

# Appendix

## Community Plan

**Covering the parishes of Campton,  
Chicksands and Clifton, Henlow,  
Meppershall, Shefford, Stondon**

**Community Area 15**

## This Community Says...



# Appendix -Feedback Form

## Local character

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

☐ NO ISSUES

Please select **one** type of Local Character from the list below that you would most like to see protected or improvements made within your local area:

- A. ☐ Built Heritage (e.g. ancient monuments, old buildings, memorials)
- B. ☐ Landscape Heritage (e.g. historic parks, protected landscapes)
- C. ☐ Open space natural (e.g. countryside, nature reserves, viewpoints)
- D. ☐ Open space man-made (e.g. parks, common land, village green)
- E. ☐ No improvements

With your chosen type of Local Character, please pin-point **one** specific place on the map table using your **red** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## Transport

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

☐ NO ISSUES

Please select **one** mode of travel from the list below that you would most like to see improvements made within your local area:

- A. ☐ Vehicular
- B. ☐ Bus
- C. ☐ Train
- D. ☐ Cycle
- E. ☐ On foot

With your chosen type of Transport from above, please pin-point **one** specific place on the map table using your **pink** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## Jobs and Business

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

☐ NO ISSUES

Please select **one** type of Business from the list below that you would most like to see investment in to improve business or jobs in your local area:

- A. ☐ Industrial parks
- B. ☐ Business parks
- C. ☐ High street development
- D. ☐ Local retail units
- E. ☐ Small-start-up office centres (innovation hubs)

With your chosen type of Business from above, please pin-point **one** specific place on the map table using your **lime** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## Environment

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

☐ NO ISSUES

Please select **one** of the Environment types from the list below that you consider the most valuable attribute to look after for the future within your local area:

- A. ☐ Renewable energy  
B. ☐ Pollution (Air)  
C. ☐ Pollution (Noise)  
D. ☐ Open Space - wildlife habitats  
E. ☐ Flood risk

With your chosen type of environmental issue from above, please pin-point **one** specific place on the map table using your **green** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## 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.**

☐ NO ISSUES

Please select **one** of the types of Homes from the list below that you consider are needed within your local area:

- A. ☐ Older generation (downsizing/sheltered)    B. ☐ Single living (lifestyle/separation)  
C. ☐ New starter homes    D. ☐ Family homes    E. ☐ Affordable homes

With your chosen type of Home from above, please pin-point **one** specific place on the map table using your **purple** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## Growth & Infrastructure

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

☐ NO ISSUES

Please select **one** Infrastructure facility from the list below that you consider is most needed in your local area:

- A. ☐ Healthcare    B. ☐ Schools    C. ☐ Retail    D. ☐ Community Centres  
E. ☐ Leisure facility (leisure centre, play areas etc.)    F. ☐ Utilities improvements (telecoms/electricity/gas/foul treatment)

With your chosen type of Infrastructure from above, please pin-point **one** specific place on the map table using your **orange** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

# Appendix - Feedback Form Summary

The following data for Community Area 15 was collected at the event held on Thursday 2nd March 2017 at Shefford Baptist Church from 2:30pm until 7:30pm using questions from the feedback form illustrated on the previous page.

Feedback Form Summary						
Response	What would you most like to see protected or improvements made?	Local Character	What would you most like to see improvements made in?	Transport	Would most like to see investment in to improve business or jobs?	Jobs & Business
No Response		6		12		31
A	Built Heritage (e.g. ancient monuments, old buildings, memorials)	13	Vehicular	43.5	Industrial parks	13
B	Landscape Heritage (e.g. historic parks, protected landscapes)	5	Bus	27.5	Business parks	16.5
C	Open space natural (e.g. countryside, nature reserves, viewpoints)	92.5	Train	8	High street development	30
D	Open space man-made (e.g. parks, common land, village green)	19.5	Cycle	25	Local retail units	20
E	No improvements	0	On foot	21	Small-start-up office centres (innovation hubs)	27.5
F	No F question on this theme	0	No F question on this theme	0	No F question on this theme	0
Nothing Recorded		15		14		13
Total		151		151		151

	What do you consider the most valuable attribute to look after for the future?	Environment	Which you consider are needed the most?	Homes	Which you consider are needed the most?	Growth & Infrastructure
		7		23		18
	Renewable energy	7	Older generation (downsizing/sheltered)	29.3	Healthcare	34.5
	Pollution (Air)	4	Single living (lifestyle/separation)	5	Schools	33.5
	Pollution (Noise)	9.3	New starter homes	29.8	Retail	9
	Open Space - wildlife habitats	98.3	Family homes	15.3	Community Centres	2.5
	Flood risk	13.3	Affordable homes	29.5	Leisure facility (leisure centre, play areas etc.)	21.5
	No F question on this theme	0	No F question on this theme	0	Utilities improvements (telecoms/electricity/gas/foul treatment)	18
		12		19		14
		151		151		151

## Note

The public were instructed to only tick one category for each theme. Where an individual ticked more than one category, their choices are divided evenly across the categories.

## Local Character

**Question:** With your chosen type of Local Character, please pin-point **one** specific place on the map table using your **red** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Develop the old conservative building into a town museum.

Shefford is a rural community. We need to ensure we retain informal open green space in and around the town.

Leave as natural as possible and encourage wildlife.

Central Bedfordshire was once an area of characteristic rural villages. All villages are now being enlarged and infilled such that this character is being eroded and quality of life reduced to that of urban living. Building new self-contained villages or towns should be considered.

Could the land that recently had an application for 175 houses be purchased and belong to the village? So many people use that field for dog walking and as a route to the station.

The Glebe is at the centre of Campton village and has been farmed for generations - mentioned in the Domesday Book. It forms the unique character of the village and MUST be protected.

A507 by Henlow, keep this area green and buffers with housing.

Maintain Green Belt and utilise brown belt.

All areas of natural countryside, reserves and viewpoints are needed for the sake of our children and future generations as they are part of our history and heritage.

Tree planting and recognised footpaths.

I would like the Glebe in Campton to remain as farmland many people enjoy this area.

Expand Sandy Smith Nature Reserve so that open accessible countryside can stretch continuously from Campton Plantation over to Clophill.

Council owned sports fields and other open air facilities.

Too much building in Meppershall, we do not want to be a town or suburb of Shefford.

All very important.

There is no room for expansion at these locations. We like Clifton the way it is at present.

Keep the character of existing village and do not fill every plot of land thus constructing the slums of the future.

Stop using green fields for housing. It's why people move to rural areas.

Too many open spaces being built on, in Meppershall especially.

We moved to Meppershall as a small village with plenty of open spaces. These are to be filled in with 150 houses - totally unacceptable level of development for a village. It will lose its character.

Protect the High Street - beautiful facades/buildings.

So much has been built in Shefford that it takes far longer to get into green spaces and away from housing.

It is important to retain the "rural" nature of this area, and maintain countryside close to the village houses. We don't want to be so far from open countryside that we have to drive to it.

Every distinctive building in the village has been replaced by, or is threatened by, faceless modern housing development. Some existing non-listed buildings need to be valued and cared for e.g. chimneys and water towers from the market gardening past.

The parkland in the Glebe in Campton.

Protection of this site from development.

Further development in the area will affect space.

The local government should be the champions of our open spaces rather than its destroyers.

I would like to see almost the last, if not the last, natural break protected in particular the ancient woodland and wildlife site still to be enjoyed from roadway/footpath.

Protect green field sites from development.

No more developments passed until Henlow Camp development is worked out.

Why do we have to choose only one? There are so many of each type.

Green spaces most important between developments.

Retain lots of small pockets of land to prevent a large mass of bricks and mortar!

Preserve Millennium Field in Henlow.

Retain agricultural land, enforce village boundaries and stop rogue development.

To retain open natural space should be a very important factor. Too readily LPA approve planning in areas that should never be considered.

Green corridors are needed through the large developments so that people have some contact with the countryside.

Lots of places are being built on, there's going to be less and less space for children to play safely. Need more space to play.

This part of Central Beds exhibits an attractive but seemingly fragile balance of intensive farmland, village character, urban intensity, busy roads, scattered woodland and rough land. This patchwork needs to be maintained and the demand for housing contained.

Preserve farmland.

No change of use of agricultural land. No housing/development that ruins rural nature of this area.

Maintain and develop the local landscape, and revamp historical market gardening greenhouses to maintain local countryside heritage (Meppershall).

