This Community Says...

Community Plan

Covering the parishes of Dunton, Everton, Eyeworth, Potton, Wrestlingworth & Cockayne Hatley

Community Area 9
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
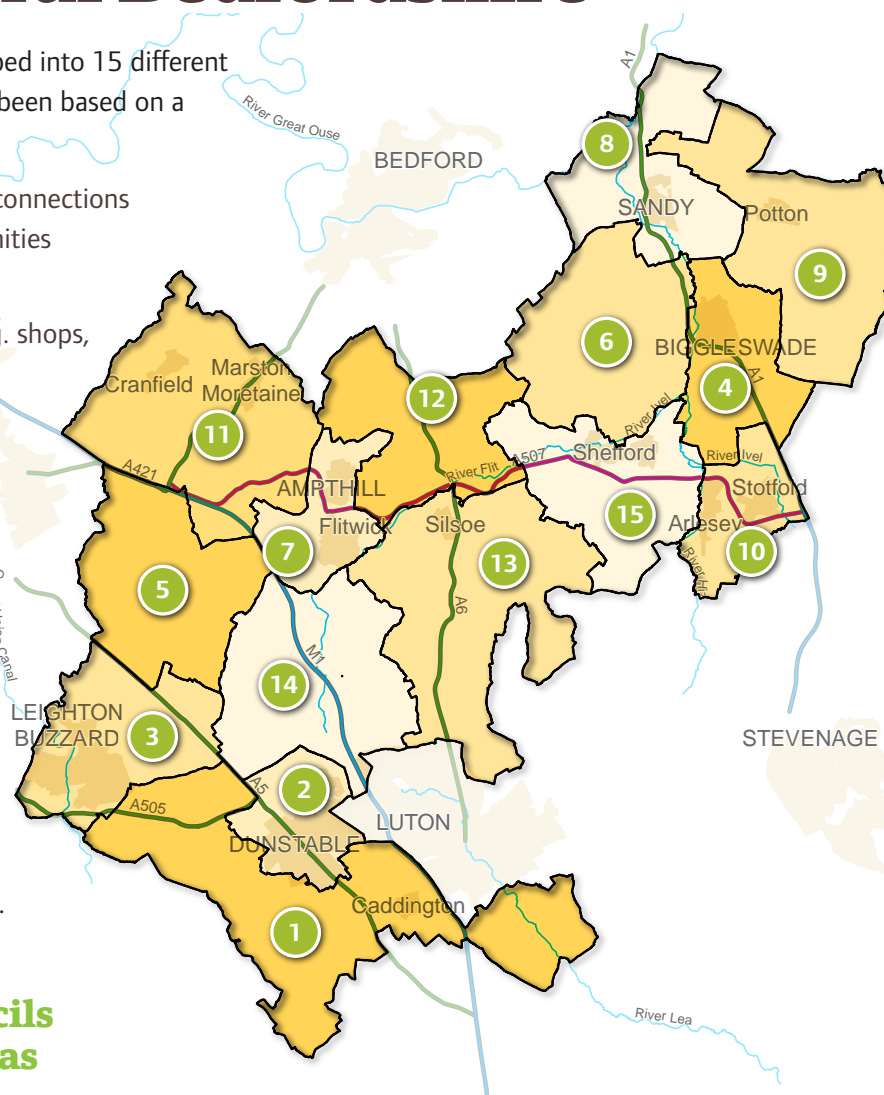
Community Area	Town and Parish Councils
1	Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Totternhoe, Whipsnade
2	Dunstable, Houghton Regis
3	Battlesden, Eggington, Heath & Reach, Hockliffe, Leighton Buzzard
4	Biggleswade, Edworth, Langford
5	Aspley Guise, 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
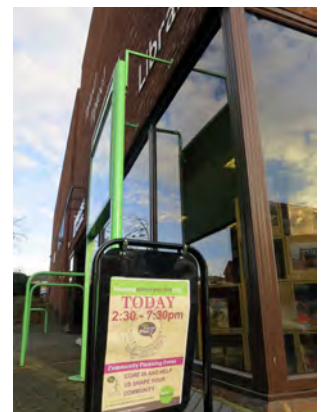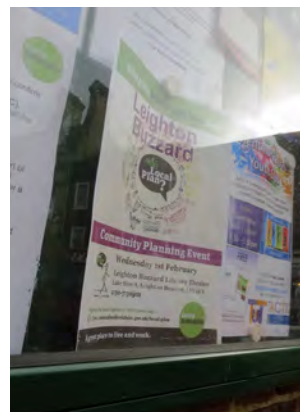
1. Analysis

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 within Central Bedfordshire
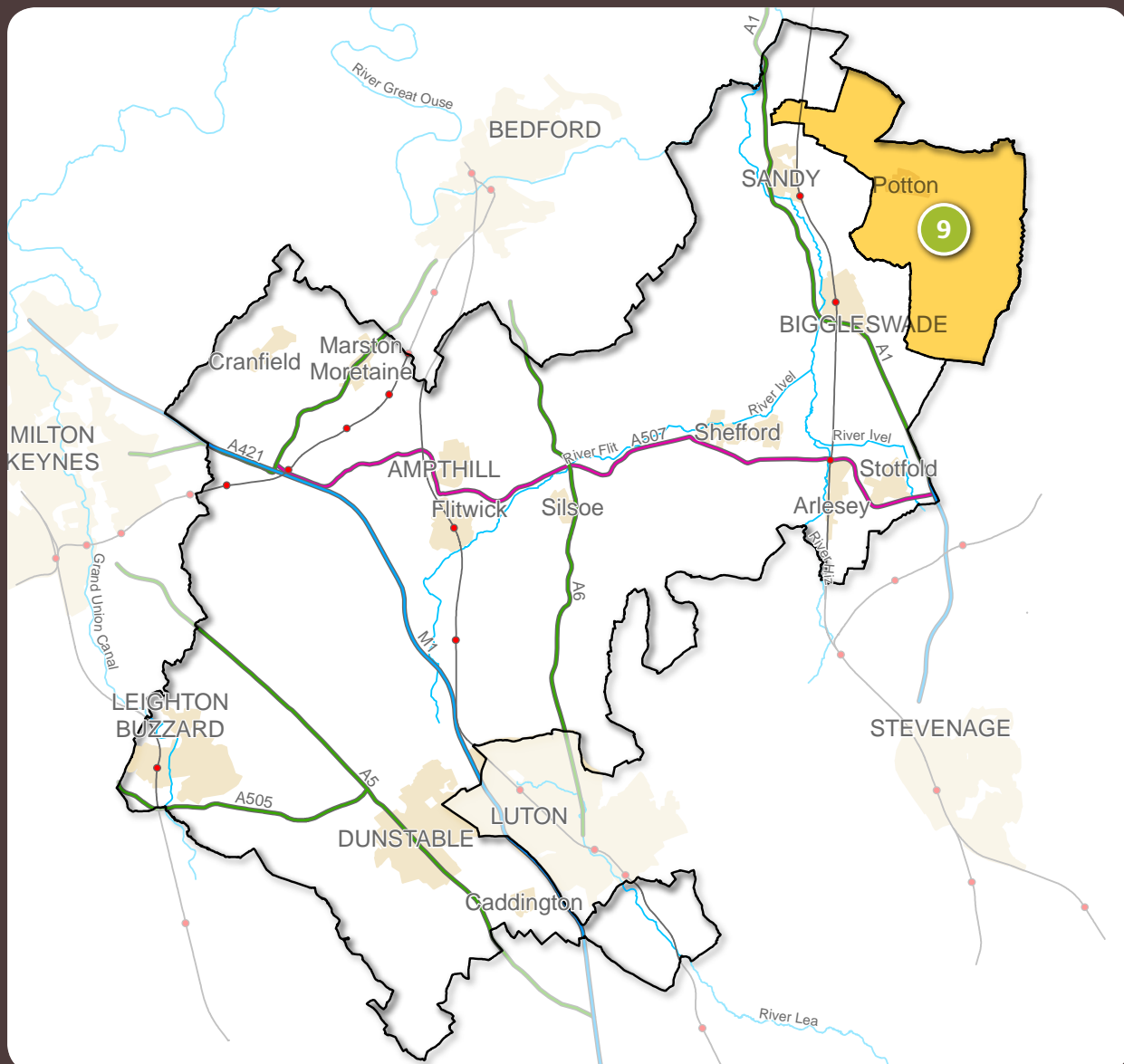
Community Area

This Community Plan relates to Community Area 9, which includes the parishes of Dunton, Everton, Eyeworth, Potton, Wrestlingworth & Cockayne Hatley. This Community Area is located in the north-east of Central Bedfordshire and is predominantly rural in character. Local roads provide the only road network through the Area, interconnecting all the villages. Biggleswade and Sandy are a short distance to the west of the Area.

