Shaping where you live 2035

This Community Says...

Community Plan

Covering the parishes of Blunham, Moggerhanger, Sandy, Tempsford

Community Area 8
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
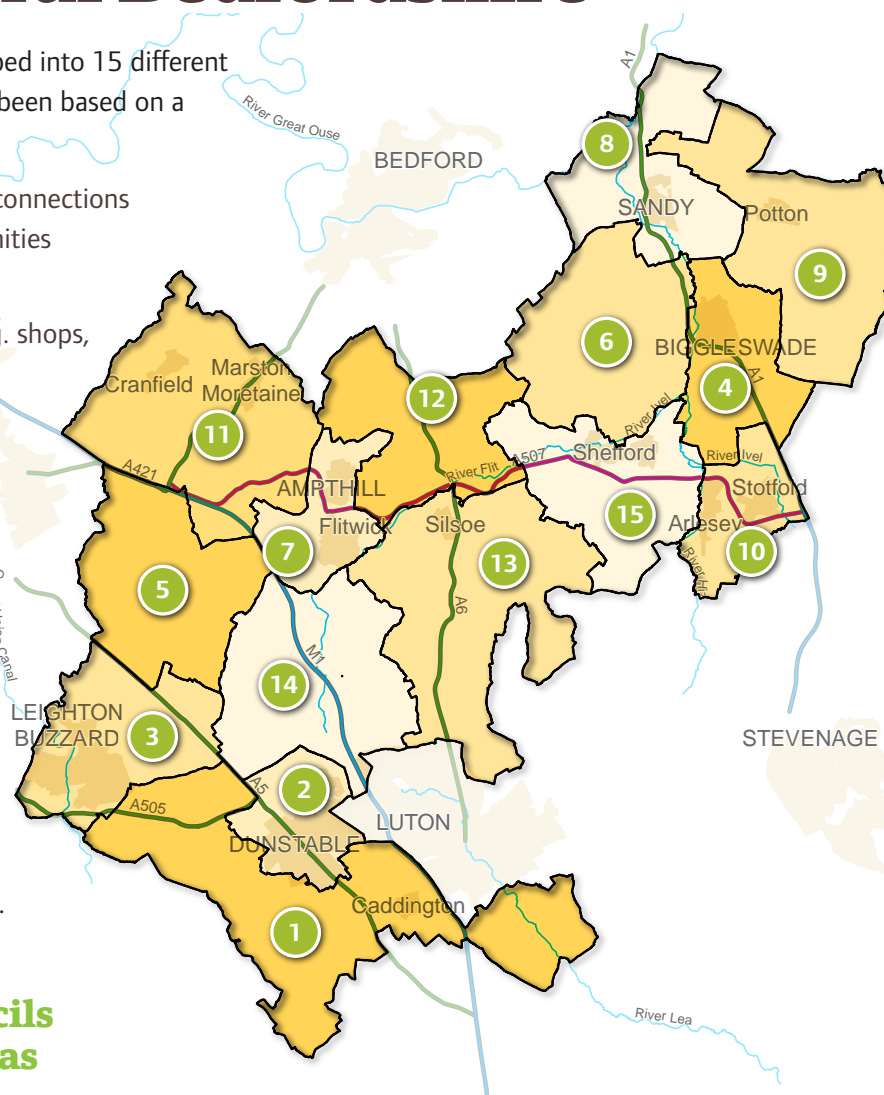
Community Area	Town and Parish Councils
1	Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Totternhoe, Whipsnade
2	Dunstable, Houghton Regis
3	Battlesden, Eggington, Heath & Reach, Hockliffe, Leighton Buzzard
4	Biggleswade, Edworth, Langford
5	Aspley Guise, 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

Listening

Reporting
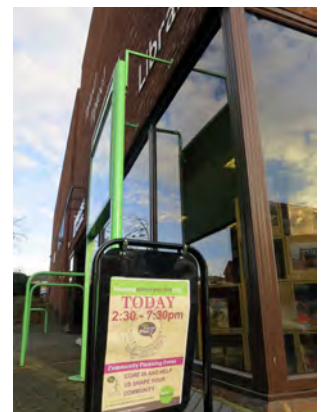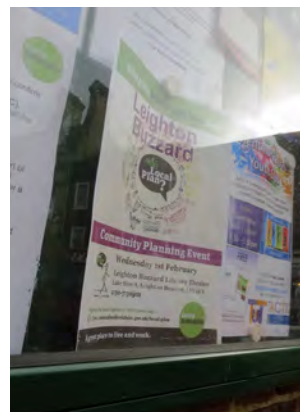
1. Analysis

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.
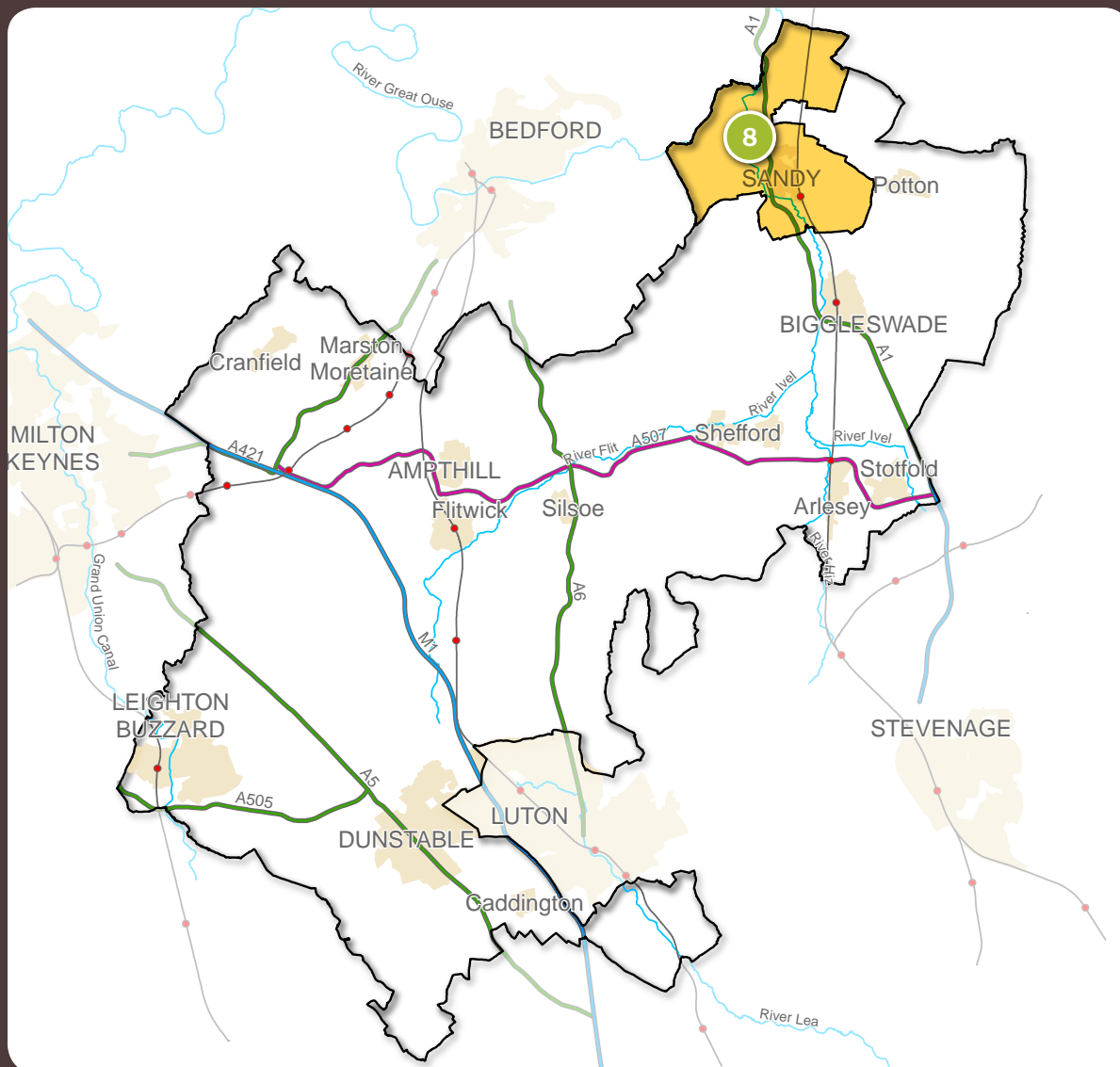
Community Area

This Community Plan relates to Community Area 8, which includes the parishes of Blunham and Sandy, Tempsford, Moggerhanger. This Community Area is located in the north of Central Bedfordshire being largely rural in character beyond Sandy, containing the villages of Beeston and Church End in addition to the aforementioned parishes. Local roads provide most of the road network in the Area with the main exception being the A1, which cuts through in a north-south direction. The East Coast Main Line railway cuts through the Area, with a station in Sandy. The Area is north of Biggleswade and a short distance east of Bedford.

