Shaping where you live 2035

This Community Says...

Community Plan

Covering the parishes of Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham , Tilsworth, Totternhoe, Whipsnade

Community Area 1

Final: July 2017

Central Bedfordshire

A great place to live and work.

Foreword

Central Bedfordshire Council's aim is to maintain and enhance the quality of the area for communities, businesses and visitors to ensure we have a vibrant area that is able to grow sustainably. Community planning is a new approach which will engage local people including residents, Town and Parish Councils and interest groups to build a picture of how everyone lives, works and travels today.

In the future we want to create communities with schools, jobs, health provision and good transport links. That means we need to plan for infrastructure and services to ensure that Central Bedfordshire continues to be a great place to live and work. This is why we are working with the local community to understand what you value about where you live, where the opportunities are and where there might be current issues that need to be addressed.

Community Planning is about identifying all of these elements and giving you the opportunity to help shape the future of your community, while adding valuable local knowledge and information to future development decisions.

Cllr Nigel Young, Executive Member for Regeneration

Community Planning
in Central Bedfordshire

Our vision is to start a proactive, ongoing dialogue with the local community about local needs and opportunities through community planning. By understanding the opinions of local people as to what needs improvement, along with what they love and want to keep, we can produce Community Plans which we can refer to in decisions about development in the future. These Plans will be used in a number of ways, including influencing the Local Plan which deals with the overall approach to sustainable growth for the area. Consultation and engagement are requirements of the process of developing the Local Plan. Community planning goes well beyond those requirements and in addition, we very much see that the "life" and use of community plans will extend beyond the Local Plan.

In order to structure our plans clearly, we have developed six growth themes, Local Character, Environment, Transport, Jobs & Business, Growth & Infrastructure and Homes.

CONTENTS

A Community Plan will capture what local people believe are the key issues or opportunities under each of the themes and identify where local people want investment to be spent to improve their Community Area. Central Bedfordshire Council believe that Community Planning will build an understanding of local needs and pressures on a particular area and to ensure that existing and new communities benefit from high quality development and targeted improvements.

Community Plans will be used as evidence base for the Local Plan, but will also be used to assist Central Bedfordshire with making future planning decisions. Community Plans can also be used to feed into Neighbourhood, Parish or Town Plans.

The 6 Growth Themes

Local character

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

How do we look after what you value about where you live? We need to balance development with protecting our villages, market towns and beautiful countryside. We want to use local character to inform development to ensure that we achieve the best we can.

Environment

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

How do we balance the need for growth with protecting our environment? By having quality developments that are sensitive to the environment, to climate change and to ensure growth is dealt with responsibly for the next generation.

Transport

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

We need to plan growth that has good connections, not only to jobs and facilities, but also to recreation services and the countryside. We need to look at improving our existing transport networks and make the most of opportunities for new links.

Jobs and Business

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

How do we support the economy of your community and proposed growth in your area? We need to invest and attract business. Regenerating areas can help to attract new investment to improve job prospects.

Growth & Infrastructure

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

Where can this growth go and how do we get the best opportunities for you and your community? We need to consider not only the locations for growth, but also what other facilities, services and infrastructure these areas will need for the next generation.

Homes

Homes for every stage of life. A house is not a home until it's lived in. We all need a home we're proud of.

What type of housing does your community need? Looking at the local population, from young to old, we need to ensure that the area can accommodate changes in lifestyle, affluence or choice. Quality homes for all, for now and tomorrow.

Community Areas within Central Bedfordshire

Towns and Parishes have been grouped into 15 different community areas. The grouping has been based on a number of factors including:

- Natural catchment or ward areas, connections and associations amongst communities e.g. for shopping, schools, work.
- Access to services and facilities e.g. shops, post office, leisure services.
- Town and rural hinterlands.
- Shared characteristics, similar issues and opportunities.

Grouping the areas like this helps local residents to engage because they will be able to see the direct relevance to where they live and help us consider all of the local issues and opportunities.

One Community Plan is produced for each of the 15 Community Areas.