We must learn from the past 1860/70 - London, 1960 where houses we built in large numbers, without leaving large areas of countryside, which then resulted in social problems.

Campton is built around a Glebe, church owned land. This is a large, beautiful, quiet space. It's what gives Campton it's character.

Make a community orchard/wood.

Already natural open space. Like to see this area protected, perhaps with viewpoints and the wild animals protected from development.

## However, unacceptable use of language has been omitted.

A safeguard on existing open space that already exists, e.g. Millennium Meadow in Henlow.

Henlow Grange and Poppy Hill deserve to be protected.

Nothing - open countryside.

Could extend Baulk Wood to give access to a walk by the stream to Stockbridge Road.

The area around Baulk Wood could be expanded.

I think it is important that we protect our natural environment.

This ancient woodland should be protected from the land-owner. It is the home of many valuable birds, flora and fauna. Protect it!

Shefford is best viewed from outside its boundaries! It has a particular relationship to the surrounding hills to the north and south. From Great Hill the panorama is impressive - there should be a board explaining what you can see and a bench to sit and enjoy.

Protect existing conservation area and it's buildings possibly expanding that area to encompass more of the older village.

Maintain and improve walk area in Clifton, Chicksands/Baulk.

So that houses are not developed on the open spaces in Meppershall!

We have wonderful areas around Clifton that I would like to see retained and maintained. I believe that leaving the EU might put them at risk.

Clifton Park more dog patrols. People still walk their dogs although it is banned.

The most important thing is the preservation of countryside gaps between existing villages/settlements to preserve their varied characters/settings and avoiding a homogenous urban sprawl.

The Glebe Campton.

Meppershall - we want to preserve our existing natural open spaces and viewpoints, such as the field behind Orchard Close and the site that Gladman want to build on.

Much of the open countryside around Meppershall is under threat from predatory development. Please can we preserve our lovely countryside!

It is important to keep WW1 and WW2 heritage. The grass airfield at RAF Henlow is a unique environment with Grade II listed aircraft hangars with vintage aircraft which should be able to use the grass airfield in perpetuity.

Meppershall church/old donkey field off Shillington Road important open space.

Need more youth activities.

Shefford has over 30 listed buildings. We should be making more of these.

Campton: The Glebe land is an important part of the village and has been farmed for many generations. Important centre to village.

Maintain rural feel. Viewpoints and natural or heritage farmland provide a core to our community. Loss of these destroys character and the community.

The Glebe land keeps the rural character of our village, making it distinctly different from the increasing boundaries of Shefford and Chicksands.

Preserving Campton Glebe.

The Glebe, Campton left to be farmed as long as a tenant is available.

Level navigation is beautiful - great for wildlife and as an access route. Needs more management; must not have building enclosing the natural space.

I would like to see the open (green) space between settlements (Henlow - Langford, Henlow - Clifton, etc.) protected in order to retain the integrity and identity of each village and green space for walks and wildlife.

Henlow Millennium Meadow and surrounding open space - I would like to preserve this area as much as possible.

Most other selections already get protection. The local place I find most intriguing is the Mill that is slowly being overtaken by the edge of Shefford. Shefford High Street is also very special.

Nunn's Wood is currently under threat and being mis "managed" and encroached.

Protect RAF Henlow from development and create a nature reserve, community area on the airfield. Lower Stondon has no communal walks.

The open farming and further countryside near to my home I wish to preserve. If it must be developed then solar arrays would be a low impact alternative.

I would like this area preserved as worked countryside - farming is great but if you must develop, stick a solar array down and the sheep/cows can graze around it.

Clifton is in danger of expanding beyond its natural boundary and also, in being joined to Shefford, losing its identity. Community is everything. We need open spaces around our village.

An area hugely popular with walkers and dog walkers but without well-made paths or facilities. A great place with views and wildlife and open views to the water tower and Chilterns to the south. The habitat could also be enhanced for wildlife.

Efforts should be made to ensure local countryside is maintained, in spite of all the house building. People should have space to walk in the country in Beds.

There is an opportunity to prevent further development between Campton and Shefford and preserve valuable countryside which cannot be replaced. This will also prevent Campton merging with Shefford and preserve its village identity.

Green spaces and fields around Meppershall need protection from massive over-development.

Fields and farmland.

Maintain open country.

Keep it natural! Bins at entrances only.



## Local Character continued

Our village is at risk of over-development and losing it's village character, i.e. being surrounded by countryside. Because all green areas available are being built on.

Keep open spaces, viewpoints around Meppershall. Avoid building on farmland, etc.

Keep arable land for growing crops.

Recently donated to the village, the Millennium Field should be managed, maintained and improved. It must not be encroached and it should be developed as a common space.

Maintain the open areas we have in Shefford. Particularly keep/develop by the rivers, Millennium Green and Rowney Warren.

Keep riverside walks in Shefford as natural as possible, but not overgrown.

Protect Glebe Farm land in Campton village. This is a historic farm with historic views across it. It is also a vital wildlife habitat.

Gladman Developments  
(59 Shefford Road).

Gladman (59) Shefford Road.

## Transport

**Question:** With your chosen type of Transport, please pin-point **one** specific place on the map table using your **pink** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Bus times need to match other schedules such as train times and working/shopping hours.

Pathways within Campton village particularly Rectory Road which is dangerous.

Repair and upkeep of Bedford Road footpath.

Because the basic character of villages was not intended for such a volume of both through traffic or traffic ownership (car parking spaces). Rather than fill every available space with a house, more potential building plots should be used for public parking to relieve most High Street/High Road congestion by parked cars.

Cycle paths for pupils of Samuel Whitbread Academy.

Would like to see allocated cycle paths, would let son cycle to school but the roads are too dangerous in the mornings. The traffic problem in Clifton/Henlow would also be eased if a school bus was laid on to Samuel Whitbread.

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Heavy plant vehicles are repaired and maintained by Hanlon's along Gravenhurst Road. This means access is currently ONLY via Greenway and Gravenhurst Road in Campton and leads to disruption in an otherwise quiet village. It is about time CBC built a road from the A507 (Beadlow) through to Hanlon's and thus diverting heavy vehicles from Campton - and on an improved road.

Improve services locally - not enough buses.

More signposted walks.

Having a reliable bus service is essential to our way of living, as not everyone is able to have a car. Lots of disabled people have to rely on buses and our present service is unreliable.

New cycleways.

There are not enough buses in rural areas.

Traffic calming measures along Greenway and Gravenhurst Road Campton. All roads in village to have a 20mph limit.

Developing road infrastructure has to integrate with housing, work and travel.

Too much traffic travelling too fast. Roads cannot cope with current traffic levels, let alone the levels if all planning applications are approved.

Traffic travelling too fast and too much of it.

Extra road access would be a major conundrum for Clifton. That's why the bypass was built, to relieve traffic from Clifton!

Bit of a nonsense question for a bus! The bus service allows the elderly to get about and stops isolation.

Prevent large trucks passing through Campton by building an access road to Hanlon site (Gravenhurst).

A lot of footpaths need repairing or hedges cut back.

Insufficient footpaths in Meppershall. Incomplete in Fildyke Road and Shefford Road!

Level of development is making getting to work by car even longer. If cycle routes were made and train services improved, would take cars off the road. Very concerned at number of houses being built with no improvements in infrastructure.

Need a train station!

Easier access to hospitals. As Bedford may well be merging with L&D and MK there is no direct and easy access. There isn't even a bus to Shefford Health Centre!

Roads are in a shocking state. No major infrastructure has been carried out in 25 years, to improve the conditions for the higher usage of local road/trunk roads.