The Area population is approximately 7,200*. 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, the Area is not consistent with the rest of Central

Bedfordshire and shows a higher percentage of detached houses and a lower percentage of terraced houses.

Potton published a Town Plan in 2009. Wrestlingworth and Cockayne Hatley published a Parish Plan in 2011 and have a Neighbourhood Plan in progress. Sutton, Eyeworth, Everton and Dunton do not currently have a Parish or Neighbourhood Plan published or in development.

In total, 52 people attended the drop-in event on Thursday 10th November 2016 which was held at Potton Cricket Club from 2.30pm until 7.30pm. People who attended were primarily from Potton parish. The people who attended mainly shop in Sandy and Biggleswade and the majority of those in employment work outside of the Community Area.

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

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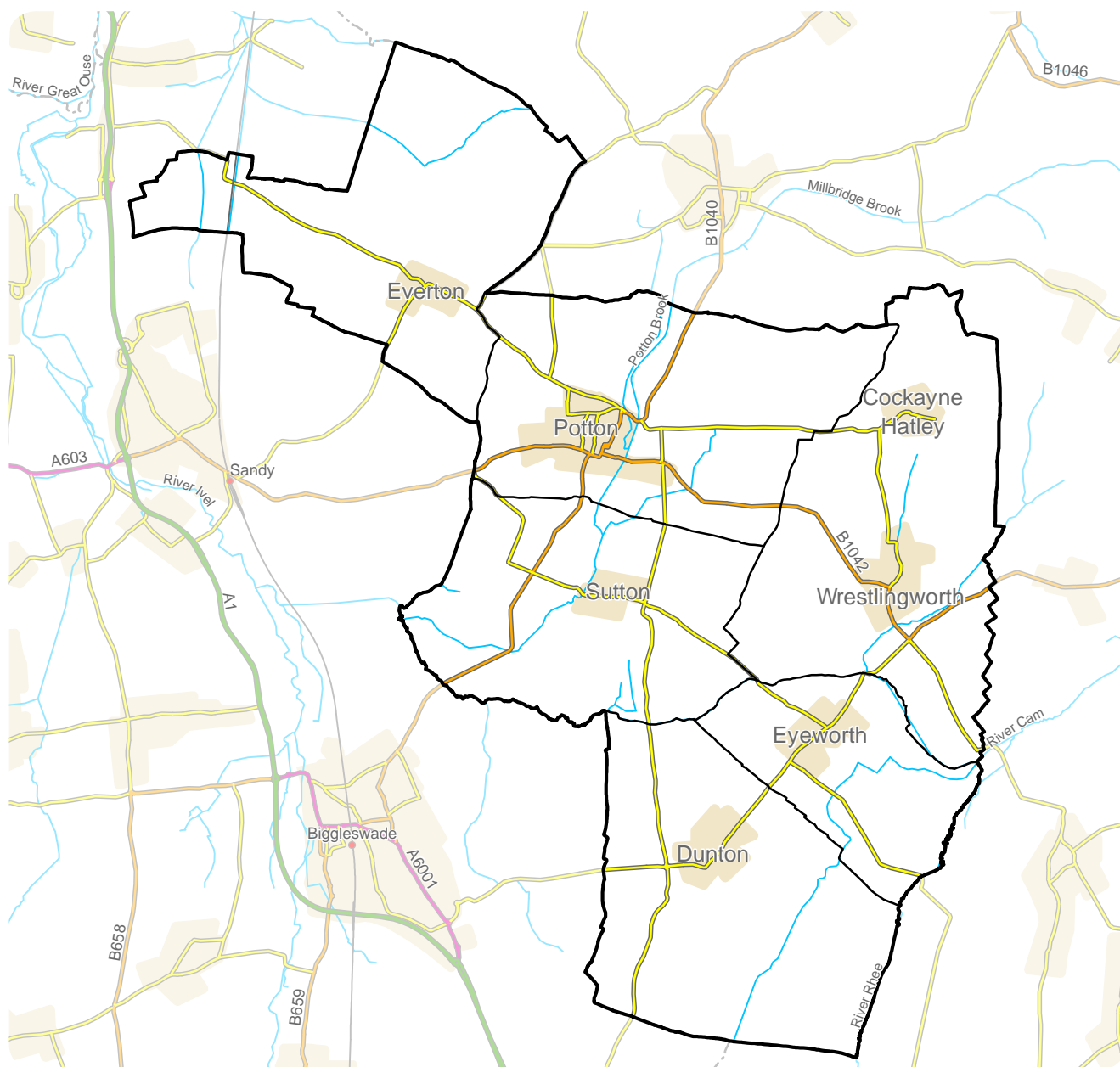
Where participants from the area live, work & shop

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

Live

Work

Shop
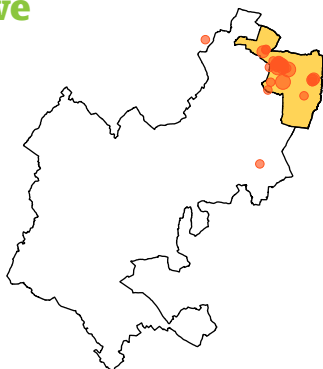
The people who visited the event mainly lived in the areas shown above, with 1 person living in St Neots (off the map).
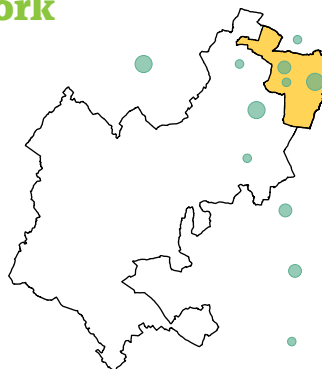
The people who visited the event mainly worked in the areas show above, with 1 person working in Cambridge, 2 people in Duxford and 1 in St Ives (off the map).
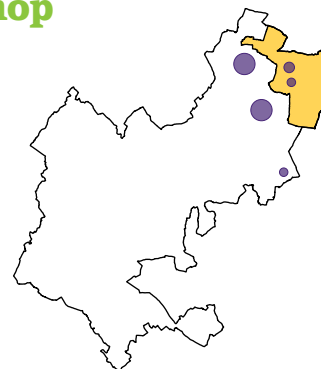
The people who visited the event shopped in the areas shown above.

Local Character

Feedback

88% of the people who attended the event answered one or both questions on Local Character. Only one person felt that there are no improvements to be made to Local Character within the Community Area.

From those that responded, the most popular category, by a strong margin, of Local Character that people would like to see protected or improved was Natural Open Space such as the countryside (at 70%) with Built Heritage following up (at 17%). Nobody raised landscape heritage to be protected.

Analysis

The main area where people felt strongly about Local Character was Potton, with Sutton, Wrestlingworth and Everton having smaller numbers of responses.