Town and Parish Councils within Community Areas
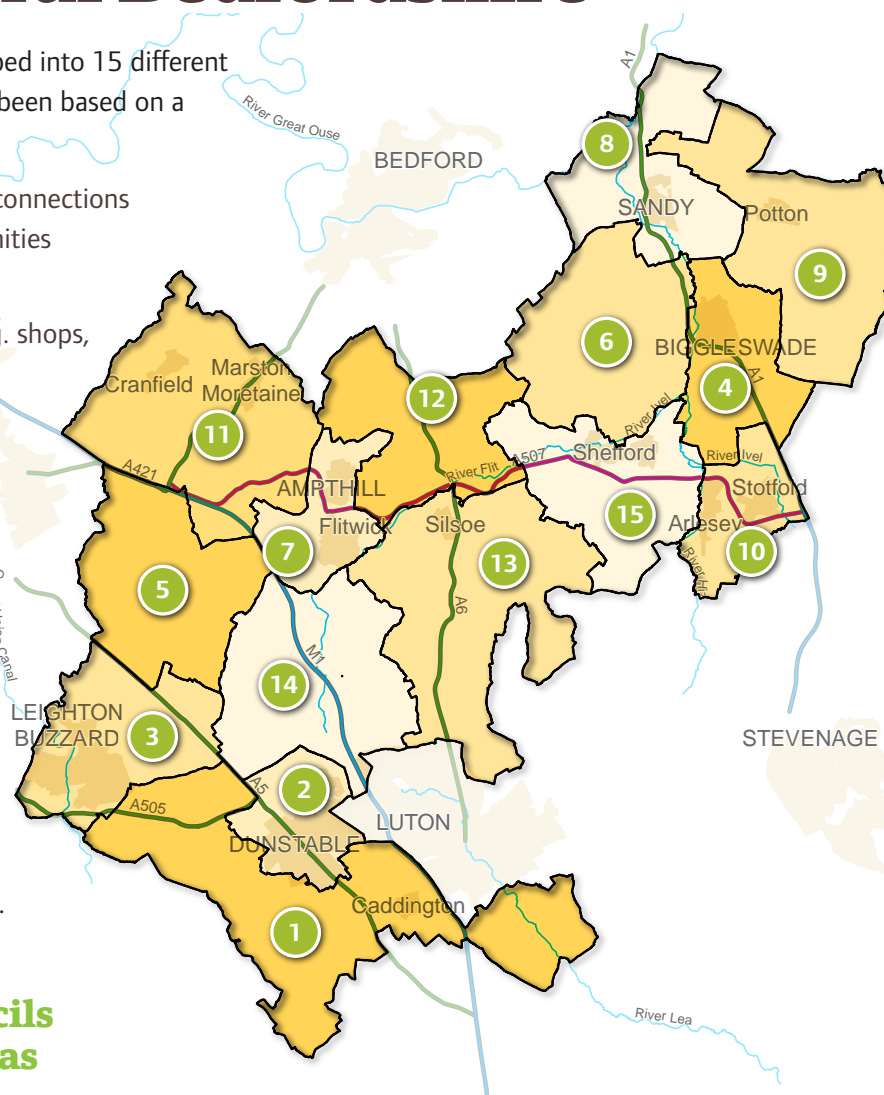
Community Area	Town and Parish Councils
1	Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Totternhoe, Whipsnade
2	Dunstable, Houghton Regis
3	Battlesden, Eggington, Heath & Reach, Hockliffe, Leighton Buzzard
4	Biggleswade, Edworth, Langford
5	Aspley Guise, Aspley Heath, Bryan, Eversholt, Husborne Crawley, Milton Bryan, Potsgrove, Woburn
6	Northill, Old Warden, Southill
7	Flitwick, Ampthill, Steppingly
8	Moggerhanger, Blunham, Tempsford, Sandy
9	Dunton, Everton, Eyeworth, Potton, Sutton, Wrestlingworth & Cockayne Hatley
10	Arlesey, Astwick, Fairfield, Stotfold
11	Marston Moretaine, Cranfield, Ridgmont, Brogborough, Lidlington, Millbrook, Hulcote & Salford
12	Clophill, Haynes, Houghton Conquest, Maulden
13	Barton-Le-Clay, Flitton & Greenfield, Gravenhurst, Pulloxhill, Shillington, Silsoe, Streatley
14	Chalgrave, Chalton, Harlington, Sundon, Tingrith, Toddington, Westoning
15	Clifton, Campton & Chicksands, Henlow, Meppershall, Shefford, Stondon

# Community Planning Events within Central Bedfordshire

The first stage in community planning was to hold an event with residents in their local area to find out what they wanted to raise with us. For each Community Area, a drop-in event was organised at a local venue for the public to attend. The drop-in event consisted of a number of exhibition boards providing general information on community planning and a map table illustrating an Ordnance Survey plan of the Community Area.

Upon arrival, members of the public were greeted, invited to read the available exhibition boards and given a feedback form to be completed at the map table. Each feedback form was given a unique reference number. The feedback form comprised of two questions under each of the six growth themes (twelve questions in total) and included a coloured sticker for each of the themes (feedback form is in the Appendix). These stickers were numbered with the unique reference for each feedback form. For each theme, the member of the public was asked to select one category that they felt strongly about, then using the appropriate sticker, to locate this on the map and expand on why they chose this location on the feedback form. This meant that the numbered sticker on the map could be linked to the completed feedback form. Optional questions were also posed to help us understand who attended the event. Collected data from the event is in the Appendix.

