to air quality.

Trends

People value their natural environment and want to retain, improve and create new wildlife habitats within the countryside around settlements in the area.

Renewable energy should be encouraged and promoted within the area.

Resolve issues associated with flooding and foul water that affect residents.

Reduce noise levels associated with local traffic.

Homes

Feedback

87% of the people who attended the event answered one or both of the questions on Homes.

From those who responded, the most popular category of Homes that people considered were needed within their Community Area was for Older Generation Dwellings (at 35%) followed up by Affordable Homes (at 33%). Nobody responded that there was a need for Single Living.

Analysis

There were two main areas where people felt strongly that there was a need for Homes, which in order of popularity were in the east of Upper Caldecote and Northill.

A number of people responded that there was a need for Homes in east of Upper Caldecote. 45% of these people identified that Older Generation homes (such as bungalows) were needed so that people could downsize from larger family homes and stay within the village. The remainder of people identified that houses for younger people and their families needed to be provided for equally so that they could afford to live within the area (i.e. Starter and Affordable Homes). Two people responded that proposed development should in-fill within the village, rather than encroach on surrounding countryside.
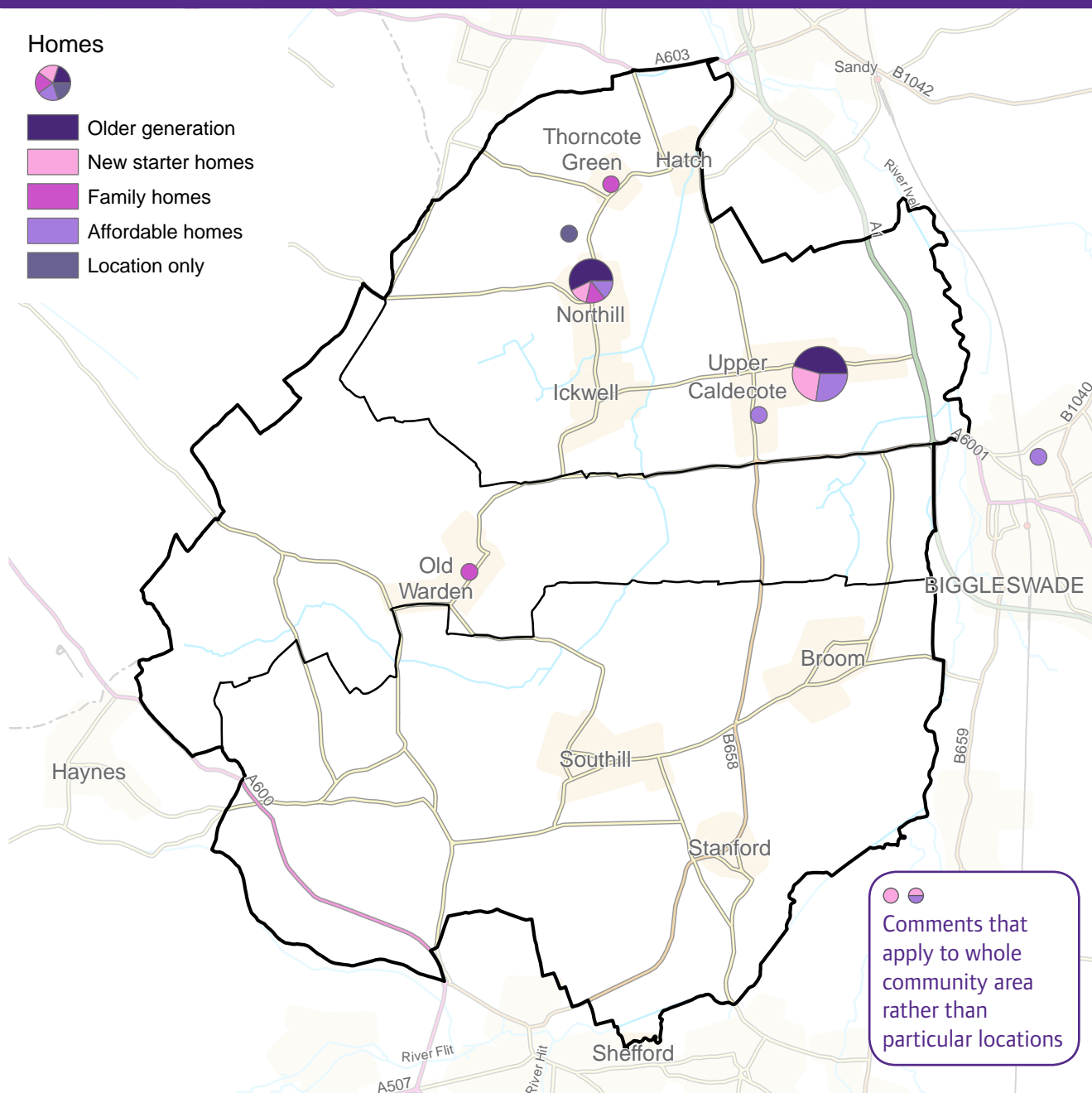
Some people responded that there was a need for Homes in Northill. 57% of these people also identified that Older Generation homes were needed so that they could downsize and remain in the village. The remainder of people identified an equal mix of Starter Homes, Family Homes and Affordable Homes that meets the needs of the average person.