Several people answered they would like the countryside surrounding Potton to be protected and that there should be no development outside of the 'development envelope'. Others answered that wildlife habitat should be encouraged and recreation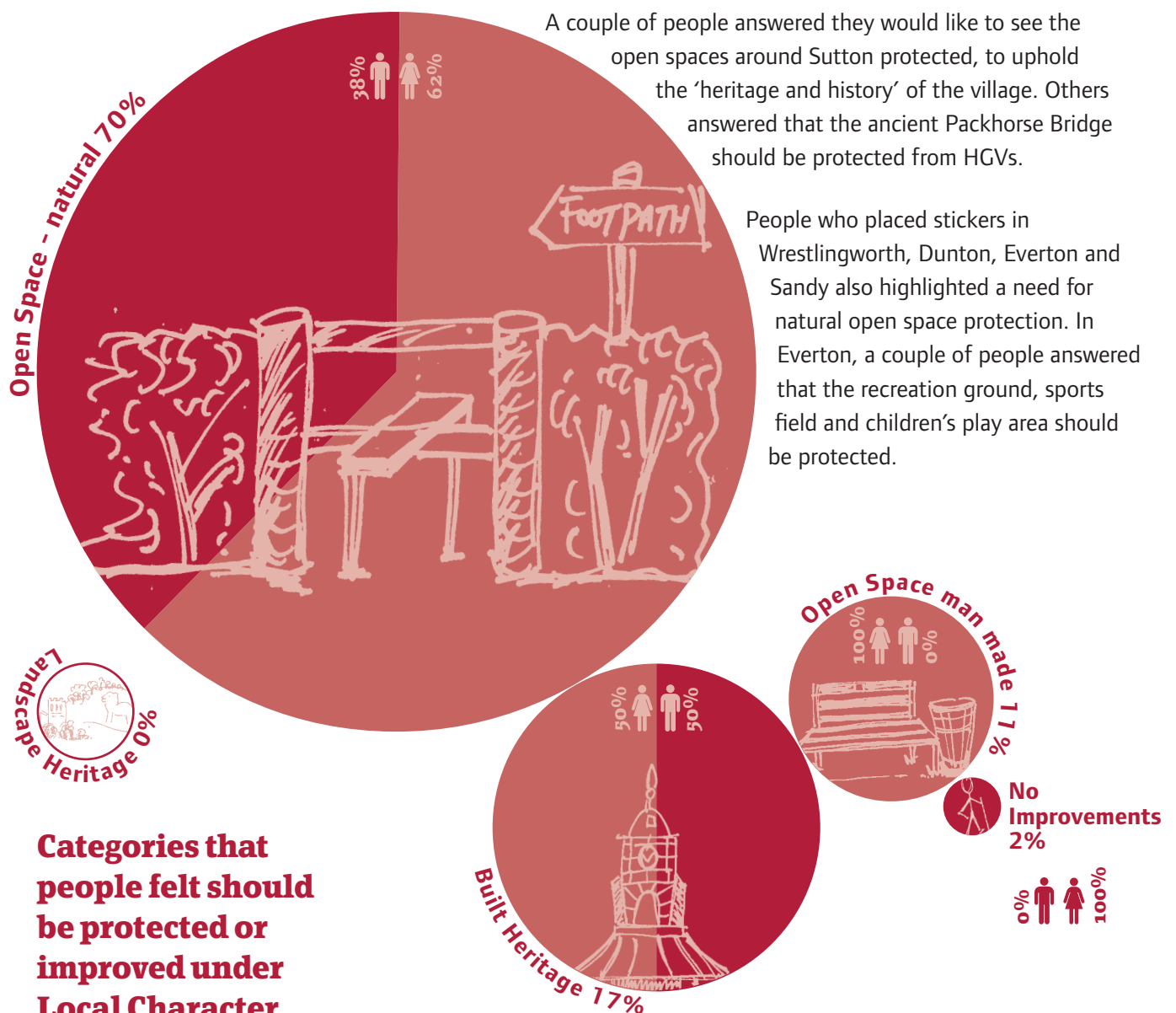al footpaths, farmland, Bury Hill allotment fields, the market square and Peg Nut Wood should all be protected. A few people emphasised the importance of St Mary's church.

A couple of people answered they would like to see the open spaces around Sutton protected, to uphold the 'heritage and history' of the village. Others answered that the ancient Packhorse Bridge should be protected from HGVs.

People who placed stickers in Wrestlingworth, Dunton, Everton and Sandy also highlighted a need for natural open space protection. In Everton, a couple of people answered that the recreation ground, sports field and children's play area should be protected.

Open Space – natural 70%
38% / 62%

Landscape Heritage 0%

Open Space man made 17%
100% / 0%

No Improvements 2%
0% / 100%

Built Heritage 17%
50% / 50%

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

HISTORIC PARK
BUILDING FOOTPATH

River Great Ouse

B1046

Millbridge Brook

Everton

Potton Brook

B1040

A603

Sandy

Cockayne Hatley

Potton

River Ivel

A1

B1042

Wrestlingworth

Sutton

River Cam

Eyeworth

Biggleswade

Dunton

River Rhee

Local Character

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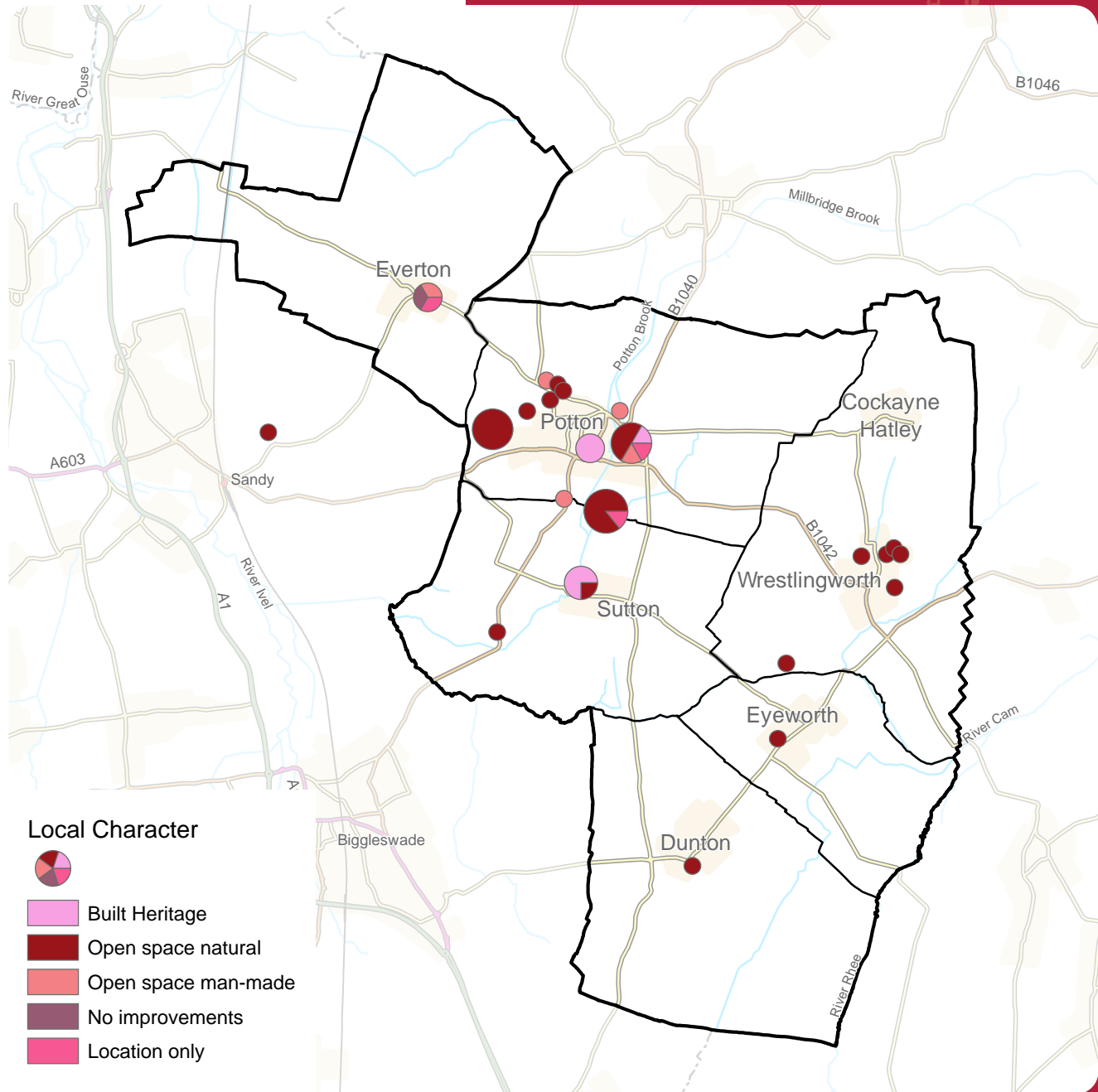
Trends

To maintain and protect the character of the countryside surrounding settlements within the Area.