The Area population is approximately 13,820*. This Area has a significantly higher retired population and a lower working population when compared to the rest of Central Bedfordshire. In terms of dwelling types, the Area is diverse and largely consistent with the rest of Central Bedfordshire, with the percentage of detached dwellings being slightly higher than average.

Moggerhanger has a Neighbourhood Plan in progress. In 2010, Blunham published a Parish Plan and Sandy published a Town Plan. Tempsford does not currently have a Parish or Neighbourhood Plan published or in development.

In total, 135 people attended the drop-in event on Thursday 3rd November 2016 which was held at Sandy Town Council Community Room from 2.30pm until 7.30pm. People who attended were primarily from Sandy parish. The people who attended largely shop in Sandy and Biggleswade and those who were in employment primarily work in and around the Community Area.

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

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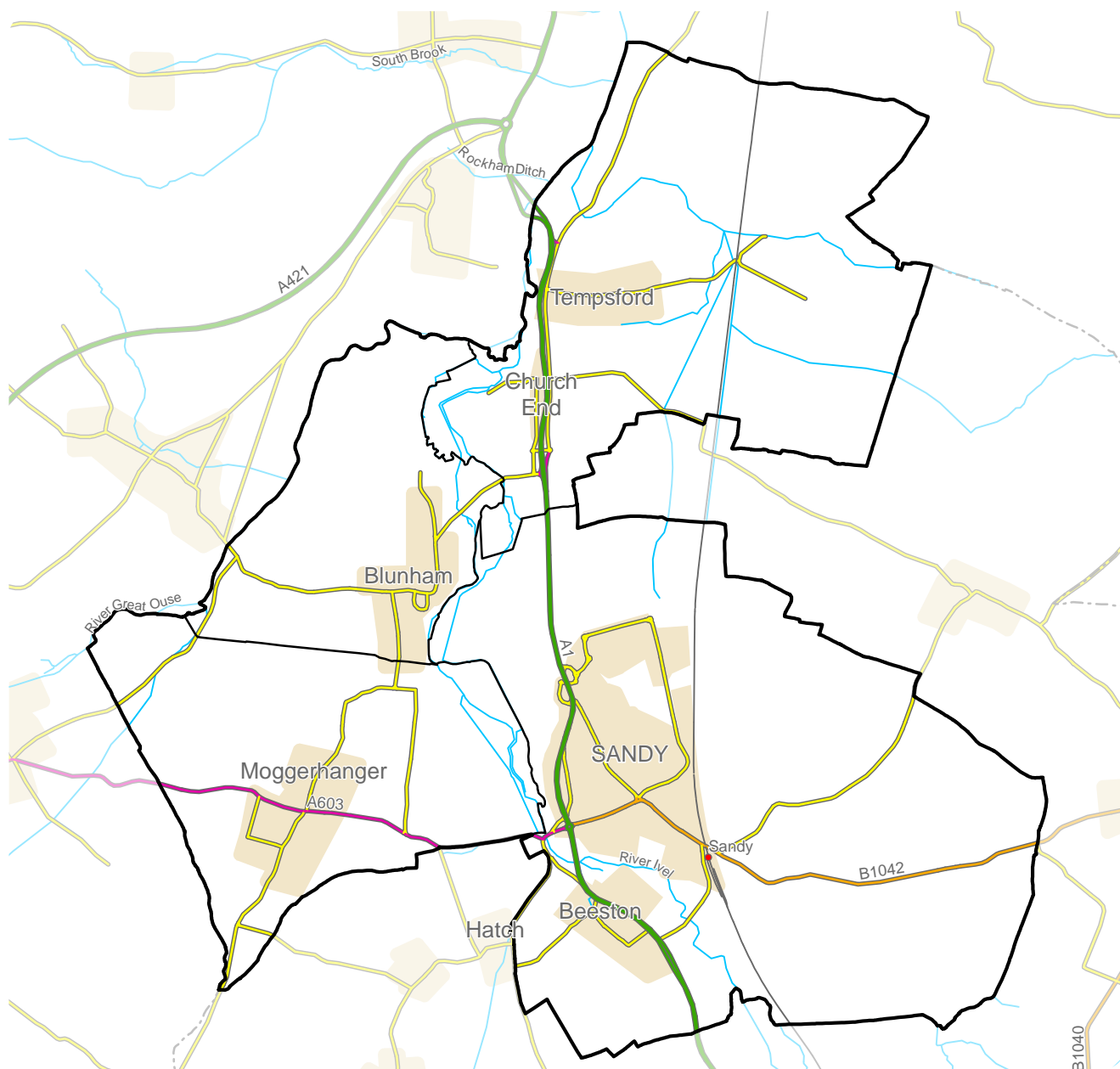
Where participants from the area live, work & shop

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

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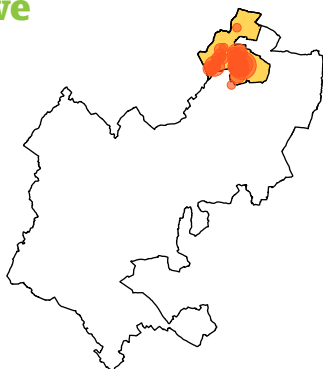
The people who visited the event lived in the areas shown above.

Work
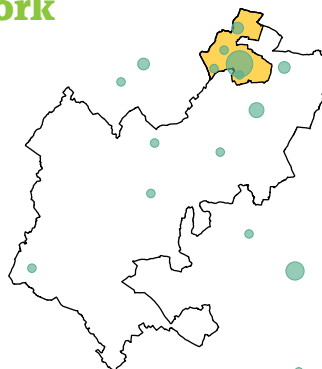
The people who visited the event mainly worked in the areas shown above, with 1 person working in Burton Latimer and 3 in London (off the map).

Shop

The people who visited the event mainly shopped in the areas shown above, with 1 person shopping in Cambridge and 7 in St Neots (off the map).

Local Character

Feedback

87% of the people who attended the event answered one or both questions on Local Character. Only one person thought that there are no improvements to be made on Local Character within the area. Four people indicated that they do not consider there are any issues related to Local Character in the Area.

From those who responded, the most popular category of Local Character that people would like to see protected or improved is Natural Open Space such as the countryside (71%) followed by Man-made Open Space such as village greens (14%).