## However, unacceptable use of language has been omitted.

Hard to choose one. Bus services are being decimated by budget cuts. Rail capacity is almost full at Arlesey. East-West rail link would be good. Mostly though we need the pavements repaired. Should keep a runway at Henlow for GA.	Church Street outside the school; the road surface is shocking, the pavements slope forcing buggies into the road, traffic calming is required and new lines to mark "no parking".	Dedicated cycle/walk paths.
The area should be linked W - E by bicycle. A route which linked Campton - Arlesey via the new estates (e.g. either side of Bloomfield and by the Esso) connecting schools and shops for vulnerable road users.	Shefford Road, Meppershall.	Additional footways needed on fringe of Meppershall.
Car parking at Arlesey was a major problem but solved with additional parking west of railway line. The area is becoming a commuter area car parking will become an issue again.	Difficult choice between improved bus service from/to villages and cycle: but assuming services such as the Wonderbus are ensured long term viability then dedicated cycle routes would improve accessibility and fitness and 'reduce' (?) the reliance on the motor car (and driving it fast!). Cycling improves health and reduces CO2.	There could be a shared use footway/cycleway along the A507 to Arlesey Station.
Link the varsity line to Shefford and Hitchin.	Improve safer footpaths adjacent to A507.	School traffic is a nightmare at the RBA campus and the 140 homes under construction off Campton Turn will lead to gridlock on Ampthill Road/A507/A600 junction. There should be a one way in/one way out road/drop off/pick up route on school land - which could be achieved if RBA was relocated to a new site as suggested in Growth & Infrastructure.
Our country roads are not made to take the amount of traffic it is expected to take. These are small village roads. Stop the urbanisation of the countryside.	Safer footpaths/access for walks close to A507.	Cycleways from Clifton to Henlow and to Shefford.
A direct bus to Letchworth would be very helpful.	Local cycle routes - circular/leisure - functional - to Shefford, to Arlesey station.	A no right turn New Road onto 507 bypass.
Henlow roundabout to A507 needs a dedicated filter lane to ease congestion in mornings.	Question too wide. How do you help older people to be able to move about, with an ageing population. Local authorities have little influence over rail.	Top of New Road (south) where it joins the A507 - no right turn from New Road and no right turn into New Road from A507 from east.
Many more segregated cycle tracks, especially where there is already room along road verges.	Restricted access to heavy goods vehicles through village.	Parking on road to Shefford outside Squires undertakers. This route leads to Shefford Fire Station. Double yellow lines along this road would give better access to Shefford.
Please lower the bumps on Ivel Road.	Evening bus service.	Parking outside the funeral directors with all the Samuel Whitbread traffic. Also firemen trying to get to emergencies.
Too many "sleeping policemen" on Ivel Road which are too severe.	With cycle lanes made available it would ease traffic going through the village.	We need a big investment in cycle routes, to encourage people to cycle (good for health and environment) but to be able to do so safely, without endangering pedestrians.
Improve throughput in Henlow High Street.	Improved footpaths in and around Meppershall.	Meppershall needs to keep its bus service - and to have a better service to Hitchin.
Bedford Road from parish boundary and Holwell Bury to Bedford and outlying villages such as Clifton, Shefford, Henlow, Arlesey, Langford, etc., Stondon, etc.	Linked cycle routes around Shefford to and from local amenities.	Need to be very careful to maintain village footpaths for all ages.
Cycle ways would improve cycling and increase the pleasure of this sport as well as environmental.	More frequency of trains if the level of building continues at its current rate.	The train services from Arlesey are often standing room only at peak periods.
With the increase in traffic on the roads people wanting to travel at a slower pace need the protection of pathways that keep them safe from vehicles. Such as the walk to school, to the shops or leisure can happen safely.	Protect our bridleways.	We need better speed control in Meppershall.
	Rail link from Meppershall to Arlesey Station to take advantage of the improved Thameslink service from May 2018. Would also serve Henlow Camp, where I hope there may be new jobs.	Station Road, Lower Stondon has become and is becoming an increase thoroughfare for speeding traffic. There is a need to monitor speed and, perhaps, apply speed cameras or other road calming measures.
	The line from Hitchin to Bedford should be restored to reduce road traffic. At the very least Hitchin to Shefford should be rebuilt. It will need to happen one day so may as well start now.	

## Transport continued



A careful watch needs to be maintained following a huge increase in new homes in the village of Lower Stondon. Vehicle traffic is vastly increasing especially industrial vehicles to/ from sites and passing through traffic following sat navs.

More bus services. Speeding traffic on high street.

Poor road conditions. Bottleneck at village centre. Used as a rat run - need traffic calming.

Need to get people out of cars. Improved bus service would help this.

It is important to maintain a good and reliable bus service throughout all villages. This includes school bus services to reduce use of cars and encourage walking to school as well.

Our road infrastructure is already creaking. Extreme care must be taken to ensure new developments actually make this area less attractive as a place to live because of traffic/ overcrowded communities.

Inadequate footpath down Rectory Road is a problem - a footpath just within the Glebe would make it far safer.

The inadequate footpath along Rectory Road, from Chestnut Farm to the school, could be greatly improved by using some adjacent Glebe pasture.

Please keep the buses in all the villages to maintain life in rural areas.

Could improve cycle route between Shefford and Clophill.

Henlow suffers with a lot of through traffic and the High Street is very busy/gets very congested.

Widening of the B659 between the two roundabouts adjacent to the A507, this would improve traffic flow at peak times.

Standard to be maintained for local roads, e.g. holes, uneven, road bumps.

Standard of upkeep of local roads and speed restrictions in Campton on Gravenhurst Road.

The A507 at commuter time is getting crazy with several pinch points which will move as people discover 'back routes'. With ever expanding housing plans it will only get worse. There are very few places to cross major roads on foot/cycle too.

No buses to station.

Vehicular traffic on Station Road, Lower Stondon. Implementing 'Bovis' traffic calming measures would help.

This is one of many places where I feel that cyclists are in danger on the road. There is not enough width to the road for car drivers like myself to pass them safely. I would ask for development of cycle paths (not just the edges of roads marked off) that would allow those who wish to commute to work in this way to do so safely.

Pavement (rarely used by pedestrians) could be made a joint pavement/cycle path taking the many cyclists off of the dangerous/busy 60mph road.

A bus to Arlesey station would lessen cars being used to commute.

Well-made cycle routes and related road traffic measures between Meppershall - Shefford; Meppershall - Campton; Meppershall - Shillington ... would improve health, environment, scenic enjoyment and transport links. A series of villages connected by cycle routes.

A train station for Shefford. It is such a big town now that it is ridiculous you have to drive to Arlesey increasing car traffic to get a train to London or Cambridge.

Cut down the amount of vehicular traffic. Encourage development of local employment instead of housing development, thereby cutting the amount of commuter traffic and stopping a further increase in population in the local area.

Near the village shop where the traffic and parking are bad/dangerous.

Far too many speed bumps through Shefford. Feels like it takes forever to get from one side of the village to the other.

Less potholes.

A way through from Campton North to Beadlow.

Footpath on A600 - clean it and make it safe.

We need to reduce traffic in our area by giving better connections and safe via cycle and foot routes.

Better bus service for Meppershall to connect with Shefford, Hitchin and Bedford.

Better bus service from Meppershall to Shefford.

Henlow high street becomes a bottleneck with parked cars becoming obstructions.

A507 section from Shefford Tesco/Esso to Airman pub. Too many incidents of dangerous overtakes with drivers forcing up middle with not enough view. Narrow the lanes down with solid white line hatchings up middle.

Lighting up walkway to Meppershall.

Lighting Meppershall/Shefford Park.

## Jobs & Businesses

**Question:** With your chosen type of Business, please pin-point **one** specific place on the map table using your **lime sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

To bring new developments to High Street and remove some of the food takeaways.

We need to encourage more shops and facility units to use the industrial area, i.e. pizza shop in an area where traffic and parking is not a problem as it is now.

A variety of shops.

What is required is local employment so that Central Beds does not continue to become a dormitory area for London which artificially affects housing prices to the detriment for "long-term locals".

Use the Henlow Camp for development of high value jobs.

More larger retail units, or possibly out of town retail outlets within Biggleswade.

All high streets are a necessity, but would be more attractive if all shopfronts are the same and conform to standard.

More alternative shops, less eating establishments.

I would like Shefford high street to have more variety.

With the large amount of homes already built or being built in Shefford, many more job opportunities will be needed - especially as families mature.

Need to introduce a range of employment to satisfy the local residents and manage commuting.

These could be combined with retail outlets.

New housing being built but no local jobs.

Industrial park at RAF Henlow instead of mass housing.

RAF Henlow has buildings and infrastructure and would be ideal for a business park.

Small, low-rent premises for start-ups, entrepreneurs.

Trying to turn our pub into a shop when we already have a good shop and bakery. Promotion of businesses in line with national policies.

Improve the Friday and Farmers Market.

Many villages now have almost no local employment and almost every business (and there were many) have closed due to sale of the land to house-builders.

The Sugar Loaf, Meppershall needs to be retained as a pub.

Very low rates on the high street for individual retailers.

Henlow Camp should be mixed development not just distribution.

The Council should have a vision to create a new town/village. Building a sustainable community from the ground up. Rather than destroying small communities.

None of the above - we are already well provided.

In many ways it is the location that is important. Business development should be within the built-up area and where people can get there by walking, cycling or bus.