To protect the heritage of Sutton.

To protect open space areas for recreation in Everton.

Transport

Feedback

94% of the people who attended the event answered one or both questions on Transport. One person indicated that they currently have no issues with regards to Transport in their Area.

From those who responded, the most popular category of Transport that people would like to see improvements made to was Buses (at 61%).

Analysis

The main location where people felt strongly about transport was Potton. There were a small number of responses linked to Sutton, Wrestlingworth, Dunton and Everton.
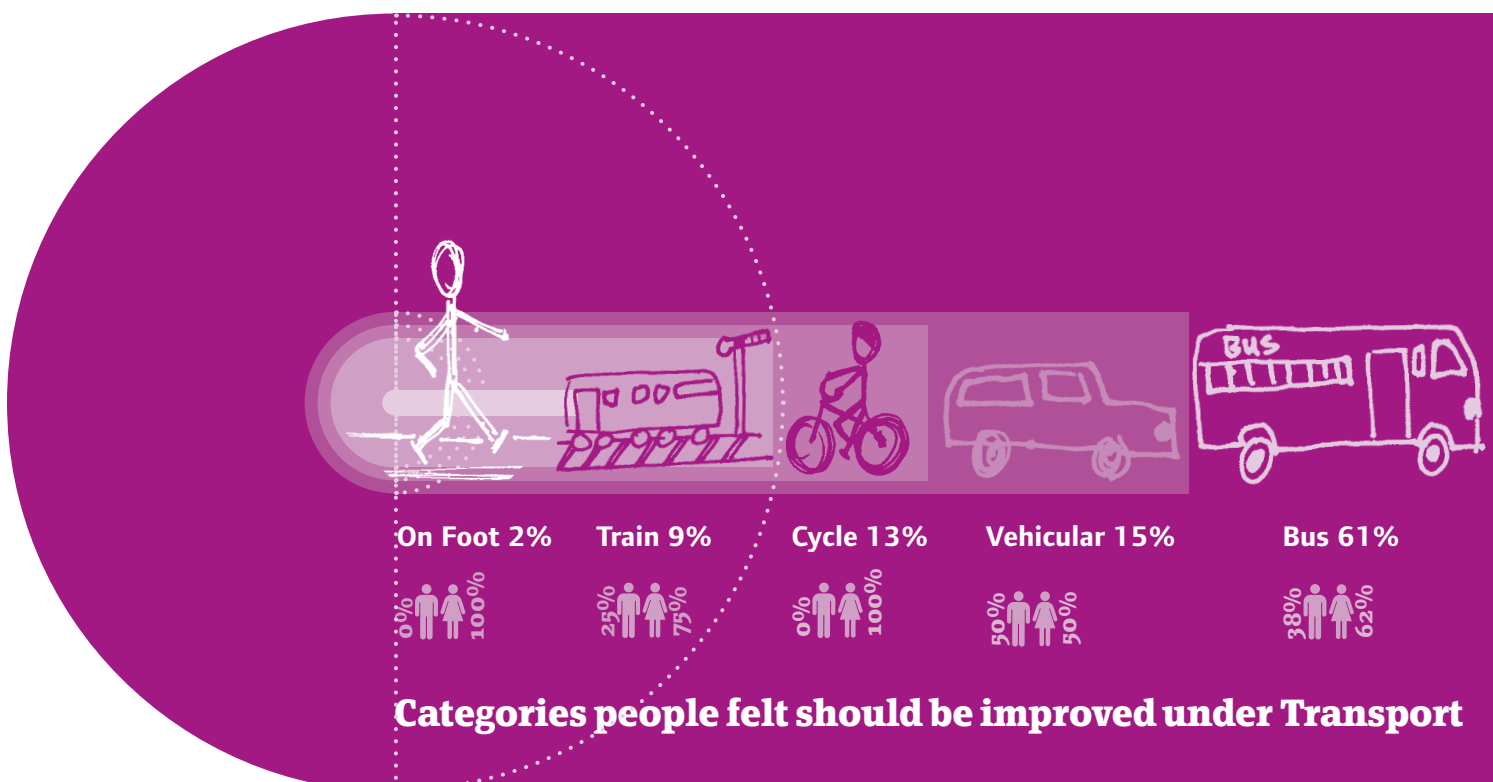
Many people who placed their sticker around Potton answered that there was a need for an improved bus service. Several people answered that they would like to see a regular bus service to Sandy and Biggleswade as well as a bus service from Everton Road.

Several people highlighted a need for cycleway improvement around Potton including the development of a cycle track from Sandy to

Biggleswade and one linking Potton and Sutton. Others answered that they would like less parking around the Market Square; improved footpaths in the countryside; improved road infrastructure; the reintroduction of the triangle junction south of Potton; and parking issues resolved, particularly for residents of new developments.

Several people highlighted traffic issues in Potton with traffic levels and HGVs creating congestion and problems for amenities. Others suggested a bypass for Potton.

Several people answered that they would like to see improvements made to bus services in Sutton, Wrestlingworth, Dunton and Everton. A couple of people answered that they would like to see improvements made to train services in the area including more regular trains from Sandy station and a station near Potton on the proposed Oxford-Cambridge line.

On Foot 2%	Train 9%	Cycle 13%	Vehicular 15%	Bus 61%
0% / 100%	25% / 75%	0% / 100%	50% / 50%	38% / 62%

Categories people felt should be improved under Transport

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

Transport

Vehicular
Bus
Train
Cycle
On foot
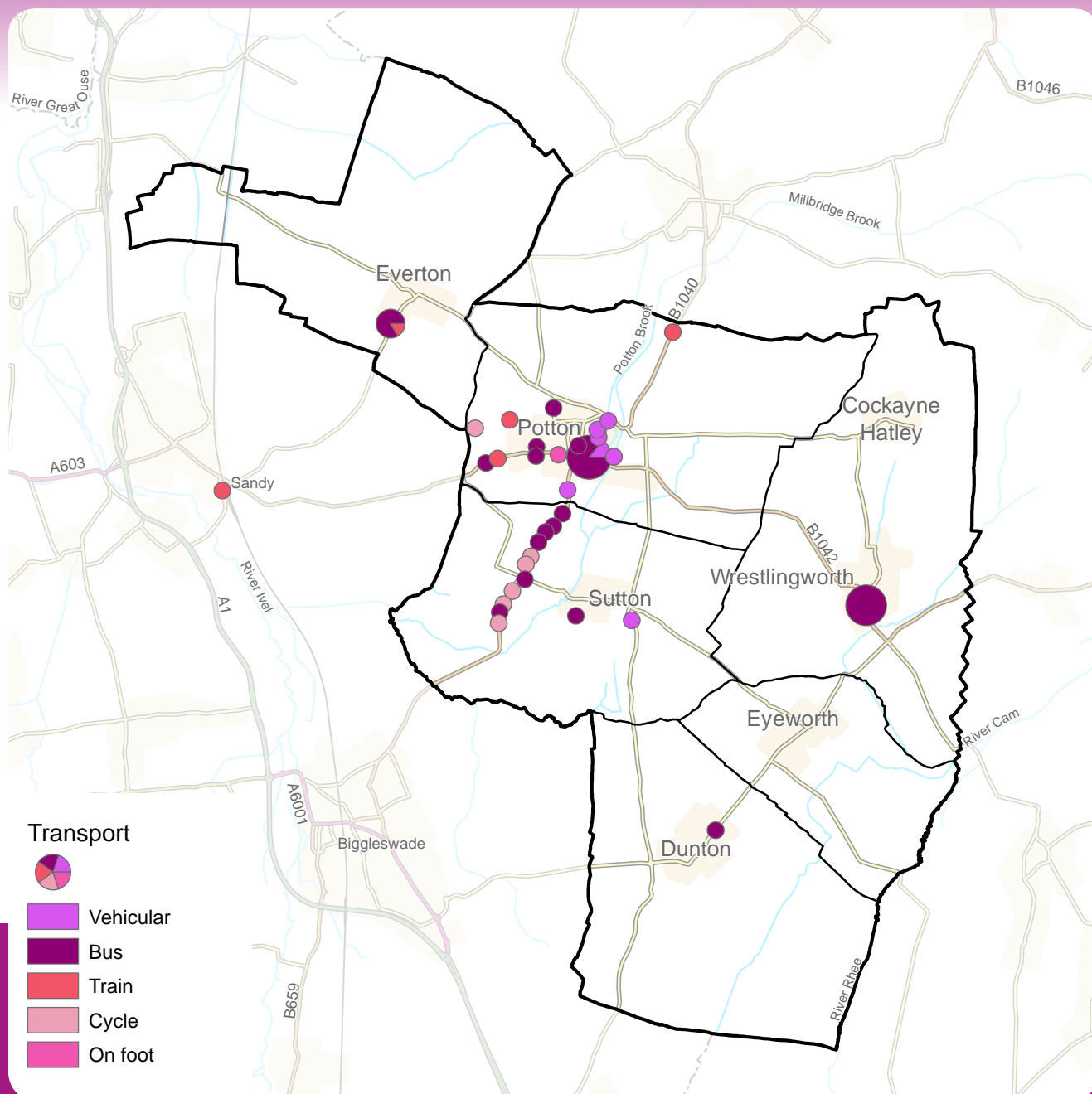
Trends