Analysis

There were two main locations where people felt strongly about Local Character, which were Sand Hills east of Sandy and the setting of Moggerhanger.
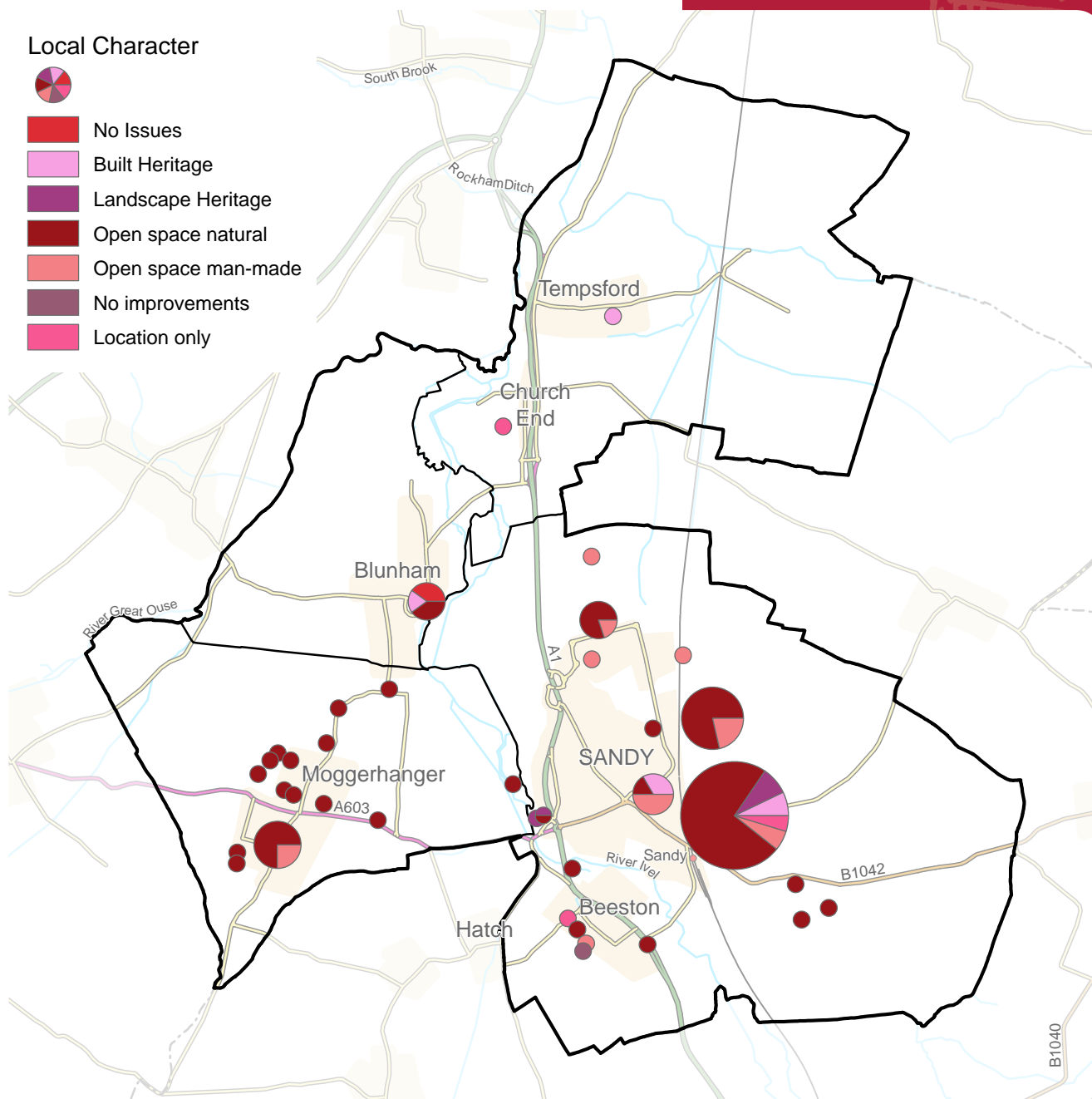
Many people answered that the green spaces and natural habitats east of Sandy (Sand Hills including the Pinnacle and Caesar's Camp) need to be preserved and that there should be 'no development'. Comments relating to this area included Sand Hills and its surrounding country paths and bridleways are a 'great natural heritage'; the importance of open spaces for family recreation; the area could be enhanced through the introduction of ponds, information boards and well outlined walking routes and bridleways, possibly to attract people from outside of the local area; preserving the Green Wheel would help to encourage local communities to keep fit; and a vehicle weight limit should be introduced on Sand Lane to protect the area of 'landscape beauty'. Protection of the RSPB site was also mentioned and several people requested more allotments for residents, including the suggestion that this would free up Sunderland Road for development.

Several people highlighted the importance of protecting the natural open space around Moggerhanger. Comments indicated that this would 'maintain village ethos', with improvements to the village green and pond also suggested.

Open Space – natural 72%

56% 44%

FOOTPATH

Built Heritage 6%

57% 43%

No Improvements 1%

0% 100%

64% 36%

71% 29%

Landscape Heritage 7%

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

Open Space man made 14%

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

Local Character

- **No Issues** (red)
- **Built Heritage** (light pink)
- **Landscape Heritage** (purple)
- **Open space natural** (dark red)
- **Open space man-made** (salmon)
- **No improvements** (mauve)
- **Location only** (magenta)

South Brook
Rockham Ditch
Tempsford
Church End
Blunham
River Great Ouse
A1
Moggerhanger
A603
SANDY
River Ivel
Sandy
B1042
Beeston
Hatch
B1040

The River Ivel in Blunham was identified as an area of nature and wildlife opportunity and the importance of protecting the old buildings in Blunham from increased traffic was also highlighted.

Other comments included the area around The Riddy Nature Reserve, west of Sandy, requiring urgent attention; the protection of Tempsford and Church End due to their historical value and estate ownership; prevention of development on and improved management of Beeston Green; protection of existing landscape, particularly to the north of Sandy; improvement of footpath and bridleway routes; urgent attention required to Sandy war memorial; and improvements to the 'poor' park facilities in Sandy.

Trends

People want to maintain, protect and enhance Sand Hills to the east of Sandy for amenity and recreation.

Generally, people want to maintain and protect the rural character of villages and surrounding countryside within the Area.

Transport

Feedback

89% of the people who attended the event answered one or both questions on Transport. Five people indicated that there are currently no transport related issues in the Area.

From those who responded, the most popular category of Transport that people would like to see improvements made to was Vehicular (49%) followed by Buses (20%).

Analysis

There were three locations where people felt strongly about Transport, which were the A1, Sandy town centre and Moggerhanger.

Many people answered that improvements need to be made to the access points to the A1 from Sandy, emphasising that Sandy becomes 'gridlocked' during peak hours. A few people suggested that a bypass around Sandy could be built to relieve traffic congestion in the area. Others mentioned that access to Sandy from the north is poor and could be improved, with the only access points being the A1 and Sunderland Road. Several people also answered

that congestion in Sandy town centre is a problem and that HGVs are a potential cause.

Some people answered that improvements to cycleways in Sandy town centre and the surrounding open spaces need to be made with suggestions to create cycling routes from Sandy to Biggleswade and Tempsford.

Several people answered that connections to surrounding towns and villages needs to be improved, possibly via public transport, with one person stating that this would help the elderly.
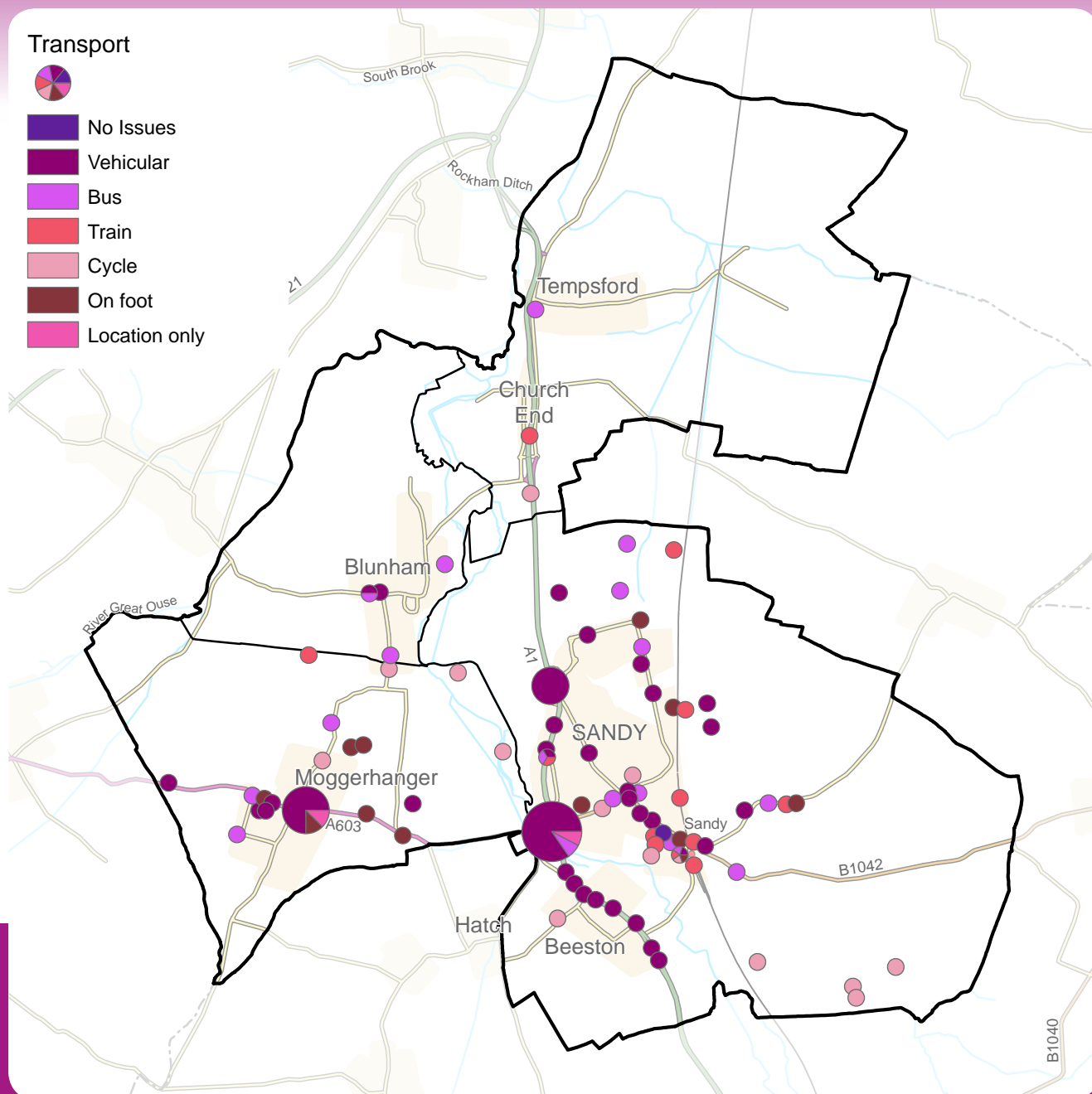
A number of people answered that they would like to see the East–West rail link come forward but that the potential effects on the residents of Sandy be determined first.