Council officers were available at every event to talk to people, discuss local issues, answer questions and listen to concerns and opportunities. At many events, local town, parish and ward councillors were also present to talk to the community.

The following pages of the Community Plan introduce this Community Area and the feedback from its community that attended the engagement event. The methodology opposite indicates how this Community Plan has been prepared.

Our approach

Talking
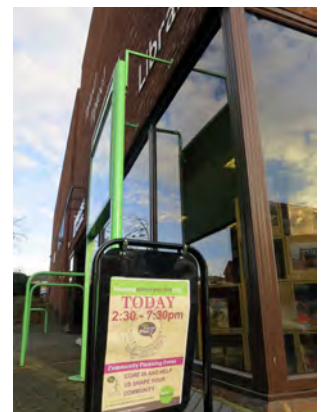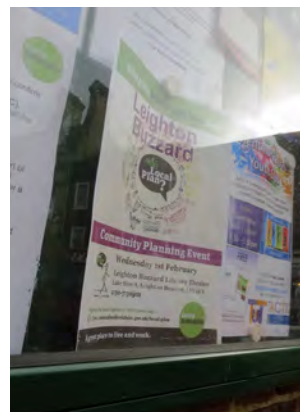
1. Analysis

The feedback for each growth theme has been analysed to understand what the community felt about their area in order to fairly represent individual responses within this Plan, as well as determining whether there was a collective voice on particular issues.

2. Interpretation

Under each theme, there is an information graphic and a plan. The graphic illustrates the percentage of people that had chosen each category based on the number of people who had responded to that particular theme. The plan shows where the community located their stickers on the map table. These are represented by coloured circles that relate to the category that had been chosen.

Listening

3. Hot Spots

Where there were multiple issues highlighted in one location on the map or lots of people highlighting the same issue at the same location these were grouped into a 'hot spot'. These are illustrated as a larger circle on the plan and (where relevant) depicted as a pie chart if more than one ⬤ category was chosen for that particular area.

4. Trends

Following analysis of the data from the feedback forms and the stickers on the map, pointers regarding the themes are pulled together based on individual and collective voices that have arisen from the community. These trends identify what is important or needs improvement within the Community Area and therefore what the potential future opportunities for the area are.

Reporting

Exceptions to this process occurred which were dealt with as follows:

- Placing stickers on the map without ticking a category. Where this occurred, stickers are recorded as 'Location only'.
- Ticking more than one category. Where this occurred, their choices are divided evenly across the categories within the analysis process.
- No category selection or sticker but a written response provided. Where this occurred, comments were considered at the analysis and interpretation stage.
- Sticker to represent the whole of Community Area. Where this occurred, it has been recorded in a statement box next to the map.
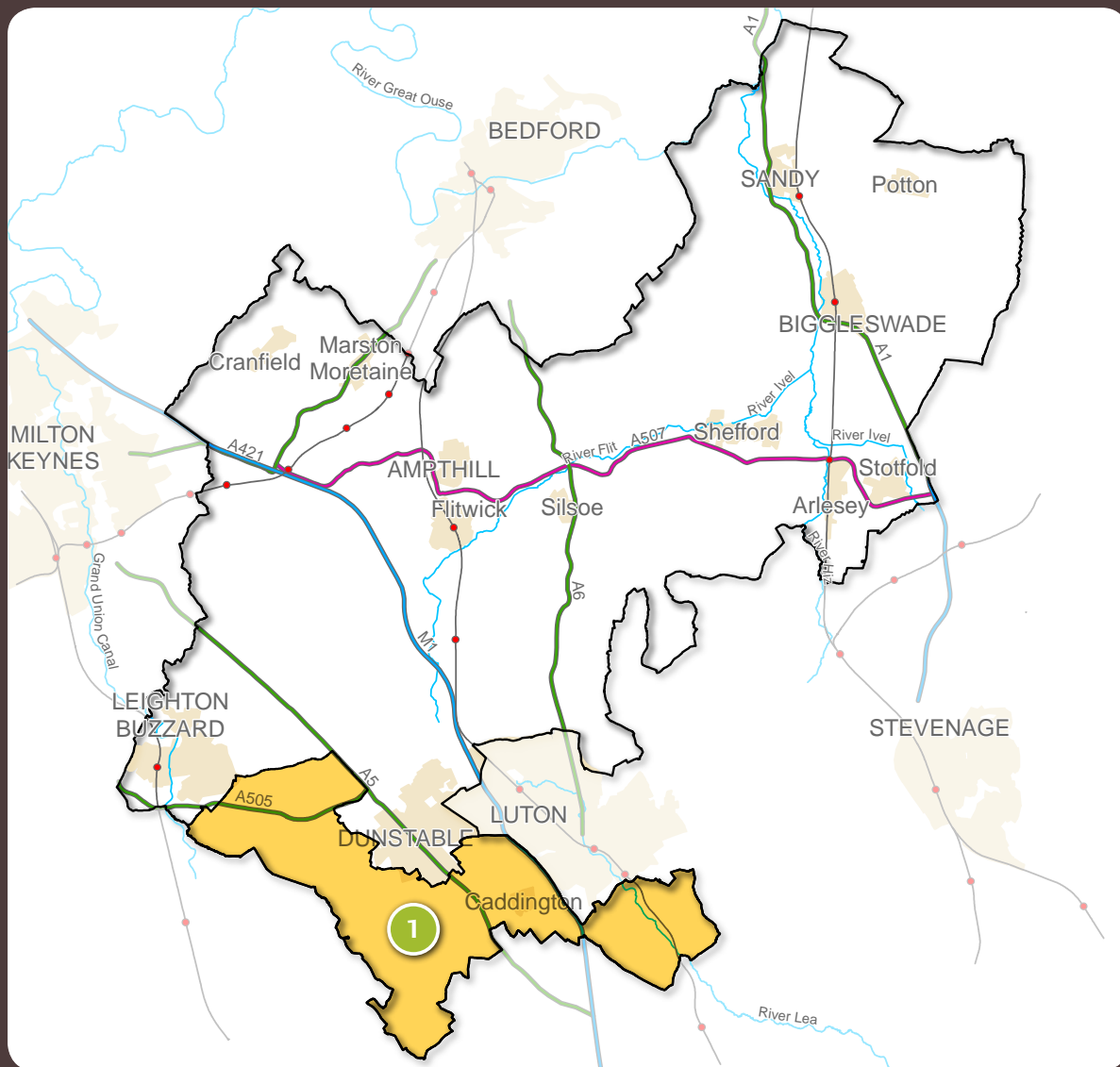
Community Area