Buses – Regular bus service from Potton to Sandy and Biggleswade. More frequent and regular bus network for villages in the Area that connect to towns.

Cycleways/footpaths – Network of safe links between Potton and Sutton and between Sandy and Biggleswade.

Trains – Increase train service at Sandy station and the arrival of the East-West train line.

Vehicular – Resolve traffic issues within Potton.

Jobs and Business

Feedback

90% of the people who attended the event answered one or both questions on Jobs and Business. Eight people answered that they currently have no issues with regards to Jobs and Business in their Area.

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 (at 33%) closely followed by Local Retail Units (at 27%) and High Street Development (at 23%).

Analysis

The main location where people felt strongly about Jobs and Business was in Potton, with several people also highlighting issues in Wrestlingworth and Sutton.
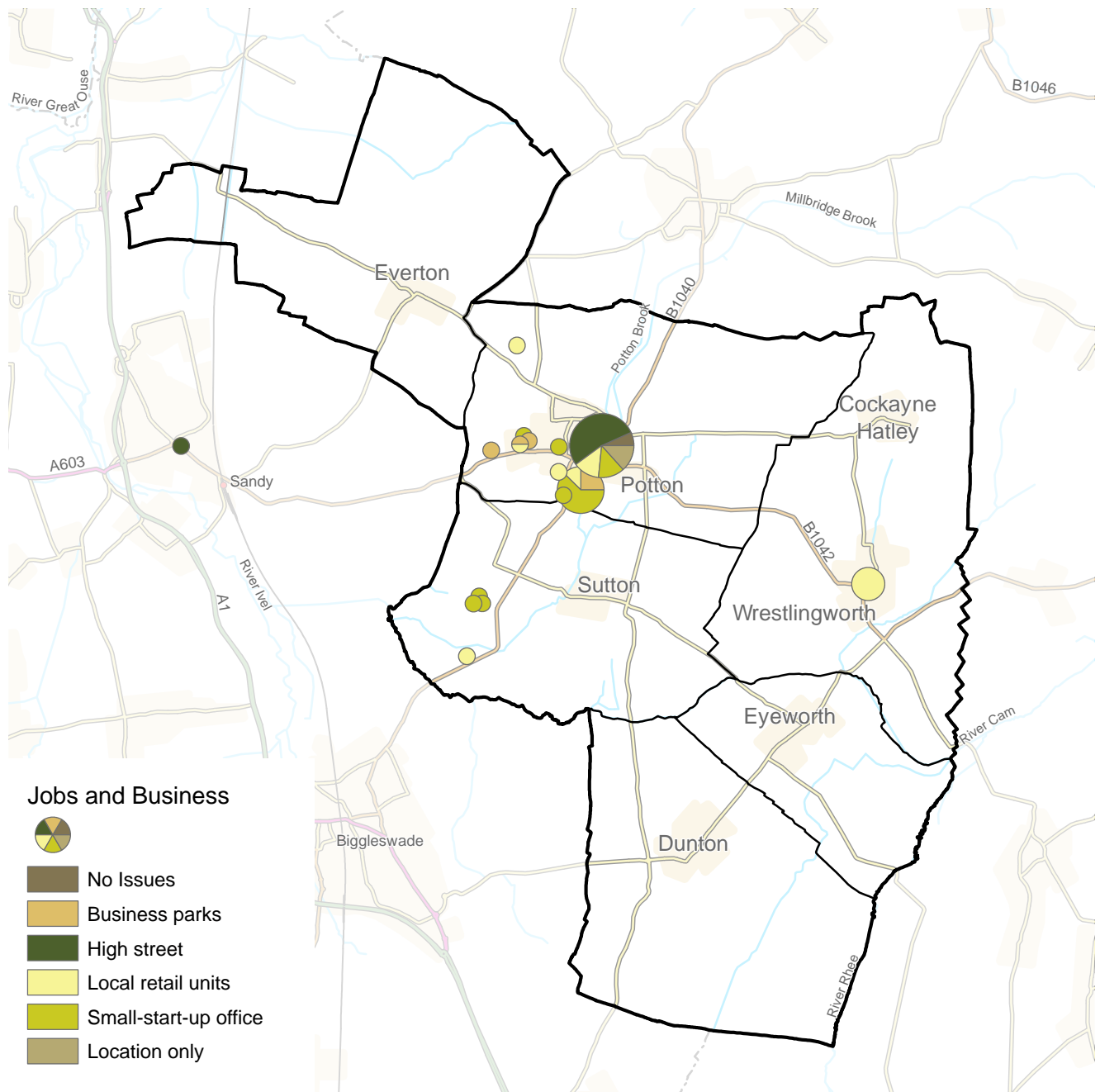
People answered that they would like to see the provision of office buildings for small start-up businesses improved in Potton. Several people said there was room for development east of Biggleswade Road as well as space on the new Kier development plot which could accommodate start-up businesses. A number of people answered that they would like to see the high street developed to encourage local business and retailers as well as to keep people shopping locally. Other comments included a proposed industrial area south of Potton as well as a comment on the area not being suited for industrial parks and business parks due to inadequate infrastructure.

People answered that they would like to see a village shop in Wrestlingworth or a post office with retail provision.

Several people highlighted that there was room for small start-up office space west of Sutton, near Portobello Farm.

Industrial Parks 3%
100%
0%

Business Parks 14%
60%
40%

High Street Development 23%
38%
63%

Local retail Units 27%
20%
80%

Small Start-up 33%
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
- Business parks
- High street
- Local retail units
- Small-start-up office
- Location only

Map labels: River Great Ouse, B1046, Millbridge Brook, Everton, Potton Brook, B1040, Cockayne Hatley, A603, Sandy, Potton, River Ivel, A1, Sutton, Wrestlingworth, B1042, Eyeworth, River Cam, Biggleswade, Dunton, River Rhee

Trends

Greater provision of office space for small-start up businesses within Potton.

High street to be promoted to encourage shops and offices in Potton.

A village shop to serve Wrestlingworth.

Environment

Feedback

90% of the people who attended the event answered one or both questions on Environment. Nobody who attended the event indicated that they currently have no issues on Environment within their Area.

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 for Open Spaces and Wildlife Habitat (at 64%) followed by Flood Risk (at 19%). Nobody raised Noise Pollution as a concern.