Others answered that there is too much traffic through Moggerhanger village and that the A603 is not equipped to deal with HGVs. A number of people answered that they would like to see improvements to the footpaths in and around Moggerhanger in order to make the 'crossroads safer' and provide links to nearby towns and villages as well as the River Ivel.

Categories people felt should be improved under Transport

Train 9%   44% / 56%
On Foot 10%   44% / 56%
Cycle 12%   33% / 67%
Bus 20%   43% / 57%
Vehicular 49%   48% / 52%
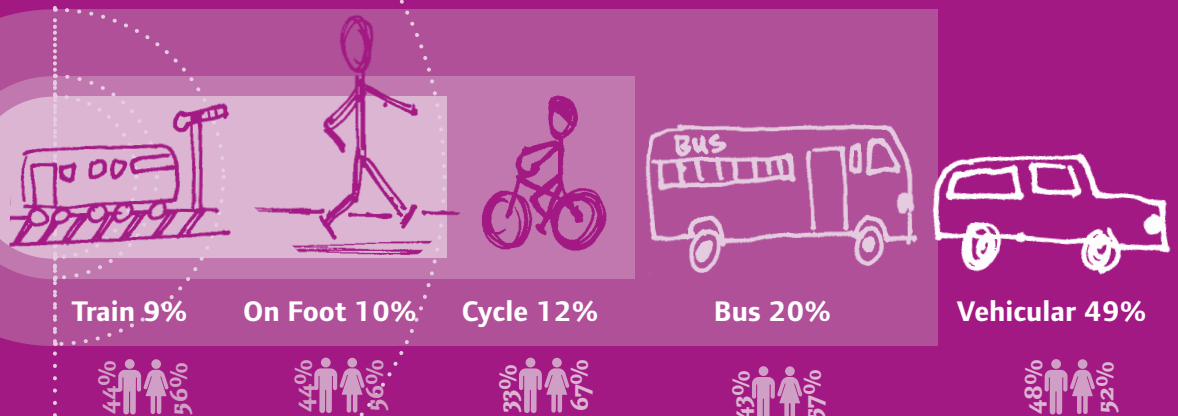
Map showing the places where particular improvements to Transport should take place

Transport

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

One person mentioned that the footpaths surrounding Moggerhanger are not continuous.

Other comments included a need for improvements in the bus service (e.g. timetables, destinations and punctuality), train service, parking, footpaths and road junctions in Sandy. One person commented on speed bumps causing damage to vehicles with another stating that traffic calming was needed to prevent HGVs from entering Sandy.

Trends

Vehicular – Reduce congestion through Sandy and improve A1 access from/to the town. Improve safety for residents along A603 as it passes through Moggerhanger.

Buses – more frequent and a broader range of local destinations.

Trains – Delivery of East – West rail link and its potential affect on Sandy.

Cycleways/Footpaths – Network of footpath/cycle links between Sandy, Biggleswade and Tempsford.

Jobs and Business

Feedback

84% of the people who attended the event answered one or both questions on Jobs and Business. Thirteen people indicated that they do not consider there to be any issues related to 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 to improve within their Community Area was for High Street Development (49%), with the four other categories having smaller but similar weightings.

Analysis

The main areas where people felt strongly about Jobs and Business were related to Sandy High Street and the availability of units and office space in and around Sandy, as well as their location and affordability.

Several people answered that Sandy High Street needs development and that it 'lacks charm'. Others stated that investment was necessary to improve the retail offer in the area and one person answered that local retail needs to be supported as retail parks outside of Sandy are driving people away. People highlighted a need for a greater variety of businesses in the town centre as well as the provision of more local jobs and better shops for the elderly. One person stated that there was a need for more shops in the north of Sandy.

People answered that a greater provision of small, flexible office space with storage is needed and a number of people suggested that shared office facilities or cheaper business rates might help to attract start-ups into the town. In addition to this, people highlighted that new businesses need to be supported and encouraged.
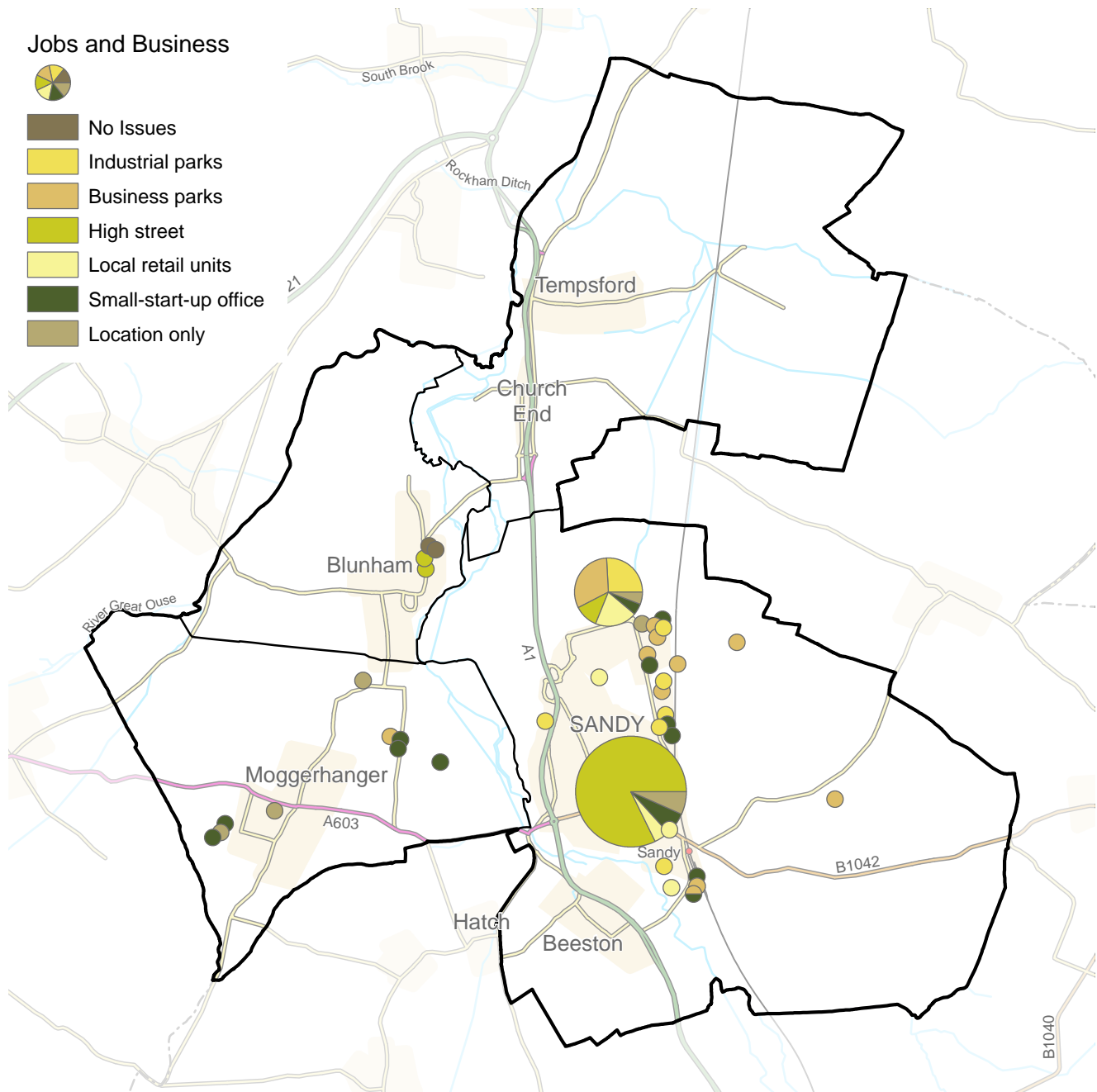
A few people answered that efforts should be made to move industrial development away from the town centre with one person stating that industrial development should be concentrated near existing industry. On top of this, others answered that there is already enough space in the Sunderland Road Industrial Estate and that businesses should be encouraged to use this space with another answering