This Community Plan relates to Community Area 1, which includes the parishes of Billington, Caddington Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Totternhoe and Whipsnade. This Community Area is located in the south of Central Bedfordshire and is primarily rural in character. The Area is located to the south of Luton and Dunstable, and south east of Leighton Buzzard. Several major roads pass through the Area including the A5, A505 and the M1, which runs west of Luton town centre. There is a good network of local roads. The central third of the Community Area forms part of the Chilterns Area of Outstanding Natural Beauty and the whole Area is designated Green Belt.

The Area population is approximately 14,020*. This Area has a significantly higher retired population, and a lower working and young person population, when compared to the rest of Central Bedfordshire. The Area has a diverse range of dwelling types, with a slightly higher percentage of detached homes when compared to the rest of Central Bedfordshire.

Hyde, Kensworth, Stanbridge and Billington have published a Parish Plan. Eaton Bray, Studham, Kensworth, Totternhoe, Slip End and Caddington all currently have Neighbourhood Plans in development.

In total, 74 people attended the drop-in event on Wednesday 22nd March 2017 which was held at Studham Village Hall from 2.30pm until 7.30pm. Most parts of the area were represented with the highest number of attendees being from Totternhoe. The people who attended also mainly shop in Dunstable or Leighton Buzzard and those who were in employment primarily work in the Community Area or nearby towns.