A larger variety of retail outlets and 1 more supermarket.

Retail support is totally inadequate for the growing size of Shefford and residents are forced onto the road to alternative units.

Use Henlow Camp as an opportunity to create a larger industrial park.

The corridor of Stondon - Henlow - to Clifton.

Every community needs to designate where "work" will take place and it really ought to be segregated from housing.

Every community needs to designate where "work" will take place and it really ought to be segregated from housing.

Opportunities for local shops in outlying villages? As Shefford and area grows, Shefford town centre will not be able to support us all (sticker is on Henlow but all local villages could be improved).

Small industrial units in keeping with the local area.

Start-up innovation hubs require initial stimulus and a vision to attract relevant and interconnected ideas and technology. Given this area's approximate mid-place position in the Oxford/Cambridge arc and proximity to Cranfield, it should be possible for CBC to act as a catalyst.

A better selection of small shops. Reduced business rates to encourage a choice from quaint retailers.

Greater variety of individual retailers. Reduced business rates to encourage small traders.

Small business parks to encourage local business (Meppershall). Mix of offices and industrial units. Proportional to the local jobs and business needs.

Any employment needs to be small scale, London is too large a pull for major development, as is MK.

Would like to see more variety in types of shops in Shefford High Street, though NOT franchises.

Small shared facilities.

Small businesses in this area would not have a great influence on village life and provide work for local people.

Commercial development/retail opportunities linked with residential development.

Better supermarket options, where will all the new residents shop? Only have a small Morrisons in Shefford.

Light industry to make housing developments sustainable by reducing the need to commute.

Managed offices may be an option.

RAF Henlow provides excellent opportunity for further industrial uses.

Shefford's businesses are mostly small scale; innovation hubs could encourage some of those who are currently limited to working from home (and therefore not able to expand by employing more staff) to take the next step up and provide more jobs.

Small business park for light industry/office use but on outskirts of village.

## Jobs & Businesses continued

So that the Meppershall pub is not redeveloped.	There is an opportunity with the huge expanse of land becoming decommissioned at RAF Henlow in 2020 to create an incubator for science, technology and innovation creating high quality new jobs. These would complement any new housing being planned.	economy around Shefford instead of encouraging it along its present course where industrial and commercial sites are being developed into even more commuter housing, turning Shefford and its surroundings into 'Dormitory' settlements.
So the local pub The Sugar Loaf remains open to the village of Meppershall.	Renovation of the brownfield areas of RAF Henlow to provide a business park. I believe Central Beds has a shortage of this type of employment opportunity.	Due to area closure this will be much better to be used for supporting businesses not housing!
I would like the Sugar Loaf pub in Meppershall to remain open (and to be improved) and not have it replaced with a small supermarket which is what developers wish to do.	Improve broadband access everywhere.	High Streets are dying out due to lack of car parking. Local retail units with sufficient parking are surely the answer.
Rate incentive to help start up shops and not so many supermarkets.	Provision of good local jobs reduces people commuting from where they can afford to live to where they need to work. Although you can't control people's personal circumstances, providing options may reduce congestion longer term.	More opportunities for young people.
Low density business parks (we don't want high-rise offices or more traffic than the infrastructure can deal with) in the local vicinity.	Innovation park in Henlow Camp.	Better broadband for work at home businesses.
Meppershall - retain the Sugar Loaf pub and improve it for the community.	Tidy up the Lower Stondon, Henlow Camp 'takeaway' area, untidy, unkempt area.	Actually we need none of these in our village other than small village businesses - like the post office and bakery. A planning application for a Co-op instead of our village pub is currently threatening this.
A mix of shops and try to keep them occupied.	With the likelihood of many more housing being built in the immediate area to Lower Stondon, it would be great to have development made to the current retail area at the crossroads.	Ensure no empty shop outlets in Shefford. Avoid pricing local retailers out because of high rates/rents.
There is a real opportunity to develop industry around the grass airfield at RAF Henlow. Aviation based industries need sites and can be sited at RAF Henlow, i.e. HYBRID AIR VEHICLE, VINTAGE AIRCRAFT, FLYING CLUBS, MBDA.	Closing down RAF Henlow, don't build houses, be smart and invest in the area for new industry to replace the jobs moved/lost.	More shops and less houses on Meppershall High Street.
RAF Henlow offers an excellent opportunity to maintain an industrial/leisure facility rather than merely building thousands of new homes thus changing the character/feel of the village.	Securing one or two major employers at Wrest Park would be the most elegant solution (transport and scenic impact minimised, central location, etc.) and would transform the area. Allow new office/business construction there.	More shops to support increased population.
Better stocked shop.	The High Street in Shefford is woefully inadequate for the size Shefford now is. The industrial space should be used to create increased town centre facilities.	Within 20 mins of Shefford cost effective "hot desk" type facilities would be very helpful.
Shefford does not want large industrial sites, but could support small units without too much impact on the town.	More investment and planning to promote industry around Shefford. This would typically provide a wider range of jobs for people of all qualification/ability and prevent the need for commuting, cutting road traffic. Promoting planning and development of local industry and employment will maintain a thriving	
Small local shops are essential, but are increasingly disappearing. Help and incentive to encourage and support small shops. These keep locals shopping locally and bring others in.		
These should be based in towns, not in small villages - towns should have road and service infrastructure to support new business.		
Location not too critical - but aim for local facilities for employment in Henlow - or the other smaller communities.		



## Environment

**Question:** With your chosen type of environmental issue, please pin-point **one** specific place on the map table using your **green** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

As in first question Shefford is a rural community and we need to preserve and enhance the areas we have. We need to maintain a green boundary around the town.

Somewhere to sit!

Not only are known flood zones already being build on, new ones are being created by altering the course of run-off by covering everywhere in tarmac or concrete! e.g. building on Henlow High Street denying run-off to the parish ditch.

Solar panel on existing industrial unit.

Protection of area at bottom of Church Street (Clifton) leading to Baulk Wood.

Sandy Smith Nature Reserve, owned and managed by the Greensand Trust. Improved road leading to the reserve.

Clearance of waterways.

Too many areas being used to construct new housing is not thinking about floodplains (or worrying or caring). The drainage system is nowhere near up to scratch, Shefford being a prime example.

More access on MOD land.

Windmills are good as they are nice to look at.

Sandy Smith NR, the Glebe Campton, Campton Plantation, Campton REC, footpaths, permitted footpaths - all these need to be managed as they provide restful open green spaces for man and beast.

The floodplains can be used to satisfy the open space requirement.

Both from road traffic and light aircraft.

All the issues need to be looked after.

The expansion of Luton Airport can only increase aircraft noise with the only benefit going to Luton Town.

By building on green field sites - wildlife moves out.

Stop developers circling open/green spaces for housing developments. Get local plan in place URGENTLY.

Keep, maintain and grow our green spaces - protect them from development of houses.

ASB at Millennium Park in evenings.

No more housing built on green field sites.

What makes a place "a village" is the open countryside surrounding it. Joining up all the villages in this area (which is rapidly approaching) will turn this area into a conurbation not a group of villages.

Wild open spaces are disappearing. If new development is allowed adjacent to villages, the wildlife is destroyed or pushed away. Unmanaged wildlife species are very important to quality of life.

The Glebe in Campton protected. It's the areas natural lung.

With the proposed closure of the airbase at Henlow Camp it would be nice to see some provision for a park area.

No more wind farms or solar panels. Not effective for the investment.

More protection for existing houses from potential flooding. Increasing infill around the village is increasing surface water flooding. There appears to be no long term plan to alleviate the risk.

See comment 1 on "Local Character".

Protect green field sites from development.

These are all important. It is artificial to select only one.

It would be very sad to see the area covered solidly with bricks and mortar, a terrible mistake of past years.

Flood risk is very important and river flows need to be kept clear. We all know what happened on the Somerset Levels!

Area surrounding Henlow Grange and Millennium Field.

Retain agricultural land - stop rogue developments into prime agricultural land.

Unfortunately the planning policy appears to be geared towards developers, chartered surveyors pursuing the loopholes in the system that almost forces Central Beds to approve housing developments thus ignoring the NPPF and allowing

planning on agricultural land and non environmental plots.

Better maintenance of the open spaces and give increased access. The roads are getting crowded with vehicles and people need somewhere to go.

Protect our local woodlands and wildlife spaces. Encourage solar panels on homes.

Protect our wildlife.