that there could be opportunities for business park development in the same area. One person suggested new business park development to the east of Sandy and another said that no more houses should be built on or near the industrial estate.

A few people answered that Moggerhanger is only suited for small business development and not large businesses that require large vehicles. It was suggested that there might be space for some small units in Moggerhanger Park.

82% 18%
Industrial Parks 10%

30% 70%
OPEN
Local retail Units 10%

Small Start-up 15%

BUSINESS HUB
Business Parks 16%

67%
33%

47%
53%

High Street Development 48%

34%
66%

HIGH St.
SHOP SHOP

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

South Brook

Rockham Ditch

Tempsford

Church End

Blunham

River Great Ouse

A1

SANDY

Moggerhanger

A603

Sandy

B1042

Hatch

Beeston

B1040

In Blunham, two people answered that there is a need for a pub or restaurant. One person suggested that faster broadband was needed for residents who live in rural areas to promote working from home.

Other comments included a need for a science and innovation centre; a suggestion of industrial provision west of the A1 or east of the River Ivel; a need for local retail if there is to be any new housing development; and a suggestion of making Sunderland Road more attractive for businesses.

Trends

Investment in Sandy town centre to revitalise the area so that it is more attractive to retail, leisure and business opportunities to ensure its long-term future for the local community.

Small start up offices through the conversion of redundant farm buildings, such as at Moggerhanger Park.

Maximise the potential of Sunderland Industrial Park for large-scale business use.

Environment

Feedback

88% of the people who attended the event answered one or both questions on Environment. Three people indicated that they have no issues regarding the Environment in their Area.

From those who responded, the most popular category of Environment that people would like to see improved within their Community Area was for Open Space and Wildlife Habitat (39%) followed by Air Pollution (22%).

Open Space – Wildlife Habitat 39%
45% 55%

Flood Risk 14%
60% 40%

Pollution Noise 14%
47% 53%

Renewable Energy 11%
36% 64%

Pollution Air 22%
40% 60%

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

Analysis

A relatively large number of people answered that the open spaces east of the railway line to Sandy are in need of protection. One person said that these areas are used by families and cyclists and a couple of people stated that the open spaces also help preserve air quality. One answer stated that the RSPB site should also be protected.

Many people answered that air and noise pollution are a problem in Sandy, primarily from the A1. Plans to redirect the A1 away from existing and proposed housing developments were supported with one comment particularly concerned for younger children that may live in proximity. Other comments related to this were: people would like more information about pollution levels in Sandy; and noise pollution around
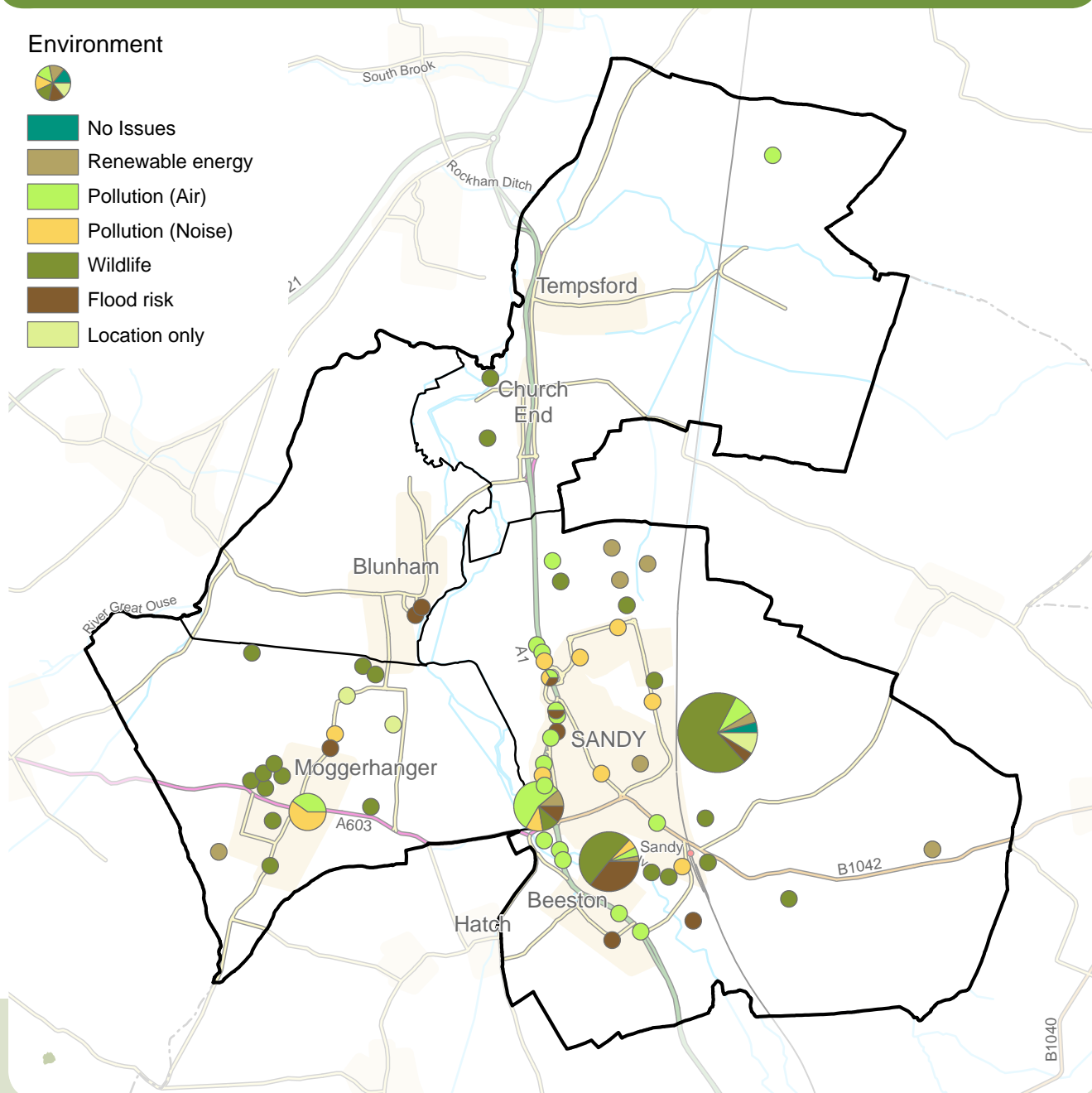
Fallowfield and Sunderland Road is a problem, possibly caused by HGVs.

Several people answered that there should be no development on the flood plains surrounding Sandy due to flood risk. Flooding is a problem for Beeston.

A few people outlined a desire for solar and wind power in and around the area, with one person stating that solar panels should be placed on all available roofs. Another person answered that each community should take responsibility for generating its own power.

Three people answered that the River Ivel west of Sandy is in need of dredging. Others suggested that The Riddy Nature Reserve be expanded.