Open Space – Wildlife Habitat 64%
39% 61%

Flood Risk 19%
22% 78%

Renewable Energy 9%
0% 100%

Pollution Air 9%
50% 50%

Pollution Noise 0%

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

Analysis

The main lcoation where people felt strongly about the Environment was in Potton. Other people highlighted concerns related to the Environment in Sutton, Wrestlingworth and Sandy.

Many people answered that they would like to see open spaces and local wildlife habitats protected, managed and improved. Several people answered that Peg Nut Wood should be protected as it provides a habitat for a wide variety of wildlife. Other comments included the protection of the wildlife corridor along Potton Brook and support for The Lodge RSPB site near Sandy.

Several people indicated that there was a need to improve flood prevention in and around Potton with a suggestion that any new houses be raised. Other comments included a restriction on HGVs entering the area to improve air quality; maintenance of surrounding cycle paths and footpaths; improvement to sewerage infrastructure; and concerns about development not expanding beyond the development envelope into the surrounding open spaces. Several people answered that there is a need for renewable energy to be incorporated into new developments.

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

Environment

- Renewable energy
- Pollution (Air)
- Wildlife
- Flood risk
- Location only
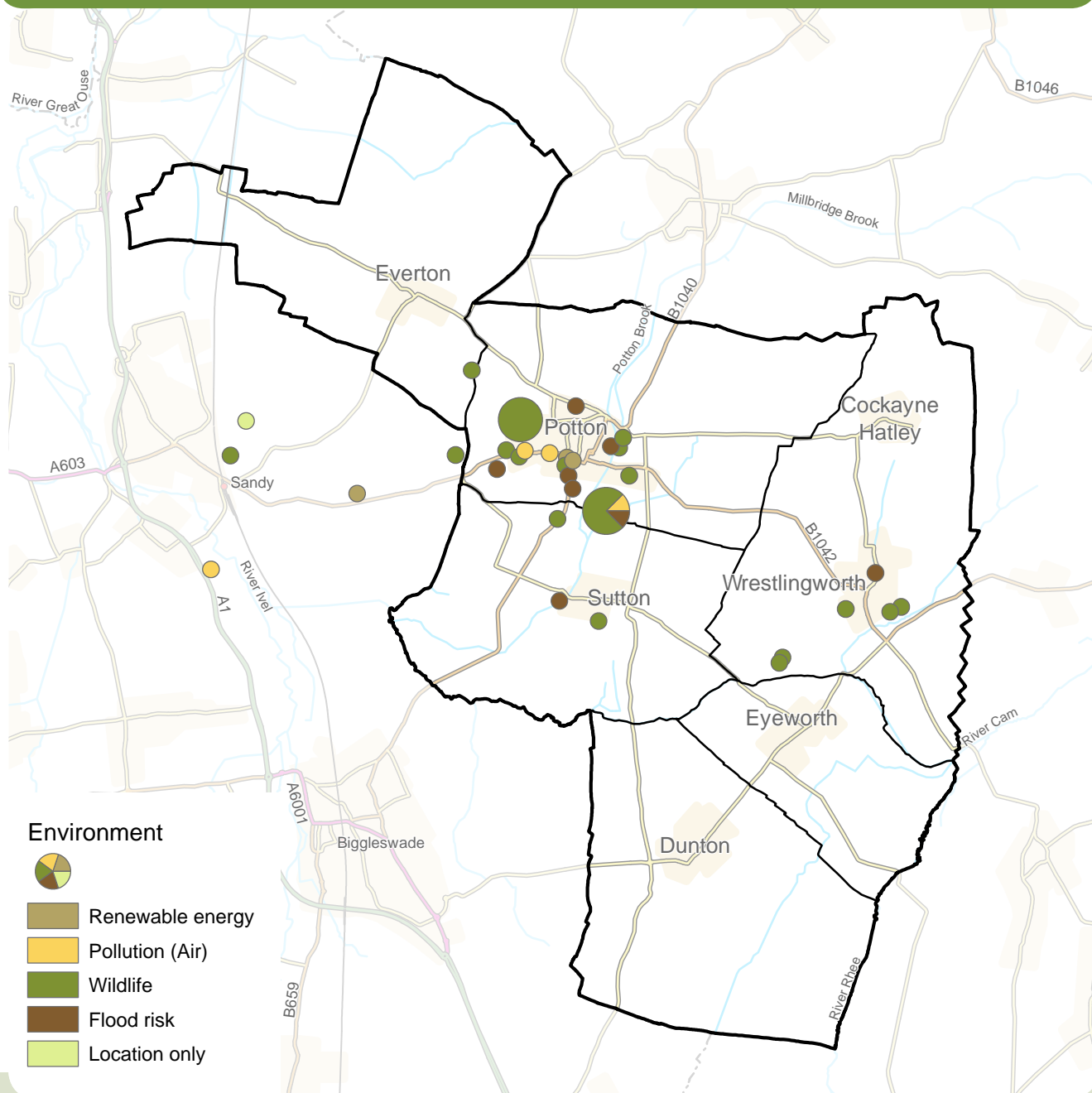
People answered that there is a need to reduce flood risk in Sutton and that agricultural land should be protected. Several people answered that the open spaces in Wrestlingworth need protecting and that Lousy Bush should be given local nature reserve status.

A couple of people placed stickers in Sandy and commented on a need for more wind turbines as well as the protection of the Sand Hills.

Trends

Protect existing local wildlife habitats such as Peg Nut Wood and Lousy Bush.

Improve flood prevention measures across the Area.

Homes

Feedback

92% of the people who attended the event answered one or both questions on Homes. Two people answered that they do not have any current issues with regards to Homes in their Area.

From those who responded, the most popular category of Homes that people considered were needed within their Community Area was for Affordable Homes (at 38%), closely followed by Older Generation Homes (at 34%).
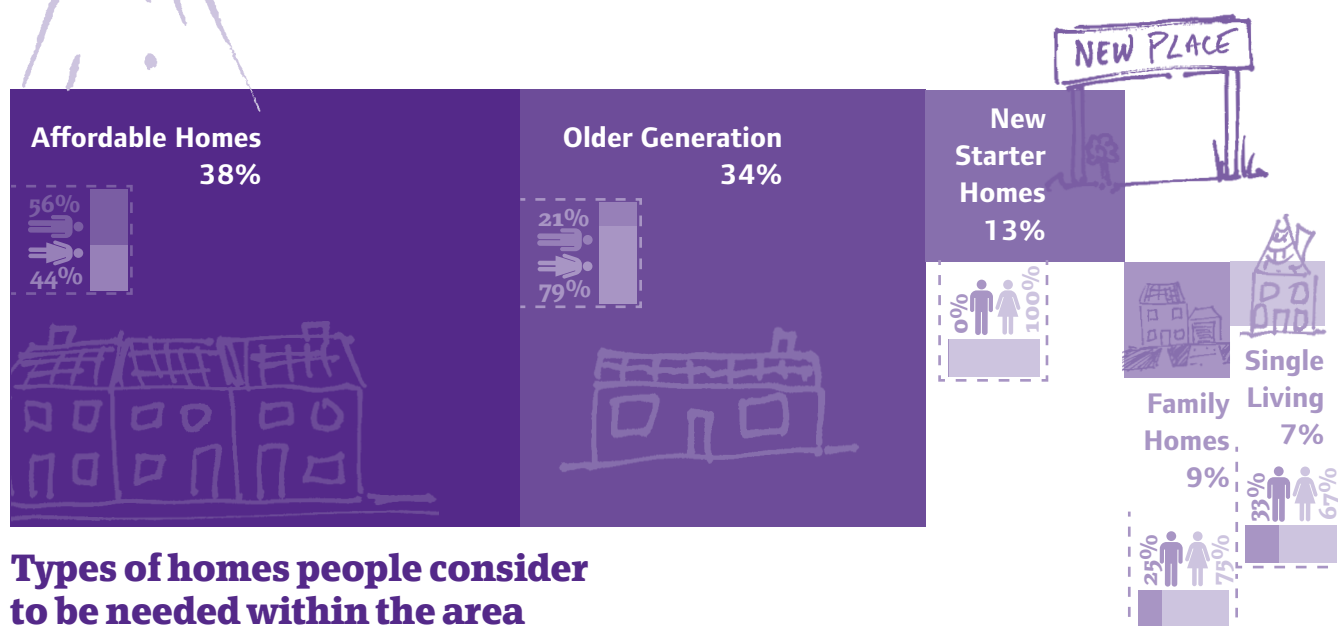
Analysis

The main area where people felt strongly that there was a need for Homes was Potton. Several people placed their stickers in the surrounding towns and villages of Everton, Sutton, Wrestlingworth, Sandy and Biggleswade.