Environment presupposes (to my mind) some sort of human interaction as opposed to landscape. It is increasingly being recognised that human interaction with wildlife is both critically out of kilter and crucially important for the future: both e.g. the future of pollinating insects but also our perspective on our place in the world about us.

Stop the increase in local development by completing the 5 year supply of housing plan. Protect the open spaces for future generations to enjoy.

Preserve open spaces for wildlife and recreation/dog walking/walking. STOP the CBC from being forced to accept development of this land because it has no 5 year plan for provision of housing.

The open space between Shefford and Meppershall must be preserved not only for wildlife reasons, but also to maintain the distinction between the 2 parishes/communities/dynamics.

We need to ensure we keep the local area, leaving small villages with large open spaces for wildlife.

These protecting, and gives locals places to exercise, and enjoy countryside.

Wind turbines/solar farm.

Existing open spaces left as they are without the threat of development to wildlife.

If we protect the natural balance the rest will be easier to maintain. Clearing natural habitats to build will damage the balance.

Don't build on hillsides overlooking rivers or on their floodplains

## Environment continued

Extend Baulk Wood to increase open spaces.

No more building outside of existing village.

I think it is important to protect wildlife.

Protect the birds, flora and fauna in Nun's Wood. The landowner wants to "develop" it.

Shefford is losing its green spaces but we do still have 2 rivers that could be better enjoyed and not just by fishing clubs. Low key habitat enhancement could help maintain existing wildlife and encourage greater diversity/new arrivals.

Kept as open habitat.

Flood mitigation in New Road. Important because of new developments.

West of New Road - just north of Clifton Park.

Could the lvel be used to generate power?

Managed walkways through natural flora/fauna - plenty of information boards to educate people and used for school trips, etc.

Agricultural land and wildlife habitats.

We need to safeguard the wildlife habitats in Meppershall including in Nun's Wood and the field adjacent to (the proposed Gladman site).

My garden (backing on to Shefford Road in Meppershall) is often visited by woodpeckers, bats, foxes, deer, etc. Predatory development is threatening this.

You cannot keep building on every available space. There are wild orchid plants that have been dug up due to soil samples for housing. There are deer, muntjac, birds of prey all of which you are happy to destroy. You need to think, Shefford is exhausted and cannot cope with further building.

The grass airfield has an abundance of wildlife, muntjac deer, falcons, red kites, green woodpecker, hares, fieldfare, lapwings, etc. The meadowland at the airfield must be allowed to continue, thrive and be managed.

Beautiful old meadow in Compton with cows and sheep.

Shefford is a market town surrounded by green fields and open spaces. This needs to be protected.

Open spaces benefit everyone from young to old, e.g. exercise, general wellbeing. Wildlife is just as important with increasing pressure with building, etc. Open spaces must be preserved.

We are already spoiling wildlife sites. Care should be taken in opening up access to existing wildlife sites. Gained access can destroy site for the wildlife - species loss.

The footpath from the Mill along the river to the woods is a lovely quiet place in the summer, giving a rural environment to our village.

Campton should preserve its open space and wildlife habitats especially as Shefford is expanding out to the bypass A600/A507.

Pollution air - noise should include light.

Would be good to enhance habitats along rights of way - create connectivity and features where people walk close to homes.

We seem to be building on all available space in Henlow leaving little or no allowance for flood/excess water to drain away. For example, Henlow High Street regularly floods and gulleys get blocked because of the number of additional housing over the last 10 years putting pressure on drains/no fields to flood onto.

Preserve the wildlife habitat on the airfield at RAF Henlow and provide a valuable countryside gap.

This lovely area is currently only available as a permissive area allowed by the landowner. Assume he may rely on EU grants? It also joins up other good areas of habitat which is vital for wildlife to flourish. Need to stop building houses on floodplains.

Nunn's Wood.

Planning development outside of the settlement envelopes is decimating local habitat.

You can keep wildlife habitats somewhat intact with solar arrays. You can make a field out away from residence and woodland work with wind turbines whilst protecting the hedgerows.

Clifton needs to protect its open spaces so that residents can enjoy living in the countryside. Over-development has already destroyed wildlife habitats, e.g. Pedley Farm.

We have been raising our family in Meppershall because of the very wild, open areas in the village and around it, over long distances for walking between villages (3 miles - 10 miles). This widely interspersed settlement with great habitat landscapes (orchids, red kites, yellow hammers, redwings, owls ...) and wide open spaces is the main/most important characteristic of this area.

See comment on Local Character. Efforts need to be intentional to maintain/enhance local countryside.

**STOP DEVELOPMENT FOR HOUSING!**  
We already have valuable natural habitat in the vicinity of Campton and Shefford which supports a wide variety of wildlife. Building houses on top of this destroys the environment needed by both wildlife and people and cannot be replaced. MORE HOUSES = MORE PEOPLE = MORE CARS = MORE POLLUTION, STOP PROBLEMS AT THEIR SOURCE.

We value the open spaces and open views for wildlife and for pleasure.

There are lots of proposed developments around Meppershall which will completely destroy the vitality and character of the local environment.

Too much housing increasing the flood risk.

Restrict noisy motorbikes on A600.

A600 (and A507) around Shefford. Noise pollution also. Electric cars - promote them?

We need to protect our open and green spaces in Meppershall as at present planning applications for homes are going in on any available green land especially where there once were nurseries.

## However, unacceptable use of language has been omitted.

### Homes

**Question:** With your chosen type of Home, please pin-point **one** specific place on the map table using your **purple sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Concerned that Meppershall is under threat from an increasing number of planning applications for homes. Already number agreed within 1% increase.

More footpaths.

Flood risk from the brook but also from rainwater off the roads. Gullies should be emptied as routine maintenance not just when they flood. The brook needs to be regularly cleared.

With the increase in houses and cars, the noise levels have become much more obvious and less 'background'.

Keep traffic away from restricted areas.

Veg packing facility next to Chicksands military base. The refrigeration units "drone" incessantly. It's a noise that drills eventually into your head and you can't shake it off. Is there ANY way to muffle them?? I would get much more sleep if they could be.

Nun's Wood - ancient woodland poor.

This would benefit the elderly and free up larger homes and so reducing the need for additional new homes.

We need all new housing projects to provide a number of dwellings for young Shefford people. They cannot afford current prices.

However, currently there is not the infrastructure to support the growth in this area, e.g. local schools are full with waiting lists.

A mix of single living and family homes.

The definition of "affordable" needs wider clarification so that local people on local salaries are not condemned to poor quality housing on the least desirable plots on large developments. We need local affordable housing build on rural exception sites so we get only housing for local youngsters or local elderly wishing to downsize.

Many older people living in the village that have larger houses and want to downsize don't have many options open to them.

Campton does not need any further housing. The Parish Council manage infill on a small scale which is reasonable for such a small settlement. Chicksands is a private estate managed by Annington Housing.

Need family starter homes - lots of space at Henlow Camp.

Attractive housing, not condensed terraced properties.

Unfortunately the powers to be are nowhere near the same price that people like myself think of as being affordable.

Housing association properties to rent.

Please don't build in Campton. It is an area enjoyed by all (dog walkers, ramblers, etc.). If the increase in housing is to go up by 5% could every parish take their hit. For us that would be 30. If you are definitely building please don't fill them with ugly Bovis homes.

Housing needs to be mixed so that the population interacts.

There has to be a range of housing to satisfy all demographics of wealth and families to allow movement from starter to high class to retain families.

If all planning applications for Meppershall are approved, it will increase by 48%. Add on the applications for RAF Henlow and Lower Stondon ...

Affordable homes needed with character, open spaces, village feel. Not depressing small little boxes!

General mix of housing.

Smaller family homes/2 or 3 beds.

We (Meppershall) do NOT need another 200 homes. We need 12-20 starter homes, not the huge estates being planned.

Not enough development of starter homes, generally big houses which young people can't afford.

Somewhere in town centre.

Bungalow housing is a highly desirable option for older generation (not necessarily downsize) who would like to continue living in their current village but no longer need a family home (they should be retained, and not replaced with 2.5 floor town houses).

Far too many "executive homes" for commuters planned. We have enough of these. A few small developments of affordable homes to rent for local people would be ideal.

Again there is an opportunity at Henlow Camp.

RAF Henlow enormous opportunity to build more houses and reduce building in the countryside.

Prioritise infill housing and put a geographical distance to develop within plans.

For local people, the area is becoming a sleeping and parking facility for London workers.

I would like less building on agricultural land and more development of brown field sites.