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

South Brook

Rockham Ditch

Tempsford

Church End

Blunham

River Great Ouse

A1

SANDY

Moggerhanger

A603

Sandy

B1042

Beeston

Hatch

B1040

Several people answered that the setting of Moggerhanger should 'stay as it is' and that its open spaces should be protected. One person said the natural habitats in this area provide homes for Red Kites and deer. Other people mentioned noise and air pollution issues caused by excessive traffic on the A603 through Moggerhanger and one person mentioned noise pollution issues in Chalton.

Other comments included the river system around Church End needing protecting and upgrading; a vehicle weight limit on Sand Lane to stop erosion and preserve beauty; and for tree planting should development take place to screen buildings from view.

Trends

Wildlife habitat associated with land to the east of Sandy to be protected.

Air and noise pollution arising from A1 and A603 to be resolved where close to settlements.

Renewable energy to be promoted in the Area.

Flood risk needs to be addressed in the Area especially when considering new development.

Homes

Feedback

87% of the people who attended the event answered one or both questions on Homes. Eight people did not consider that there is an issue 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 (37%) followed by Older Generation Dwellings (33%).

Analysis

The main locations where people felt strongly that there was a need for Homes in order of popularity were Sandy, Moggerhanger and Blunham.
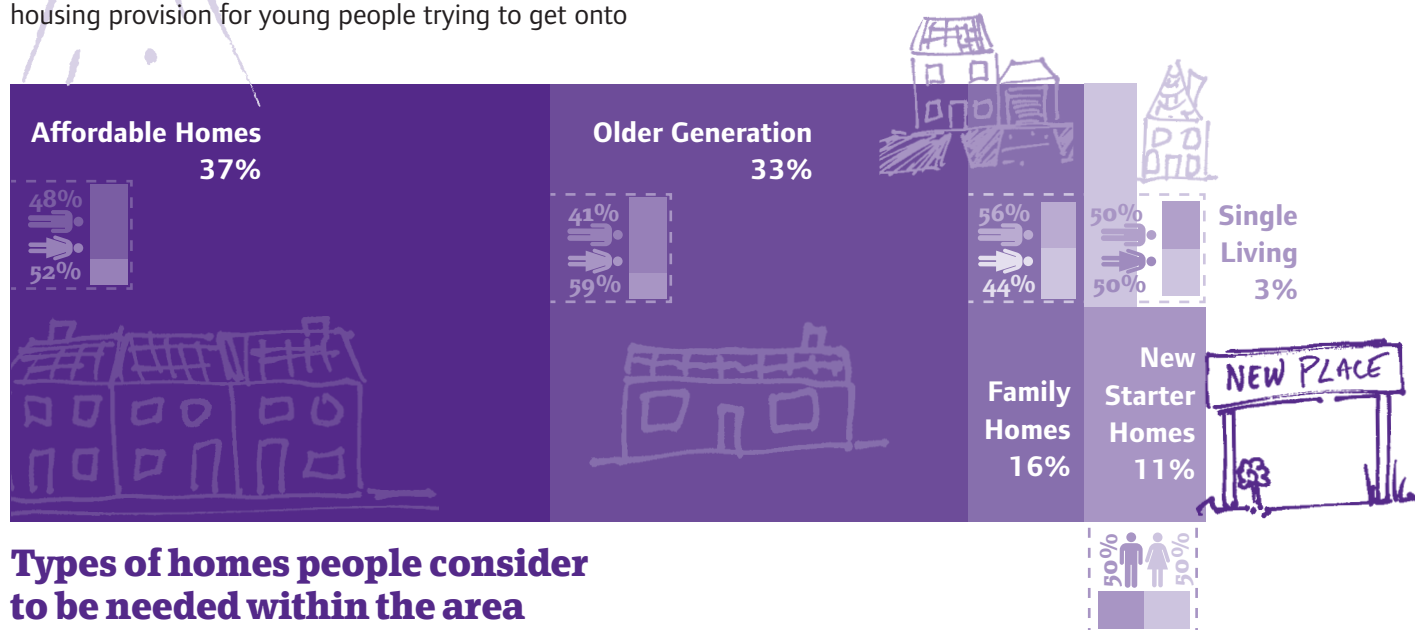
There was a great variety of comments related to Homes in Sandy. Some people answered that there needs to be a greater provision of accommodation for the elderly, including bungalows and care homes. Two people answered that accommodation for the elderly needs to be located close to shops and public transport stops with one person answering that such houses need to be nearer the town centre. Other people commented on the lack of housing variety in Sandy, with one person answering that too many developments fall into a mid-high price range and that housing affordability needs to be addressed. People answered that there was not enough affordable housing provision for young people trying to get onto the property ladder or for young families. Several people queried whether there was a need for more housing and stated that infrastructure development should take priority.
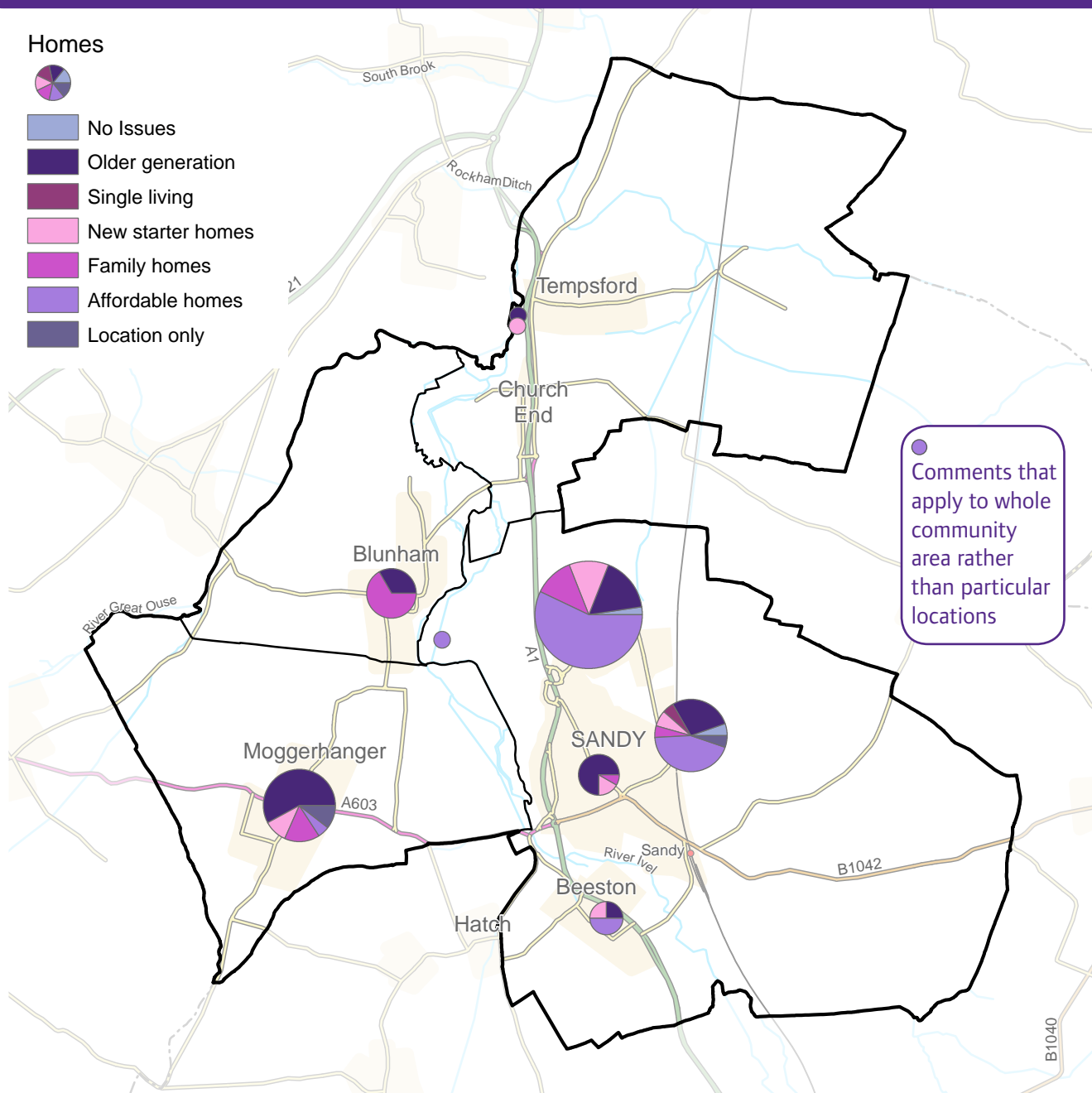
Several people answered that there is room for housing development north of Sandy and that this might help ease congestion in the town centre due to good potential access to the A1 from the north. One person stated that housing should be developed in the centre and another answered that congestion could be relieved if land east of the railway was developed. It was also suggested that there is room for housing development on the Fallowfield Estate, Sunderland Road and New Road.