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

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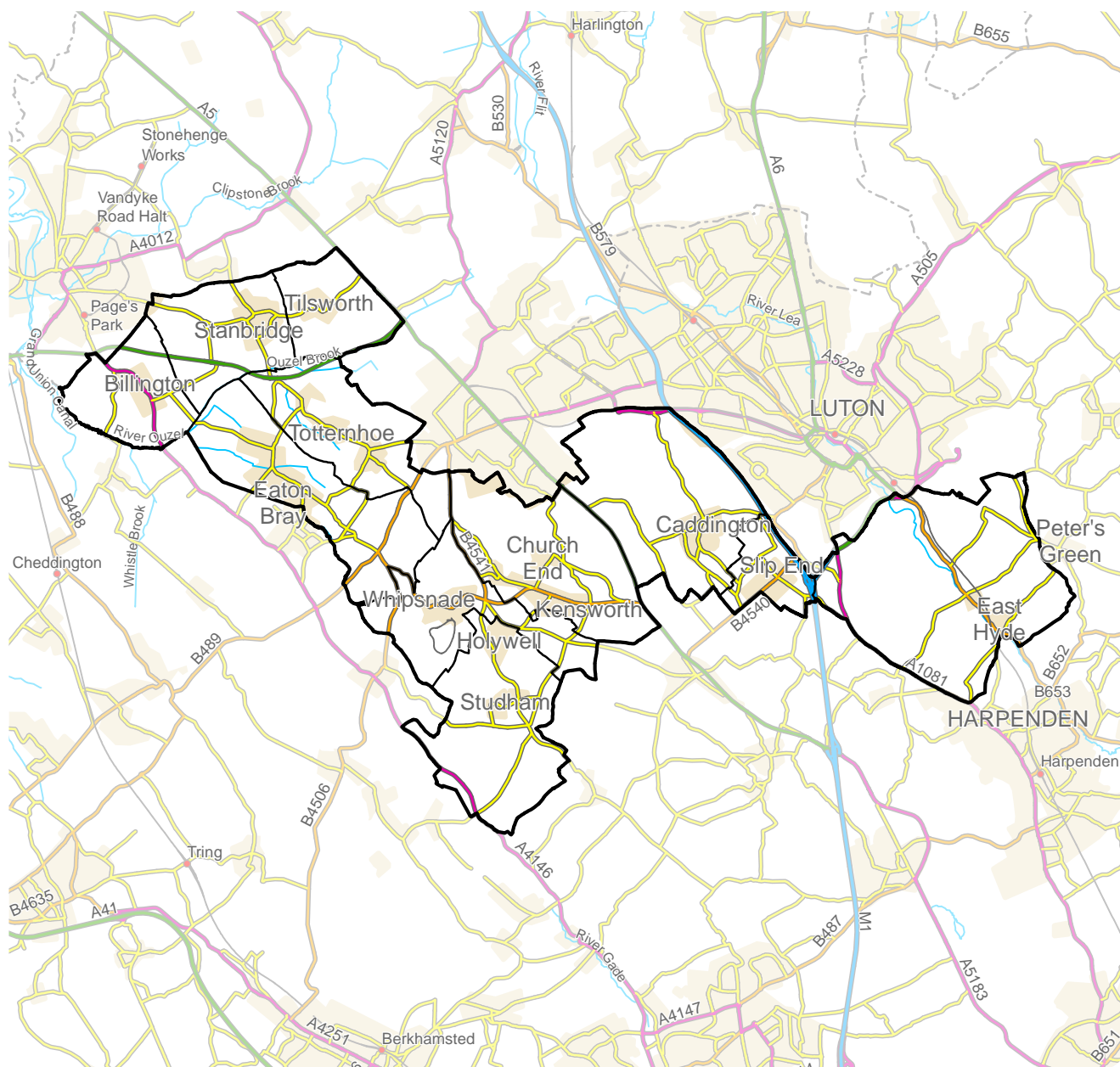
Where participants from the area live, work & shop

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

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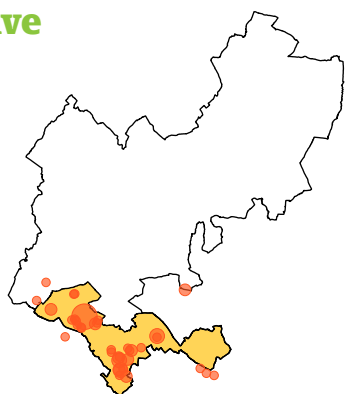
The people who visited the event mainly lived in the areas shown above.

Work

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

Shop

The people who visited the event mainly shopped in the areas shown above, with 3 people shopping in Berkhamsted and 3 in Hemel Hempstead (off the map).

Local Character

Feedback

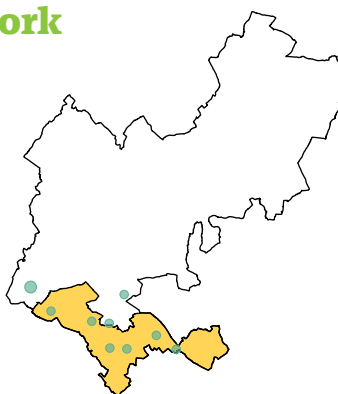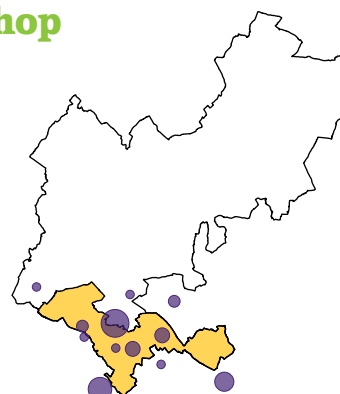89% of the people who attended the event answered one or both questions on Local Character. Three people felt that there were no issues with Local Character within the Community Area.