First time buyer homes for kids who grew up in villages. Built on grown field sites - Welches Transport Old



## Homes continued



Henlow Building Supplies. Help to buy initiative for local buyers.

Our children cannot afford to buy local housing.

We need to think about young people who cannot get onto the property ladder.

A select small group of houses on the Henlow Airfield would help to prevent the irritant of small aircraft circling round and round like demented bees.

Bungalows for older people. Use Henlow Camp as an opportunity.

Too many starter and affordable homes being built, need more larger family homes to allow progression.

In order that habitation is not concentrated there needs to be development in the villages on a small scale of family housing. This will strengthen the local community and increase the demand for local services like school and other infrastructure.

There needs to be supported housing for older people to downsize and to receive care if needed but maintain their independence, thus releasing family homes to those who need them.

Bungalows that are affordable to local residents to buy.

Over generation (and affordable homes) need to be sympathetically incorporated into communities. Recent history has seen bungalows demolished to create houses due to the value of the plot: and developers maximise value by number of bedrooms and open market sales.

No further large-scale housing developments which the local population have strongly opposed.

Judging from the current developments in Shefford, Clifton and surrounding areas there seems to be more than enough of all these categories being built already.

Any or all of the above, dependent directly on an assessment of the local needs - currently, the mapping between needs and builds doesn't exist (Meppershall).

We need to consider realistically if we can continue to build the type of houses we do. Many houses are empty for 13 hours a day while people are at work, so do they need to be so large?

Smaller homes so people can vacate their large homes in the village. Then don't need to build estates of large (4-5 bed) houses.

With smaller houses built in the village it would stop local people moving out.

Perhaps smaller homes suitable for elderly.

A collective mix of tenure and size including older generation should be considered with every development.

Helping our youth to get onto the property ladder in areas where they can commute to work.

My family own this area of land and what with all the development already been approved we'd like to build on ours too.

Homes for downsizing need to be high quality - not cheap and cheerful starter homes.

Because the demographic changes I think houses should be built that would suit the widest selection of people as possible.

Under utilised nurseries adjacent 15 Shillington Road Meppershall ripe for small residential development.

Shefford has more facilities, so it makes sense to site affordable housing there.

Dilapidated glasshouses of former nursery are currently an eyesore and a much better use of land would be a small development of well designed houses that are much needed in the area. The address of this site is land adjacent to 15 Shillington Road, Meppershall.

Quality provision of imaginative housing to provide a mix of one and two bedroom units - both houses and apartments, some with gardens, some with patio/terrace/veranda areas.

Something that is really affordable to first time buyers.

Homes not more than 3.5 times average earnings.

Family homes that are affordable! Renting a home can be disruptive for a family unless they have security of tenure.

If old people could be helped in to sheltered accommodation then this would free up larger houses.

Can only tick one box, but two issues: a) not enough bungalows, 2) need starter/small homes protected from owner extensions.

Build affordable homes in Shefford - on the Bovis (Wags Field) site.

Meppershall should support development - just not on the scale currently proposed. Several small developments of up to 10 houses would be more sustainable than 300+ houses.

We do not need new homes in Meppershall.

With RAF Henlow soon to vacate 300+ homes then the Council has an opportunity to allow the South Site RAF Henlow further development. The Grade II listed Officers Mess plus other buildings are ripe for development.

Please carefully consider older current residents when granting planning permission. Older people do not generally want to be in/next to a new housing estate consisting of families, etc.

Need for sheltered housing generally across area.

We need affordable housing.

We need affordable housing.

Need a mixture of housing not just one type.

A good range of homes needed. Crack down on developers buying up gardens, etc. and building enormous homes. Multiple buying up and renting property should be stopped - pricing young people out of market.

Accept that new homes required but similar to existing home profile helps to maintain "look and feel" of a community.

In the spaces in Greenway.

Villages need starter homes.

**However, unacceptable use of language has been omitted.**

Growth & Infrastructure	
<p><b>Question:</b> With your chosen type of Infrastructure, please pin-point <b>one</b> specific place on the map table using your <b>orange sticker</b> where you think there is an opportunity. Please expand below on what you would like to see at this location:</p>	
Homes for younger families? But really looking for mixed developments for all ages. Hard to choose just one type.	I do not agree with the building of any more houses in Central Beds. However, if development is deemed essential I believe affordable homes for local people, perhaps with caveats that only allow them to be purchased by local people are most appropriate to discourage commuters buying up local homes and moving into the local area, proliferating the general travel towards a 'Dormitory' settlement.
No more estates! Small development building only. This area is being ruined.	The larger proposed developments are ludicrous. The roads and schools can't support it and we want to live in a small village not an urbanised one.
Huge lack of affordable homes for the next generation. I wish to add that I would like to have been able to tick older generation and starter homes as we have a lack there too. More emphasis on these when considering new applications/estates would be welcome.	New build villages and towns are the solution to the housing crisis; not developments 'bolted on' to existing villages that are already struggling to cope.
With an ageing population there is little provision for sheltered housing for older and vulnerable people.	Homes suitable for small developments, not over crowded large houses.
With new housing - we would need other infrastructure, e.g. schools, GPs, etc.	There is no room for more houses!
Schemes to support people onto ladder.	Unused field close to Chicksands. It's too expensive for starter homes round here.
Although everyone wants affordable housing, this means cheap and poorly built. If more provision was available for older people it may free up housing and get the market moving. (People are living longer so the turnover is not as great.) Our culture needs to change to allow renting protecting landlords and tenants at a reasonable price.	We have enough development in Meppershall. Family homes are most important as they are most flexible but we need to protect our village from over-development.
Not aware of any in Lower Stondon, Henlow, Shefford area.	Too many expensive, unaffordable homes to buy for single/young/retired/downsizing. If fall within any of these categories at present have to move out of area.
Stop _____ up peoples lives by building small unsustainable housing developments everywhere you can and build the already successful garden sites on major transport routes.	Starter homes and retirement, not 4 bedroom upmarket homes.
We need to enable the younger generation of villages to remain in the village rather than having to move away.	My 2 sons will be buying their own property in the next few years, they work locally and will want to live locally.
Meppershall is full of small houses and is not full of more diverse or larger homes. New build gardens are too small. My kids want a tree they can climb in the back garden but I could never give it to them. We need a few more large family homes rather than human battery farming. Need widely-spaced houses, just a few, integrated with their surroundings (natural).	Too many - no more please!
More starter homes are needed rather than big 4/5 bed detached homes to allow local kids to buy in their own area.	Too many already in Shefford. Insufficient infrastructure as it is.
	Close to existing transport links to employment, e.g. train stations/ bus routes.
	Stondon Road - greenhouses disused.
	Shortage of lower school places and developments still being approved.
	Shefford lower school is full. Already children have to be bussed to other lower schools. A new lower school must be provided. Careful planning would allow it to expand as numbers increase.
	Local schools Campton and Shefford are full with waiting lists.
	A variety of shops.
	We need large scale improvement of basic services before new development. My street main is still lead piping - except the many lengths of plastic pipe patching where it has blown. Sewerage can often be seen being moved by road if either Poppy Hill or Middlefield Sewerage Works or Baulk Wood Sewerage Works are off-line.
	Health centre (perhaps near community centre in Clifton?) for those with transport difficulties.
	Lower school in Henlow over subscribed. Don't know whether there is capacity for an extra classroom!
	A new school is not needed but the facilities at Campton lower school requires upgrading.
	Develop new facilities in Shefford.
	Utility companies are constantly being allowed to overcharge its customers and this MUST BE STOPPED. Farmers need to be made to STOP using FOUL SMELLING items in their fields.
	Shefford needs more school places.
	A swimming pool more locally would be great.
	I assume that with the rapidly increasing number of homes and therefore a rapidly increasing population, healthcare issues will be under greater demand.

## Growth & Infrastructure continued



Increasing the number of homes places demand for school places. School places should come before the houses.

There are rumours of Bedford Hospital closing, which means a long journey to Milton Keynes, extremely difficult for elderly and non-drivers.

Existing schools overcrowded, 35 proposed in a class unacceptable.

The existing facilities are already oversubscribed.

New football pitches should include a public leisure facility.

The doctors surgery in Shefford cannot cope. More housing will not improve this.

Local health centre in Shefford is inconvenient and far too busy.

Development with no increase in healthcare, community centres - things to do for all ages.

Swimming pool.

Public swimming pool.

Pubs and social centres are essential and should be promoted, retained and expanded.

Ultra high speed broadband across the area.