A number of people answered that there was a lack of housing for elderly in Moggerhanger and two people indicated that there is brownfield land in the area that was suitable for development. One person queried why this land had previously been rejected.

People who felt strongly about Homes in Blunham answered that there was a need for housing for elderly people, including bungalows as well as a greater provision of housing for younger people to enable them to stay in the village. One person answered that new homes should not spread out into the countryside and another suggested a need for homes for working families across the community area.

Affordable Homes 37%
48%
52%

Older Generation 33%
41%
59%

56%
44%

50%
50%
Single Living 3%

Family Homes 16%

New Starter Homes 11%
NEW PLACE
50%
50%

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

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

South Brook

Rockham Ditch

Tempsford

Church End

Blunham

River Great Ouse

Moggerhanger

A603

SANDY

A1

Beeston

Hatch

River Ivel

Sandy

B1042

B1040

Comments that apply to whole community area rather than particular locations

Other comments included a need for more housing association houses in Sandy; that there should be no development on green field land or in Chalton; that Tempsford needs smaller homes for young people; and that housing could be extended on Barford Road. Others answered that apartment blocks might be a solution to a lack of available land, that Biggleswade Common is a potential housing development site and that a scheme that rewards younger people with housing in return for volunteering could be introduced.

Trends

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

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

Growth & Infrastructure

Feedback

88% of the people who attended the event answered one or both questions on Growth and Infrastructure. Six people indicated that they have no issues with Growth and Infrastructure in their Area.

From those that responded, the most popular category of Growth and Infrastructure that people considered was needed within their Community Area was for Healthcare (59%) followed up by Utilities Improvements (14%). Nobody responded that there was a need for schools in the Area.

Analysis

There were two main locations where people felt strongly that there was a need for Growth and Infrastructure, which in order of popularity were Sandy and Moggerhanger.

A large number of people answered that there was a definite need for improved healthcare facilities and more healthcare availability in the Area. Many people said that there were long waiting times to see doctors and that th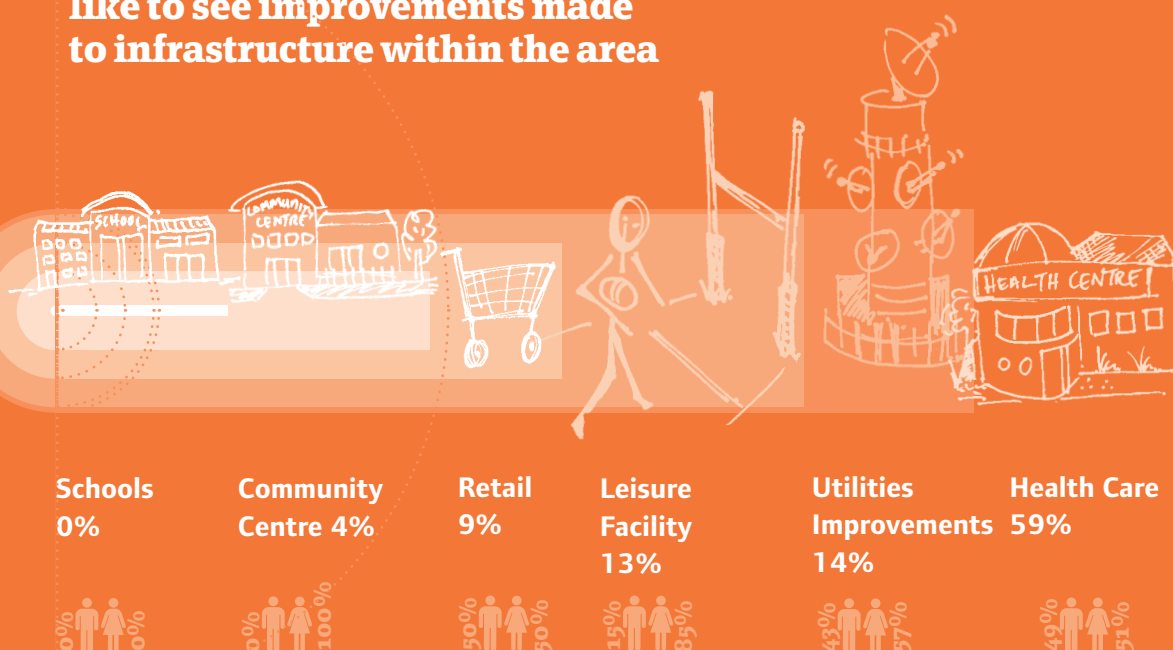e current healthcare provision will not cope if the town expands. Several people suggested that Sandy would benefit from a surgery that provided similar services to a hospital with one person saying this would be particularly beneficial to the elderly. The majority (59%) of answers were related to healthcare improvements in the Area.

People who located their answers in Blunham stated that there were no healthcare facilities in the village.
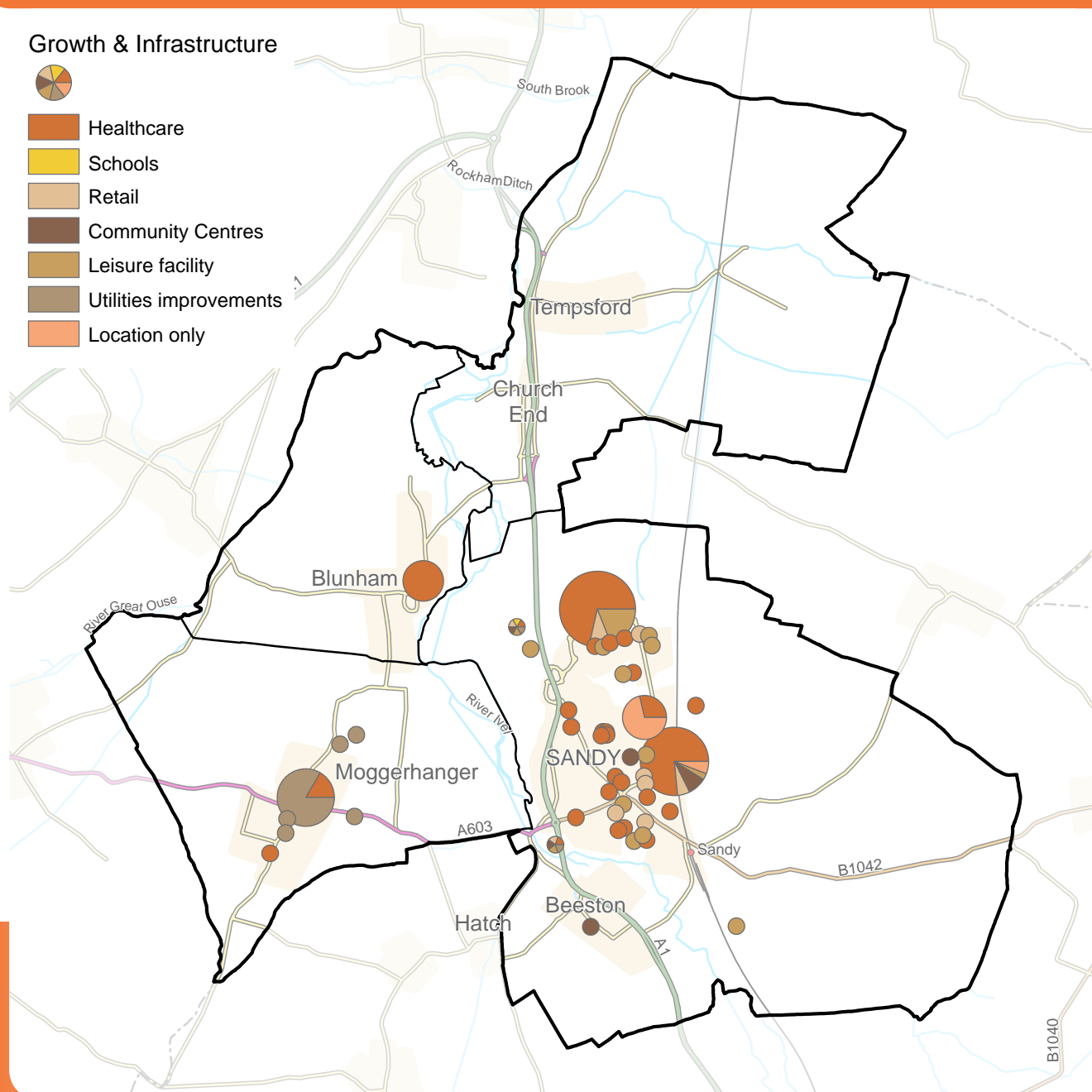
A number of people answered that there was a need for improved leisure facilities in the Area. Suggestions included a sports centre, more facilities for young families, a swimming pool and improved sports pitches. Five people answered that they would like more ramps at the skate park. One person requested a place where younger people can go in the evenings that could also be used by the whole community.