Other comments received were that Old Warden and Thorncote Green have the opportunity to deliver Family Homes for young people; and that generally houses within the area are large and expensive which means young families can't afford to rent/buy homes currently available and have to move out from the area.

Single Living 0%

Older Generation
35%

71%
29%

Affordable Homes
33%

71%
29%

NEW PLACE

New Starter Homes
21%

67%
33%

Family Homes
11%

0%
100%

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

Homes

- **Older generation**
- **New starter homes**
- **Family homes**
- **Affordable homes**
- **Location only**

Sandy

B1042

A603

River Ivel

Thorncote Green

Hatch

B1040

Northill

Upper Caldecote

Ickwell

A6001

BIGGLESWADE

Old Warden

Broom

B659

B658

Haynes

A600

Southill

Stanford

Comments that apply to whole community area rather than particular locations

River Flit

River Hit

Shefford

A507

Trends

In general, a number of family homes are occupied by the older generation who are keen to downsize and stay within the village, but need suitable accommodation (e.g. bungalows) in the locality. Providing these types of homes would release family homes in the area.

Housing is expensive for young families on an average income and therefore a need for affordable housing (whether rent or part-purchase) and/or Starter Homes are desired to ensure that there is diversity in the area.

18

Growth & Infrastructure

Feedback

87% of the people who attended the event answered one or both of the questions on Growth and Infrastructure.

From those that responded, the most popular category of Growth and Infrastructure that people considered was needed within their Community Area was for Utilities improvements (at 72%) followed up by Leisure facilities (at 17%). Nobody responded that there was a need for schools in the area.

Analysis

There were three main locations where people felt strongly that there was a need for Growth & Infrastructure, which in order of popularity were east of Northill, Upper Caldecote and Ickwell.

A number of people responded that Northill needed improvements, with the overwhelming majority of people stating that broadband speeds were slow and required upgrading (75%). Other responses were that a play area was needed that served Northill and Ickwell and that a small care home run by volunteers could be located in the south of the village.