In Potton, many people answered that there was a need for both affordable homes and homes for the older generation. People emphasised that the younger generation were forced out of the area due to poor availability of affordable homes and others highlighted that the Council should aim to look after its existing residents by creating better housing provision for the elderly, located close to facilities.

A need for more family homes in Sutton, near Clay End, was mentioned as well as affordable homes and starter homes in Everton. This was echoed in Wrestlingworth and Biggleswade where several people answered there was a proven need for affordable housing and homes for the older generation.

Several people answered there was room for new housing to the north of Sandy, especially homes for the older generation that need to have good access to local facilities. Others mentioned a need for affordable homes for younger people in Sandy.

Affordable Homes 38%
56%
44%

Older Generation 34%
21%
79%

New Starter Homes 13%
0%
100%

NEW PLACE

Family Homes 9%
25%
75%

Single Living 7%
33%
67%

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
- Single living
- New starter homes
- Family homes
- Affordable homes
- Location only
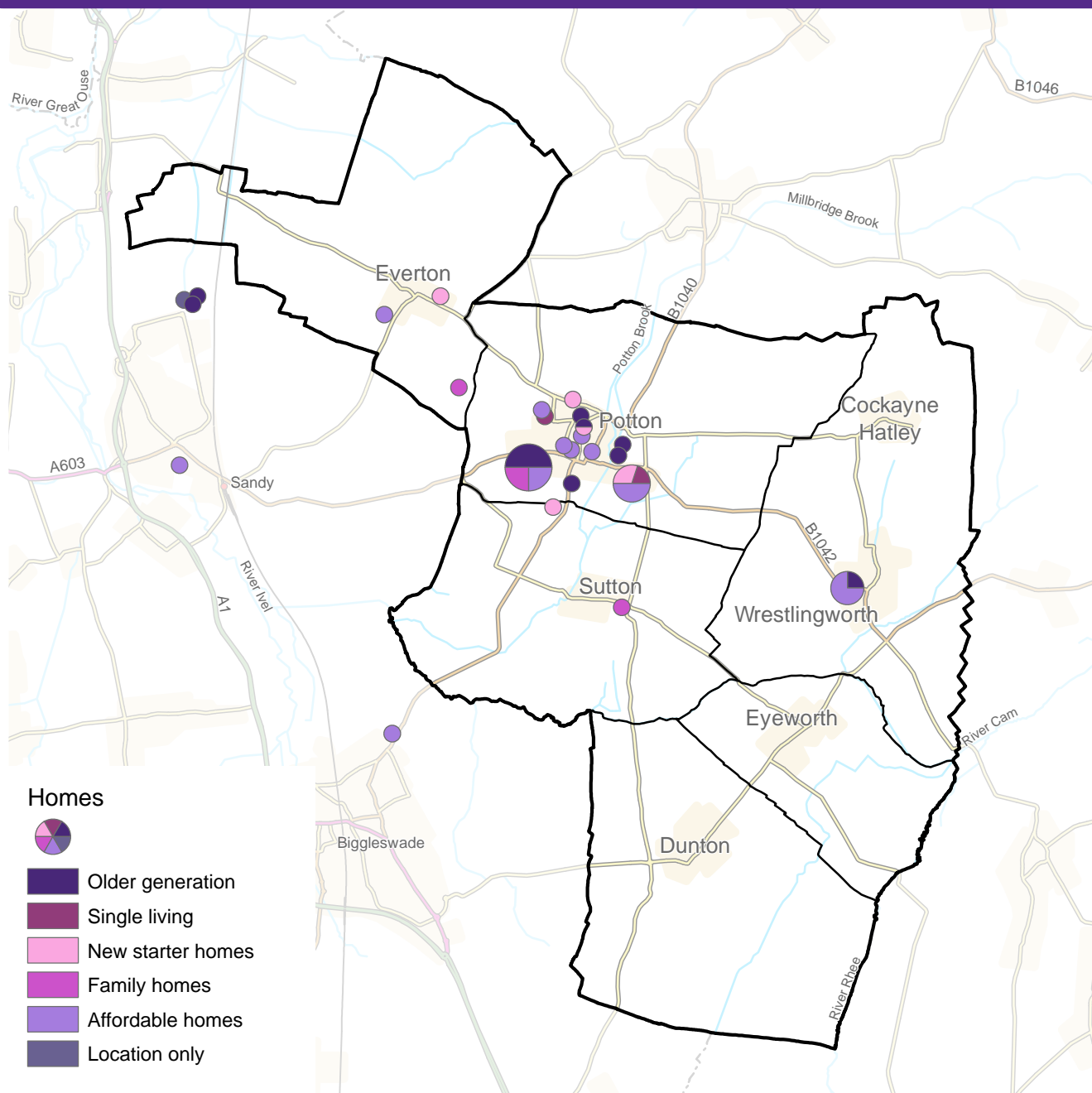
Trends

Provide homes for the elderly in the form of downsizing properties such as bungalows, sheltered accommodation and care homes in locations close to facilities.

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

Growth & Infrastructure

Feedback

92% of the people who attended the event answered one or both questions on Growth and Infrastructure. One person answered that they currently have no issues with regards to Growth and Infrastructure within their Area.

From those that responded, the most popular category of Growth and Infrastructure was Healthcare (at 74%) with Schools following up (9%). Nobody responded that there was a need for Retail improvements in the Area.

Analysis

The main location where people felt strongly that there was a need for Growth and Infrastructure was Potton.

Many people answered that there was a need for improved healthcare facilities in Potton, especially to deal with the ageing population. A couple of people also answered there was a need for greater dental provision in the Area. Several people highlighted that the current healthcare provision will not cope if more people move to the Area.

Several people answered there was a need for school improvements and that an upper or secondary school is needed in Potton. Others commented on making sure the 'Hall for All', east of Biggleswade Road, be built as planned. A couple of people commented on a need for better foul water infrastructure stating that sewerage pipes have overflowed.

Other comments included a need for improved internet facilities in Sutton and Cocakyne Hatley, as well as improvements to healthcare provison in Sandy.

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

Leisure Facility 4%	Community Centre 6%	Utilities Improvements 6%	Schools 9%	Health Care 74%
0% / 100%	33% / 67%	67% / 33%	33% / 57%	33% / 67%