From those who responded, the most popular category of Local Character that people would like to see protected and improved was Natural Open Space (at 52%), followed by Man-made Open Space (at 23%).
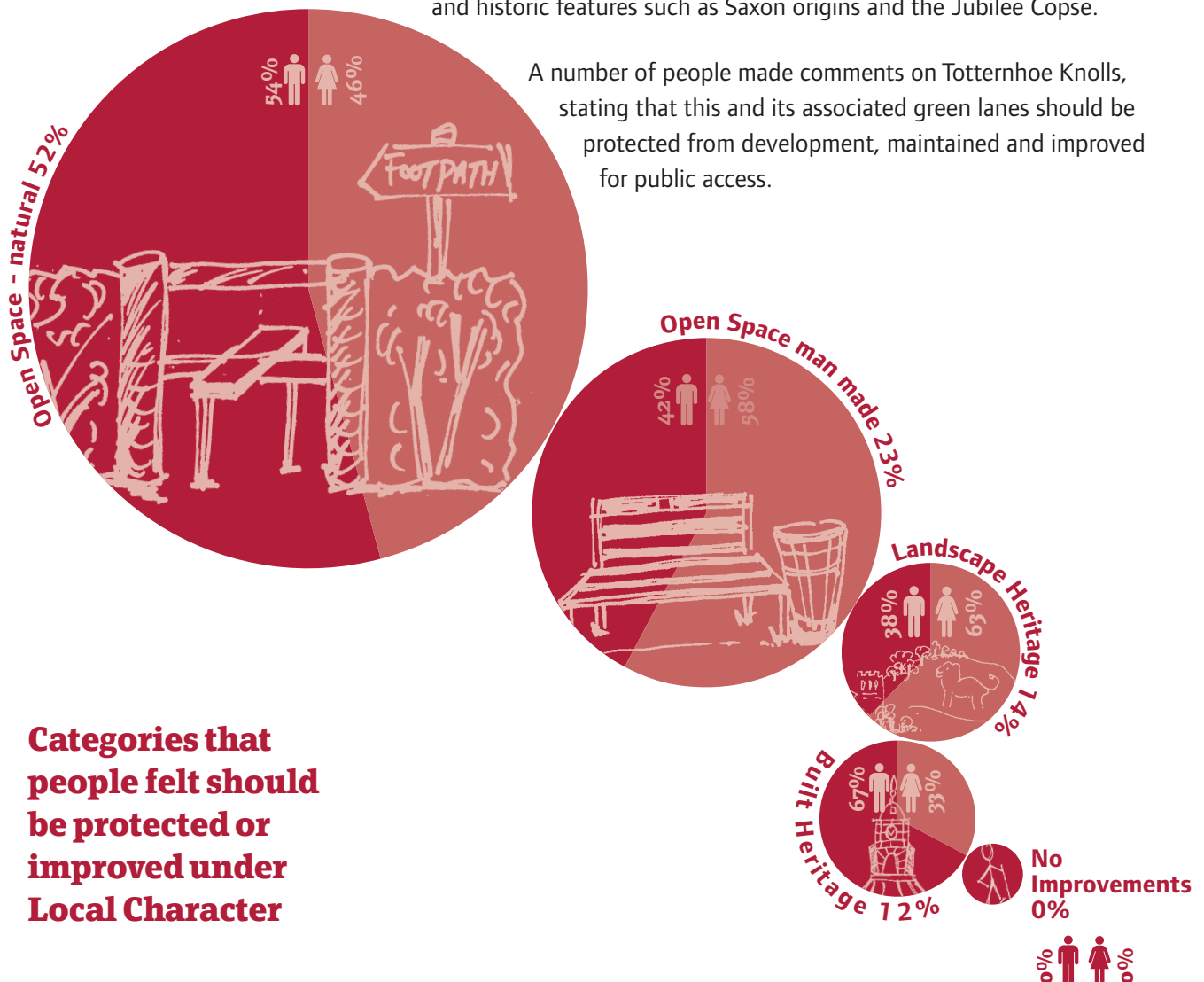
Analysis