Some people that located their answers at Upper Caldecote all identified the need for Utility improvements in relation to broadband speed and foul water/sewage.
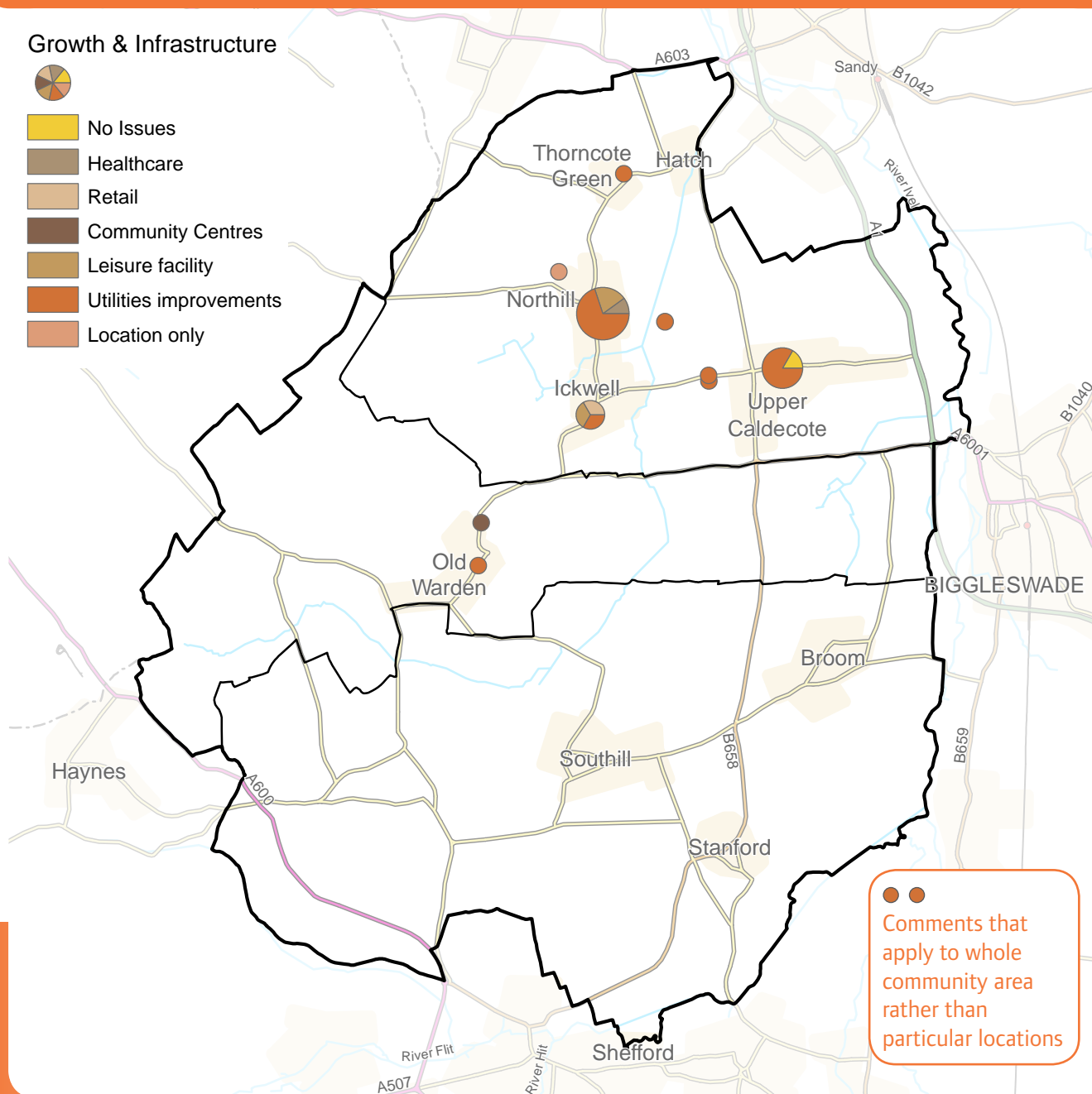
A few people responded that Ickwell needed improvements to infrastructure with one person identifying the need for a village shop (with the fear that bus services will be further reduced isolating the community), one identifying the need for a play area and the remaining person highlighting the need to improve mobile phone service/signal.