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

Growth & Infrastructure

- Healthcare
- Schools
- Community Centres
- Leisure facility
- Utilities improvements
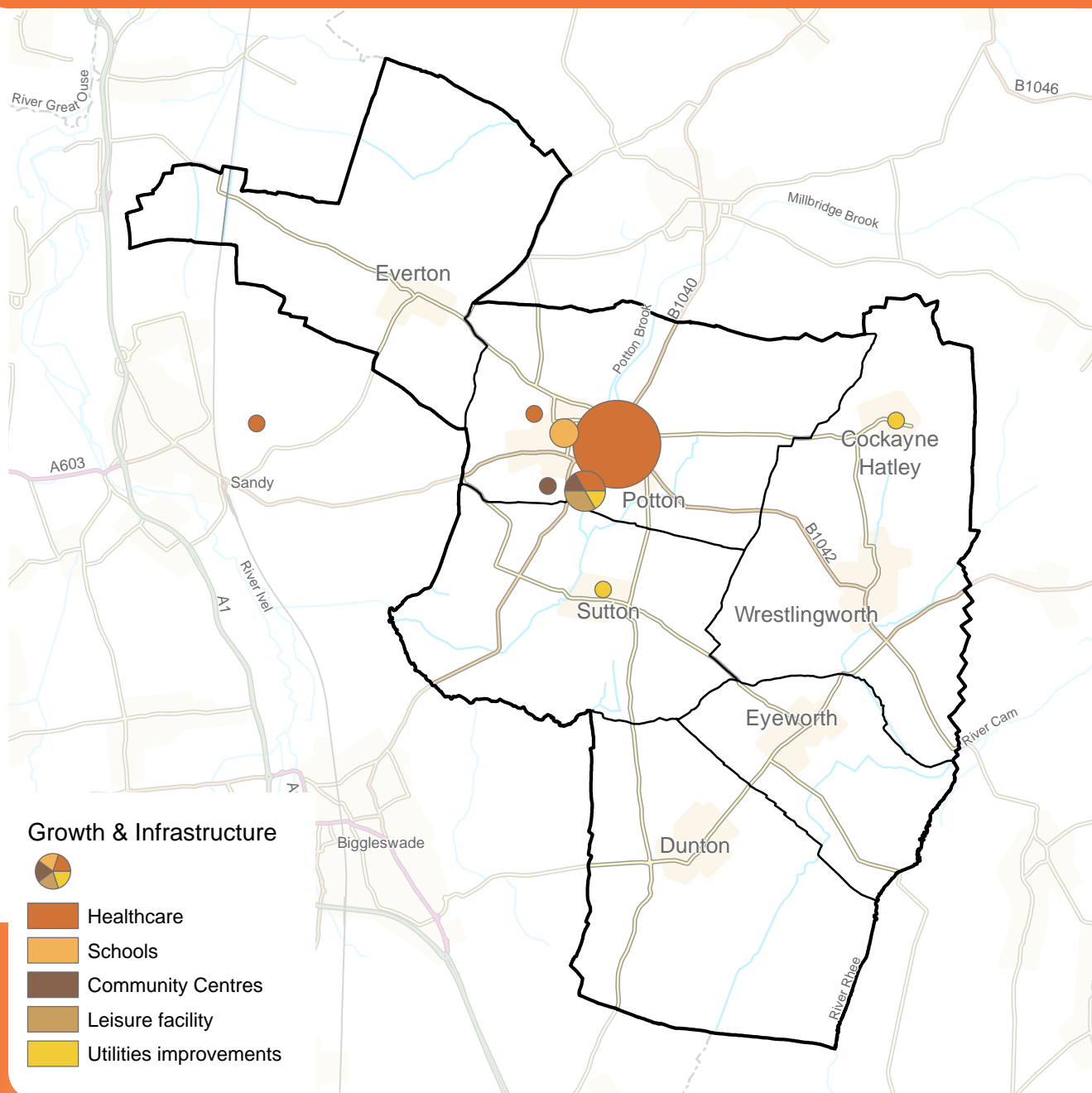
Trends

Improvements to healthcare provision in Potton.

Need for school expansion within Potton including the potential for an upper school.

Ensure that 'Hall for All' within Potton is delivered.

Event: Findings

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

Local Character

- To maintain and protect the character of the countryside surrounding settlements within the Area.

- To protect the heritage of Sutton.

- To protect open space areas for recreation in Everton.

Transport

- Buses – Regular bus service from Potton to Sandy and Biggleswade. More frequent and regular bus network for villages in the Area that connect to towns.

- Cycleways/footpaths – Network of safe links between Potton and Sutton and between Sandy and Biggleswade.

- Trains – Increased train service at Sandy station and the arrival of the East-West train line.

Jobs & Business

- Greater provision of office space for small-start up businesses within Potton.

- High street to be promoted to encourage shops and offices in Potton.

- A village shop to serve Wrestlingworth.

development settlement wildlife Road existing field housing character Potton protected town space area countryside Sutton building rural church envelope green

Market buses local link service parking street regular road cycle bus Potton young rural Sandy train Biggleswade Gamlingay town

centre office businesses Biggleswade east industrial Potton area small business development Road suitable local town retail units infrastructure shop industry

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 such as Peg Nut Wood and Lousy Bush.

- Improve flood prevention measures across the Area.

local homes **road**
Wood Peg
habitat
development
space
dog natural
Nut
wildlife
Potton
open
area flood
built town
water
corridor

Homes

- Provide homes for the elderly in the form of downsizing properties such as bungalows, sheltered accommodation and care homes in locations close to facilities.

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

infrastructure local
housing
Bungalow
area starter
Survey
development
younger
facilities **Potton**
home
older town
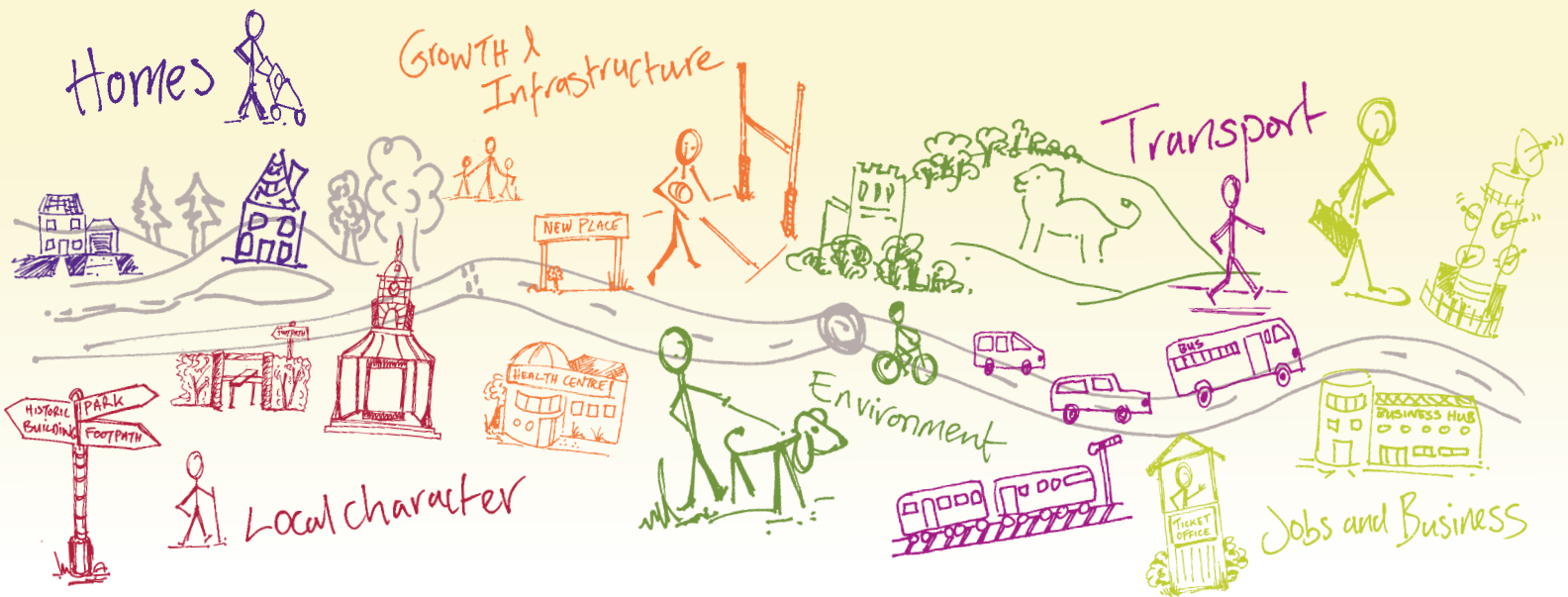move houses
flats family
generation
affordable

Growth and Infrastructure

- Improvements to healthcare provision in Potton.

- Need for school expansion within Potton including the potential for an upper school.

- Ensure that 'Hall for All' within Potton is delivered.

community
cope
population
expand pressure
Biggleswade
development land
surgery
Centre Hall
doctor
Potton
service
Road GP
healthcare
week **school**
existing

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.