There are three areas where people felt most strongly about Local Character; Totternhoe Knolls, Eaton Bray and Studham Common. However, people also commented on other locations across the Community Area.
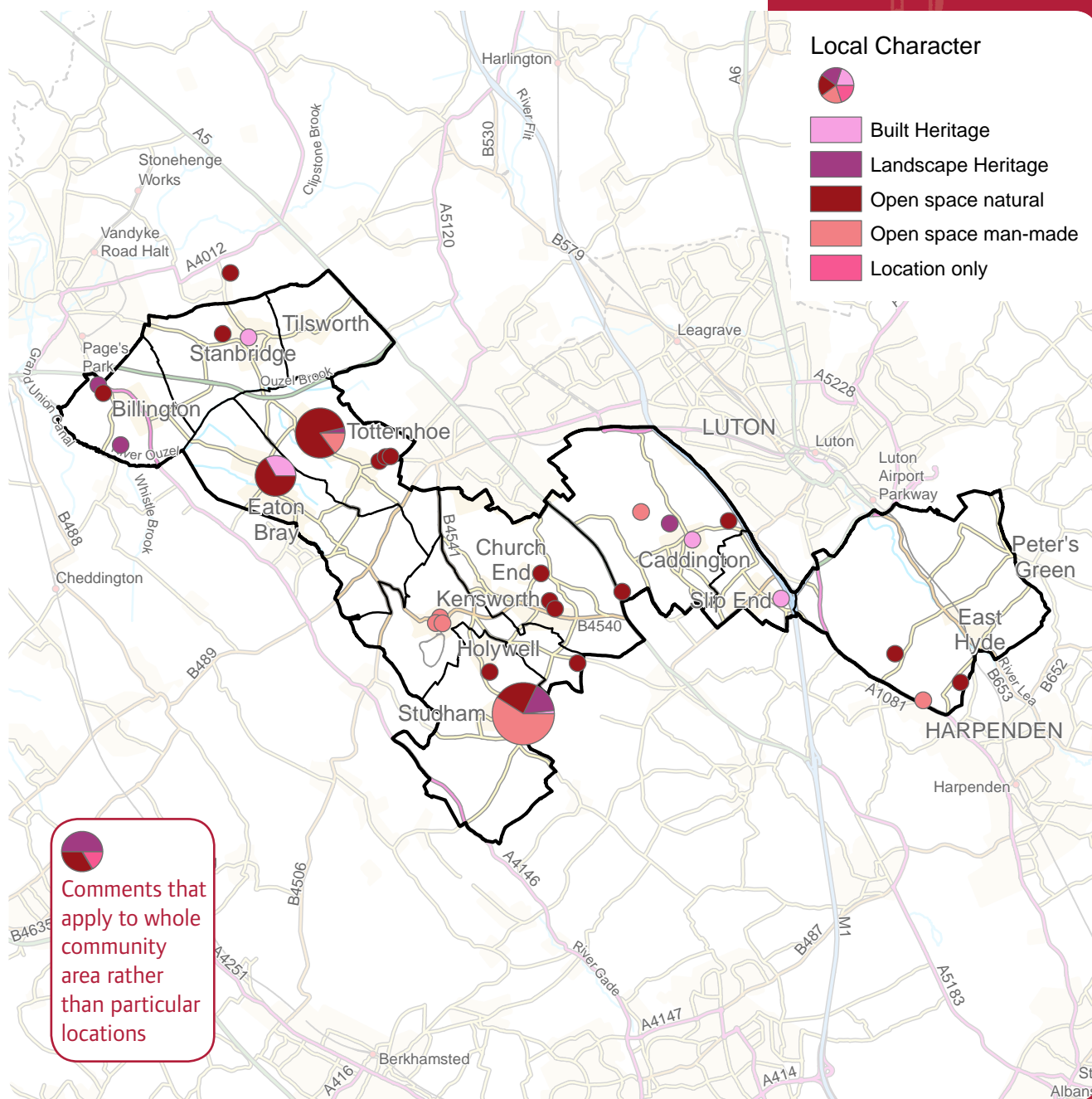
The majority of people across the Community Area answered that they would like to see open spaces protected. Several people commented on protecting the Green Belt and Area of Outstanding Natural Beauty (AONB) as well as ensuring that green gaps between existing settlements are maintained. In particular, comments were made about maintaining gaps between Dunstable and Totternhoe, and between Caddington/Slip End and Luton. It was also suggested that the attractive greenspace within the Community Area should be protected and extended into the built environment through green links and parks.

Many people commented on the protection of Studham Common. It was identified as important to preserve, with several people indicating that it gives Studham village its character, alongside its village green, woodland and historic features such as Saxon origins and the Jubilee Copse.

A number of people made comments on Totternhoe Knolls, stating that this and its associated green lanes should be protected from development, maintained and improved for public access.

Open Space – natural 52%

54% 46%

Open Space man made 23%

42% 58%

Landscape Heritage 14%

38% 63%

Built Heritage 12%

67% 33%

No Improvements 0%

0% 0%

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

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

Local Character

- **Built Heritage**
- **Landscape Heritage**
- **Open space natural**
- **Open space man-made**
- **Location only**

Comments that apply to whole community area rather than particular locations

Several people indicated that the countryside surrounding Eaton Bray should be protected, including views from the Downs to the village and public rights of way. It was also raised that the heritage assets within the village should be recognised and preserved.