Schools 0%

Categories people would most like to see improvements made to infrastructure within the area
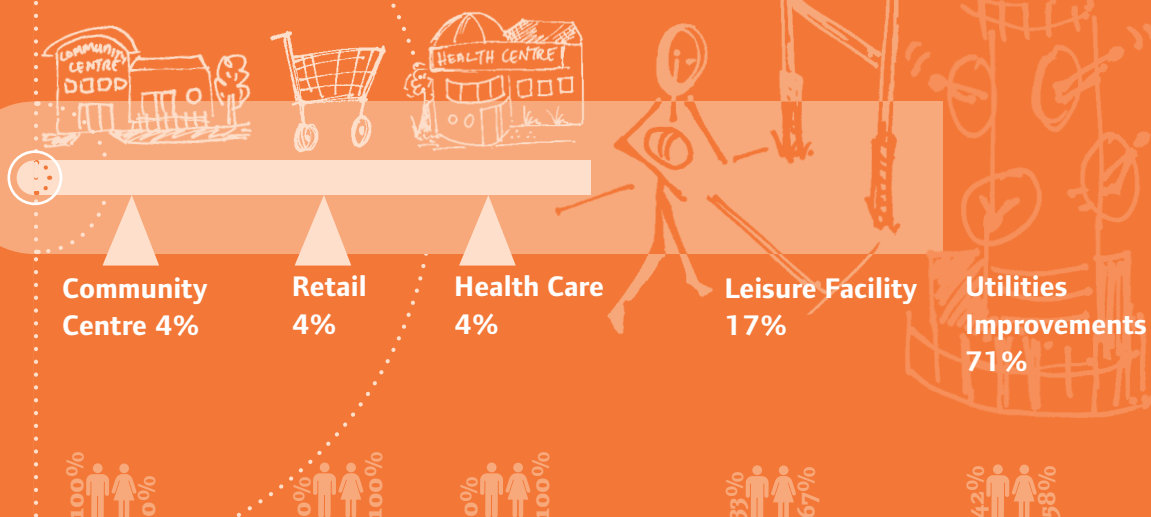
Community Centre 4%	Retail 4%	Health Care 4%	Leisure Facility 17%	Utilities Improvements 71%
100% 0%	0% 100%	0% 100%	33% 67%	42% 58%

Growth & Infrastructure

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

Comments that apply to whole community area rather than particular locations

The remaining responses were primarily in relation to Utility improvements across the Community Area associated with foul water issues (particularly along Biggleswade Road); extending gas utility in the area; broadband speed; mobile phone service/signal and a proposal for a community hub at Old Warden (off Church End).

Trends

The clear pattern is that broadband speed needs improving across the whole of the Community Area.

Resolving the foul water/sewage issues within Upper Caldecote and along Biggleswade Road.

A new play area is needed that serves the children of Northill and Ickwell.

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

- To maintain and protect the rural character of the villages and surrounding countryside within the area.

Transport

- More frequent buses with later running times that interchange with trains/taxis in Biggleswade.

- Network of safe, preferably off road cycleways and footpaths that provide links between Northill, Ickwell, Upper Caldecote, Sandy and Biggleswade.

- Improved junctions with A1 to allow better connectivity between rural areas and adjacent towns (i.e. Sandy and Biggleswade).

Jobs & Business

- Broadband is considered a significant constraint to enterprise within the Area and urgently needs to be addressed.

- Expand existing commercial land use adjacent to A1.

- Creation of small start up offices through the conversion of redundant farm buildings in rural areas.

- A village shop to serve Northill and Ickwell.

conservation development space land Ickwell preserved area Green open local protect protection village character existing countryside Road maypole old buildings

Footpath Caldecote Ickwell Sandy road cycle transport bus Improved access older village Upper Biggleswade route Northill service parking car buses

site village speed Ickwell office buildings access work home disadvantaged local small business working shop broadband Northill larger area

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

- To retain, improve and create new wildlife habitats within the countryside around settlements in the area.

- Renewable energy should be encouraged and promoted within the area.

- Resolve issues associated with flooding and foul water that affect residents.

- Reduce noise levels associated with local traffic.
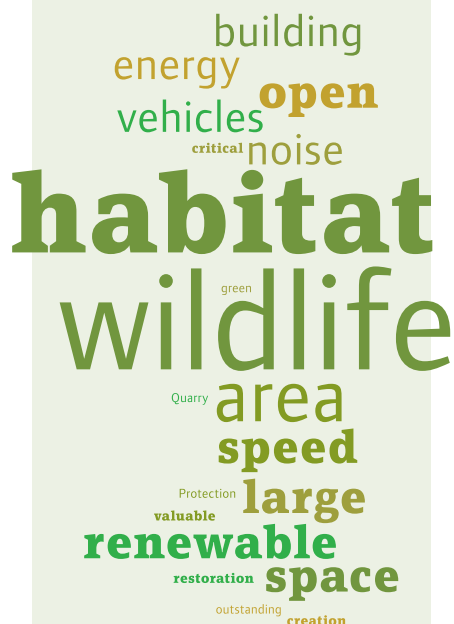
Homes

- Releasing existing family homes by providing properties that people can downsize to within the Area.