I consider all of the above are required. By far the best solution would be to create a new village or town rather than increasing the pressure on existing infrastructure.

Our roads are full of potholes and these need to be addressed.

A doctors surgery where it didn't take over 100 dials to get through - no apps left!

Getting harder to see a GP.

Much needed in Shefford for all age groups, especially young people who haven't any entertainment or places to go.

Shefford is a small town which grows annually but still lacks basic entertainment/leisure facilities/retail shops, etc.

Use Henlow Camp area as an opportunity.

Care homes for the older generation are in short supply, so are doctor/medical facilities.

Obviously wherever large housing is considered all of the above are important.

There needs to be a degree of decentralisation as not everyone can get to a health centre. Older people need services where they live not necessarily 5 days a week.

With all the new building/housing planned for Clifton the village school will have to expand to accommodate all the children. Already village children have to go elsewhere.

Any development needs to provide infrastructure before it's built.

My community is just about to receive a new community centre with leisure and play areas (Meppershall) therefore it gives the opportunity and incentive for more local businesses, innovation hubs, home working to be effective.

Doctor surgery is struggling to meet the increased demand with the additional houses that have been/are being built.

Greater facilities to avoid having to travel to Bedford or Lister Hospitals, e.g. minor surgeries, chiropody, physiotherapy, health tests/scans.

Given the expansion in population in the local area, Shefford must be grown as a local hub, offering a wider range of shops and services.

There are two major issues, health facilities for our ageing population, and an increase in schools for increased school population.

Support expansion of Henlow Middle to 9-16.

The village is desperate for larger retail premises for local people to shop in the village.

Much needed leisure complex to serve surrounding area and provide for younger generation.

A new school for combined lower and middle school which could be converted into a primary school should be considered in this location to ease pressure on Shefford.

Utility' just about cope now, very slow internet, drains often bursting, etc. This would need to be improved before more development should progress. Basic infrastructure needs.

New grammar schools!

Internet speeds need to improve.

Police

Shefford is getting so many new houses, that it needs more facilities to match the population growth.

Depending on whether there is a change from 3 - 2 tier schooling - but currently a middle school campus here, thus freeing up the RBA site to allow the lower school/pre school provision to expand into the RBA buildings and land.

Updated telecoms, mains drainage, road drainage.

Local surgery at Shefford will be overloaded with present rate of development. It is already difficult to get an appointment.

More GP and some clinical staff to match growth in population.

I would like to see Samuel Whitbread School used for evening classes. During 1970s/80s/90s it was a very popular venue for a variety of educational and leisure classes. Really miss a local facility like that.

Clifton Primary School is already over booked without any more development happening.

Water drainage and foul treatment is woefully inadequate for current levels of development at Henlow, Henlow Camp and Lower Stondon. It needs major overhaul before these areas are expanded.

Anglian Water need to improve their water supply and sewage provision - more houses in Meppershall and other villages will lead to flood risk or lower water pressure.

Meppershall has no doctor/healthcare facilities and Shefford is overloaded.

## However, unacceptable use of language has been omitted.

RAF Henlow has a host of ready made leisure facilities, bowling alley, swimming pool, gym, theatre. Equally, doctors surgery, dentists and youth facilities exist. Do not allow these assets to be squandered and allow a transition from the RAF.

Again, RAF Henlow offers huge opportunities. Please don't let it be swallowed up by thousands of new homes for London commuters especially.

Again, RAF Henlow offers huge opportunities. Please don't let it be swallowed up by thousands of new homes for London commuters especially.

Doctors needed.

We need to keep a pub in the village.

We cannot keep on building more houses in Shefford without addressing the need for additional utilities (e.g. sewerage).

Support in Shefford for small businesses to succeed.

Improved utilities are required throughout the area particularly towns to support any growth.

A visiting GP once a week would be great for elderly people.

A weekly visit from a GP to see those without transport to be held in the existing Campton Village Hall.

Doctors to have a weekly clinic in Village Hall.

Location of facilities - not necessarily where my sticker is! - think more facilities needed for children in Clifton.

Regular issues with over-demand at Raynsford with people living very close to the school (sometimes with siblings already there) unable to get in. The middle school at Henlow is under-resourced with temporary buildings there for years. While housing has expanded, schools haven't.

Henlow Middle School still has 'temporary' classroom accommodation dating back to the 1980s when the school was built. The site has plenty of scope for expansion should the relevant funding be available.

Better broadband.

Mobile phone coverage poor in Campton.

Although living in Clifton for 10 years now, I retain my Dr in Stotfold due to rapid expansion of the Clifton/Shefford housing and competition for the Shefford practice. There needs to be more provision in the area to accommodate this expansion with maybe smaller health drop in places in villages (travel to hospitals in Bedford/Stevenage is a significant distance).

Need to maintain Sugar Loaf as ACV. Present infrastructure is sufficient for present size of village. Infrastructure cannot absorb large developments.

All of the above in Lower Stondon, >450 new homes either built or planned since 2012, in Lower Stondon and bordering parish sites.

Currently there is no local dentist in Lower Stondon who takes on NHS patients. I believe the closest is in Hitchin. I would ask for this to be considered.

Clifton school is at full capacity and new housing is getting places before established villagers who live further from the school geographically.

The doctors' surgeries are very difficult to get appointments in. There have been fatalities linked with ambulance transfers (slow) to Stevenage Lister Hospital. How about a community hospital with diagnostics, visiting specialists, treatment clinics, to augment the current GP surgery.

Shefford desperately needs more leisure facilities. A cinema or swimming pool (or both) should be built in the town centre.

Campton and Shefford already have good places for the communities to meet. However, these facilities could use more protection to prevent them being lost in the future.

Now that there is too many homes there is a great lack of schools - this needs addressing asap.

We do not have a doctors surgery in Meppershall.

Internet speeds in our more rural area are diabolical. Definitely room for improvement here.

No doctors surgery in the nearby facility.

Tennis courts, swimming pool, etc.

New developments need play facilities for children and young people and families and older people. Leisure facilities for all.

Both local doctors in this area are over-subscribed.

If both Meppershall and Shefford continue to expand there will be insufficient school places to cater for increased number of children.

Doctors surgery.

Shefford (and the area) needs a second medium size supermarket.

Schools are full - with further development, where would the children go to school in Shefford?

Insufficient for present population.

Chicksands Camp needs lower school provision. Campton Lower School is unlikely to keep up with an already over demand for its facilities.



# Appendix - Supplementary Questions on Feedback Form

## Thank you for responding to this consultation.

Your views will help us to shape the Community Plan that will inform the Local Plan, influence development decisions and help direct investment where it is needed. There will also be other opportunities to comment on the Local Plan as it is developed. There will be an opportunity to express your views in more detail at the next stage.

### Please answer the following questions:

Gender: ☐ Male ☐ Female Age range: ☐ Under 18 ☐ 18-25 ☐ 26-35 ☐ 36-45 ☐ 46-64 ☐ 65+

What postcode do you live at? \_\_\_\_\_

Which town/village do you shop at most often? \_\_\_\_\_

☐ I am a local resident ☐ I am a Town or Parish Councillor for \_\_\_\_\_

☐ I am an organisation representative please state \_\_\_\_\_

Which town/village do you work in (if applicable)? \_\_\_\_\_

Do you consider yourself to be disabled? ☐ Yes ☐ No

To which of these groups do you consider you belong? ☐ White British ☐ Black or Black British  
☐ Asian or Asian British ☐ Mixed ☐ Chinese ☐ Other Ethnic group (please write in) \_\_\_\_\_

### Would you like to be informed of the arrival of the Consultation Draft of the Community Plan for your area? We can notify you of its publication.

Be assured that your personal details will not be published in any report or passed to a third party.

By ☐ post or ☐ email

Name: \_\_\_\_\_

Address \_\_\_\_\_

Email: \_\_\_\_\_

☐ Please tick if you would like to be kept informed of Local Plan Updates.

After completing this feedback form please place in box at front door.

Or post back to us at Local Plans, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ

**Data Protection Act 1998** Please note that your personal details supplied on this form will be held and/or computerised by Central Bedfordshire Council for the purpose of the Local Plan. The information collected may be disclosed to officers and members of the Council and its' partners involved in this consultation. Summarised information from the forms may be published, but no individual details will be disclosed under these circumstances. **Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes.**

Sign up for email updates ...

 [www.centralbedfordshire.gov.uk/localplanupdates](http://www.centralbedfordshire.gov.uk/localplanupdates)

More information on the Local Plan can be found here...