A few people stated that retail within Sandy town needs to be improved and one person answered that the retail park requires parking and access improvements. Three people answered there was a need for allotments of various sizes in the Area.

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

Schools	Community Centre	Retail	Leisure Facility	Utilities Improvements	Health Care
0%	4%	9%	13%	14%	59%
0% 0%	0% 100%	50% 50%	15% 85%	43% 57%	49% 51%

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

Growth & Infrastructure

- Healthcare
- Schools
- Retail
- Community Centres
- Leisure facility
- Utilities improvements
- Location only

A large number of people highlighted that there are significant problems with water pressure and sewerage infrastructure in Moggerhanger. Others answered that internet and broadband facilities are poor in the Area and need to be improved to aid people who work from home. One person said this was especially true in Chalton, which also has no mains gas.

Other comments included the suggestion of a more central location for a community centre; reduction of business rates to help viability of high street shops; and a need to assess the requirements of local infrastructure in Sandy if the town is to be expanded.

Trends

Improve and expand healthcare facilities within Sandy.

Improve leisure facilities within Sandy, particularly for families and younger people.

Resolve water pressure and sewerage infrastructure in Moggerhanger.

Improve broadband speeds across the Area.

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:
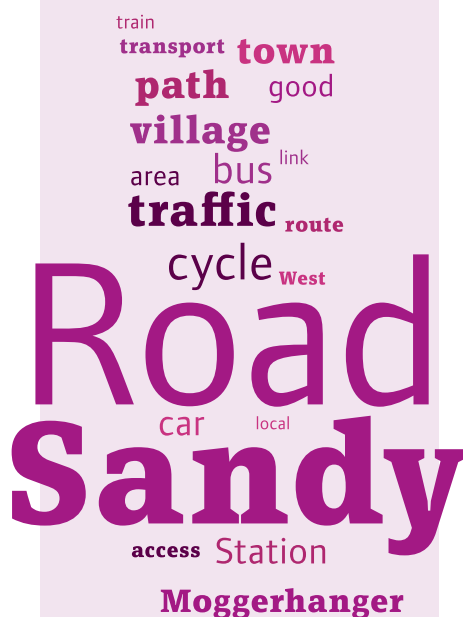
Local Character

- People want to maintain, protect and enhance Sand Hills to the east of Sandy for amenity and recreation.

- Generally, people want to maintain and protect the rural character of villages and surrounding countryside within the Area.

Transport

- Vehicular - Reduce congestion through Sandy and improve A1 access from/to the town. Improve safety for residents along A603 as it passes through Moggerhanger.

- Buses - more frequent and a broader range of local destinations.

- Trains - Delivery of East - West rail link and its potential affect on Sandy.

- Cycleways/Footpaths - Network of footpath/ cycle links between Sandy, Biggleswade and Tempsford.

Jobs & Business

- Investment in Sandy town centre to revitalise the area so that it is more attractive to retail, leisure and business opportunities to ensure its long-term future for the local community.

- Small start up offices through the conversion of redundant farm buildings, such as at Moggerhanger Park.

- Maximise the potential of Sunderland Industrial Park for large-scale business use.

Protection open Road community development important town Sandy east nature area space Sand Hill Sandhills Green countryside Lane natural paths

train transport town path good village area bus link traffic route cycle West Road car local Sandy access Station Moggerhanger

north street industrial small retail area help business Sandy shop local housing town centre businesses development Park science Road miles

The WordCloud diagrams illustrates 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 land to the east of Sandy to be protected.

- Air and noise pollution arising from A1 and A603 to be resolved where close to settlements.

- Renewable energy to be promoted in the Area.

- Flood risk needs to be addressed in the Area especially when considering new development.

Homes

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

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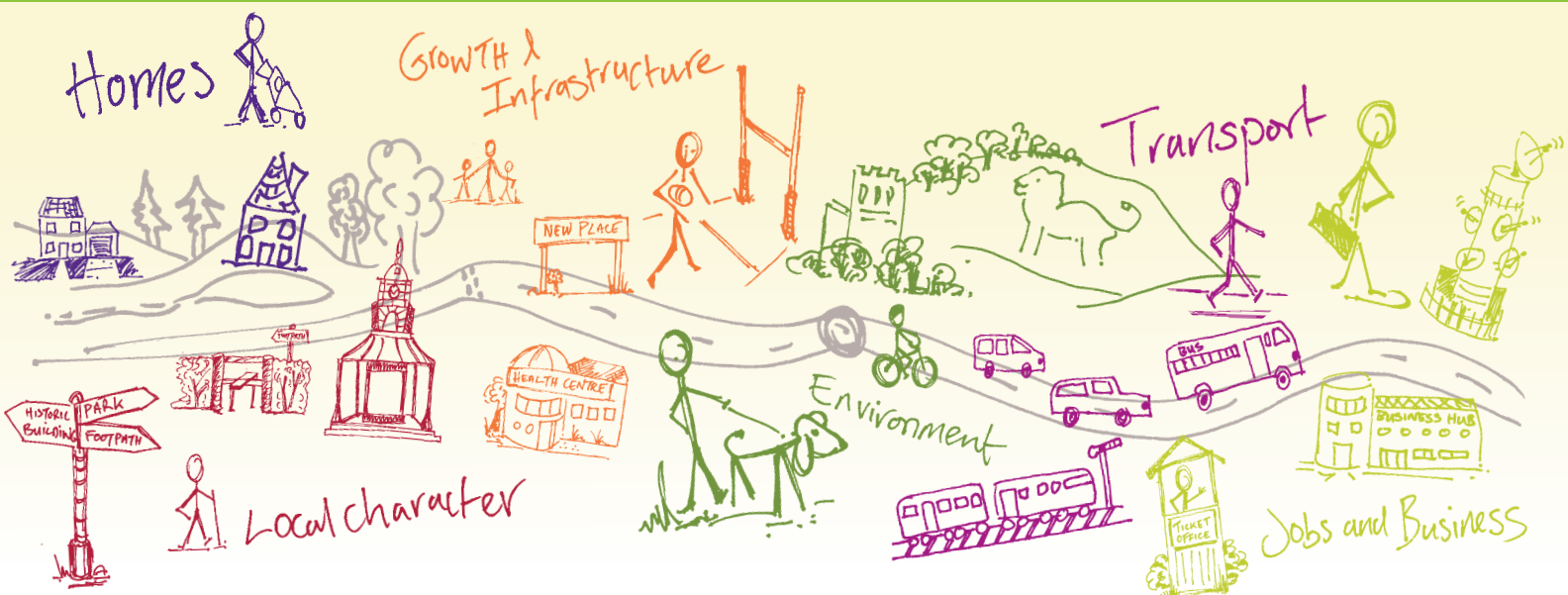
Growth and Infrastructure

- Improve and expand healthcare facilities within Sandy.

- Improve leisure facilities within Sandy, particularly for families and younger people.

- Resolve water pressure and sewerage infrastructure in Moggerhanger.

- Improve broadband speeds across the Area.

Shaping where you live 2035

Homes
Growth & Infrastructure
Transport
New Place
Historic Building
Park Footpath
Local character
Health Centre
Environment
Ticket Office
Business Hub
Jobs and Business

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.