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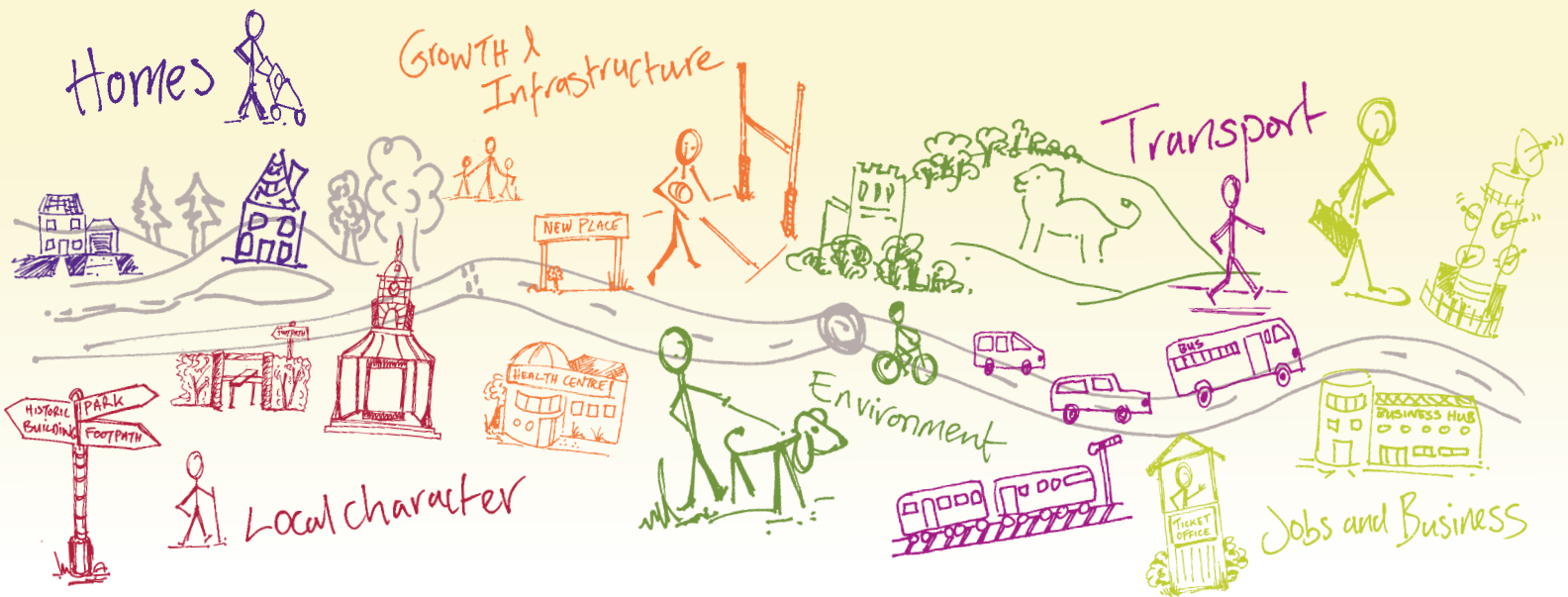
Growth and Infrastructure

- Wholesale improvement of broadband speeds across the Area.

- Resolving foul water/sewage issues within Upper Caldecote along Biggleswade Road.

- Provide a play area that serves the children of Northill and Ickwell.

building
energy **open**
vehicles
critical noise
habitat
wildlife
green
Quarry area
speed
Protection **large**
valuable
renewable
restoration **space**
outstanding **creation**

local
families suitable
young
area
housing
Parish
house
affordable
place family
village Road
rent
downsize
bungalows
home
Expensive larger
stay

Biggleswade
village
sewage
Anglian Ickwell
Road
school **water**
area play
Northill
local
home
service
Caldecote
foul year
Old
speed
broadband

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

Central Bedfordshire

A great place to live and work.