 [www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan)

# Appendix – Supplementary Questions Summary

Public Consultation Shefford Attendees Record					
Response	Gender	Age	Res/Cllr/Org	Disabled?	Ethnic Group
Response	Male: 64 (47.8%)	Under18: 0 (0.0%)	Resident: 126 (91.3%)	Disabled-Y: 6 (4.5%)	White British: 132 (99.2%)
	Female: 70 (52.2%)	18-25: 2 (1.5%)	Councillor: 17 (12.3%)	Disabled-N: 127 (4.5%)	Black or Black British: 0 (0.0%)
	Unknown: 0 (0.0%)	26-35: 7 (5.1%)	Organisation: 11 (8.0%)		Asian or Asian British: 0 (0.0%)
		36-45: 11 (8.0%)			Mixed: 0 (0.0%)
		46-64: 60 (43.8%)			Chinese: 0 (0.0%)
		65+: 57 (41.6%)			Other Ethnic Group: 1 (0.8%)
Nothing Recorded	17	14	13	18	18
Total	151	151	151	151	151

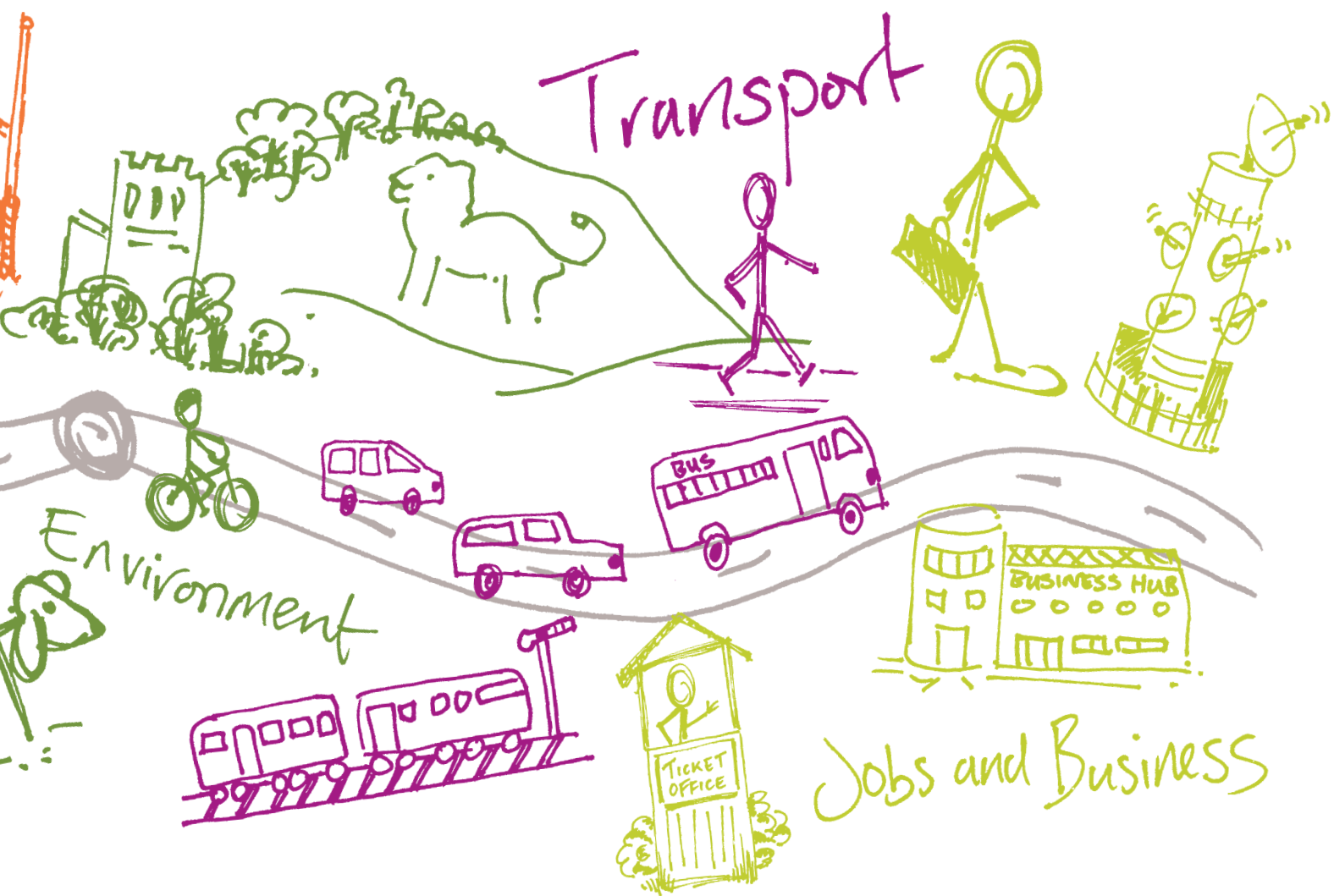


A simple line drawing of a stick figure pushing a shopping cart. The figure is walking to the right, pushing the cart with its right hand. The cart has two wheels and a handle. The figure is wearing a long-sleeved shirt and pants. The drawing is minimalist, using only black lines on a white background.

## Growth & Infrastructure



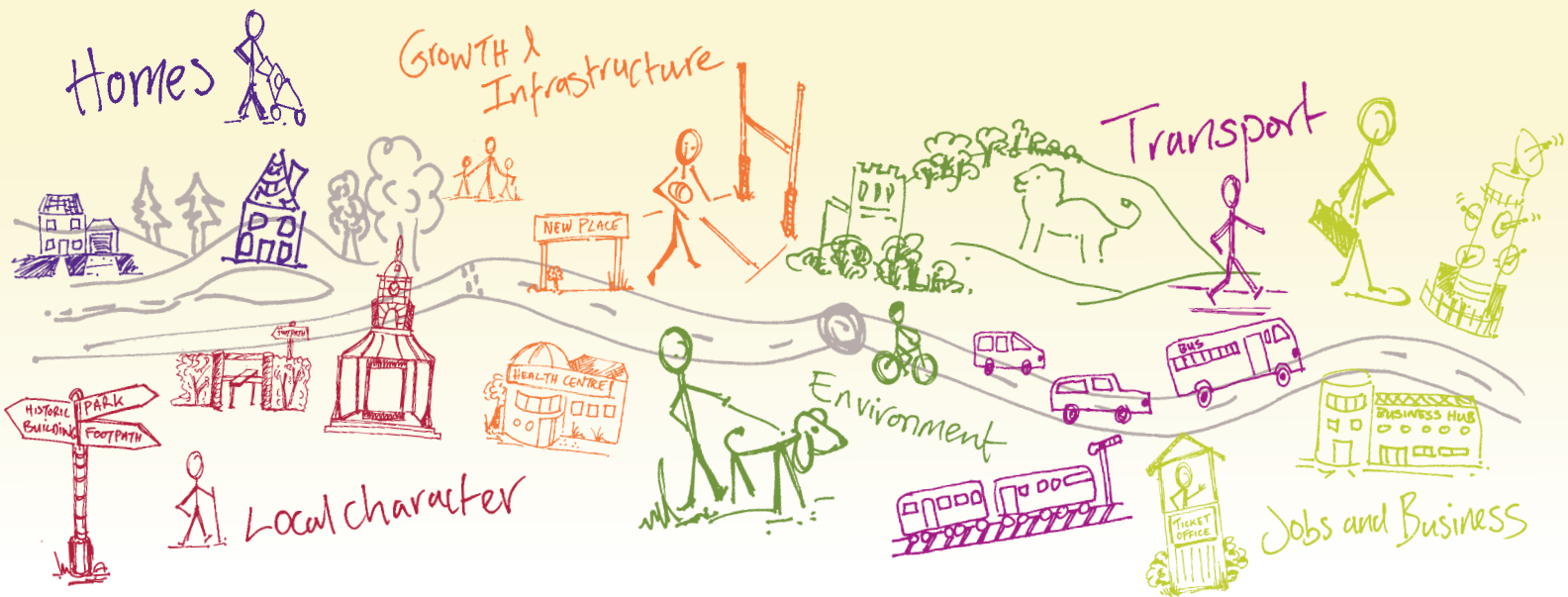
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# Shaping where you live 2035



## 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](http://www.centralbedfordshire.gov.uk/community-planning)

## More information on the Local Plan can be found here...

 [www.centralbedfordshire.gov.uk/localplan](http://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.

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