Other comments related to Leighton Buzzard bypass; concern over pollution of rivers through foul water; Whipsnade Green to be democratically managed under a Parochial Council; Whipsnade Green needs a children's play area; protection of area around Kensworth Church; retain character and scale of Studham; and allowing public access to Luton Hoo estate.

Trends

Maintain and protect the countryside, including Green Belt and AONB.

Maintain green gaps between settlements.

Transport

Feedback

89% of the people who attended the event answered one or both questions on Transport. One person answered that they currently have no issues related to Transport in the Community Area.

From those who responded, the most popular category of Transport that people would like to see improvements made to was to Buses (at 51%), followed by Vehicular (at 25%).
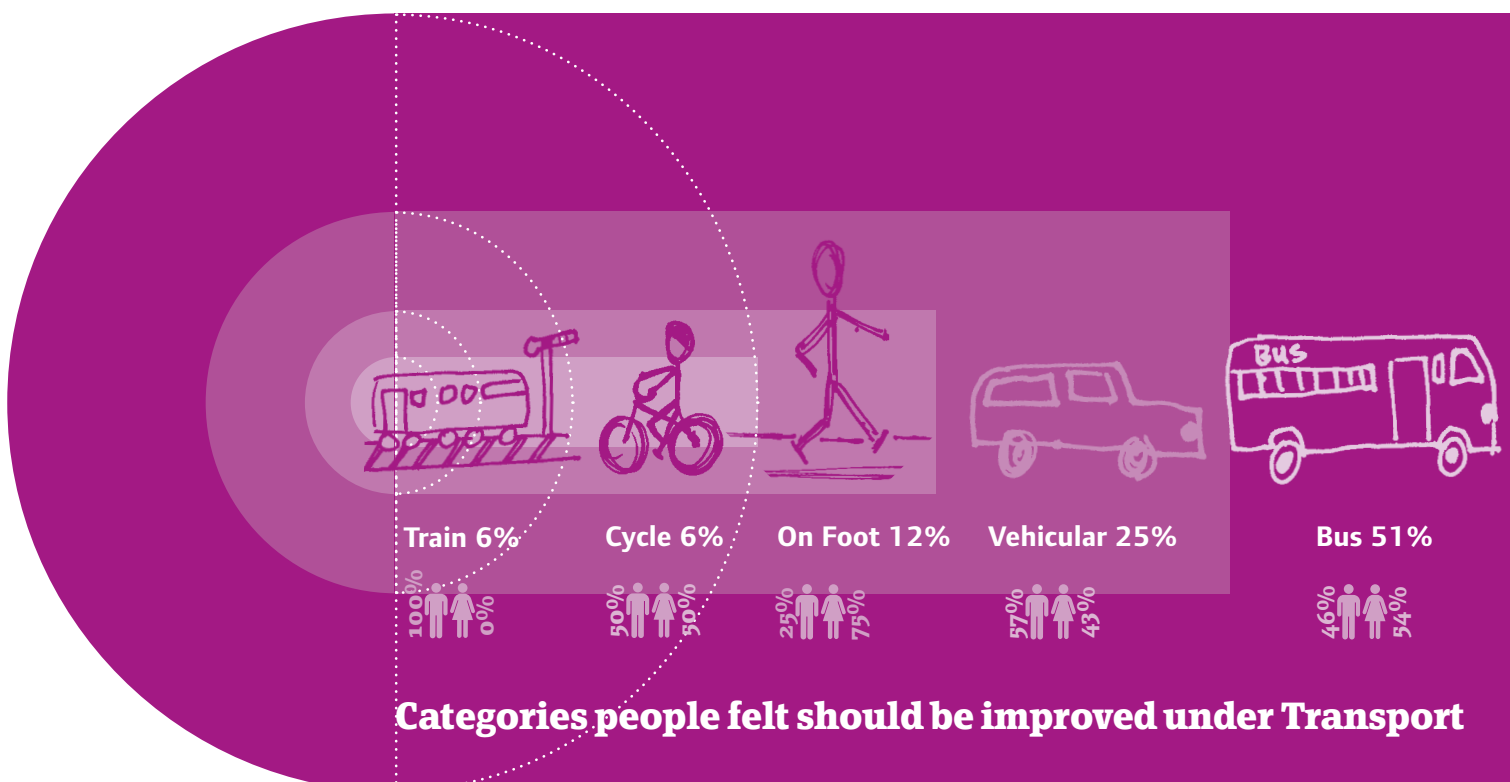
Analysis

The three main locations where people felt strongly about Transport were Studham, Totternhoe and Eaton Bray, although comments were scattered across the Community Area, as well as a few locations outside of the Community Area boundary, such as at Leighton Buzzard and Luton.
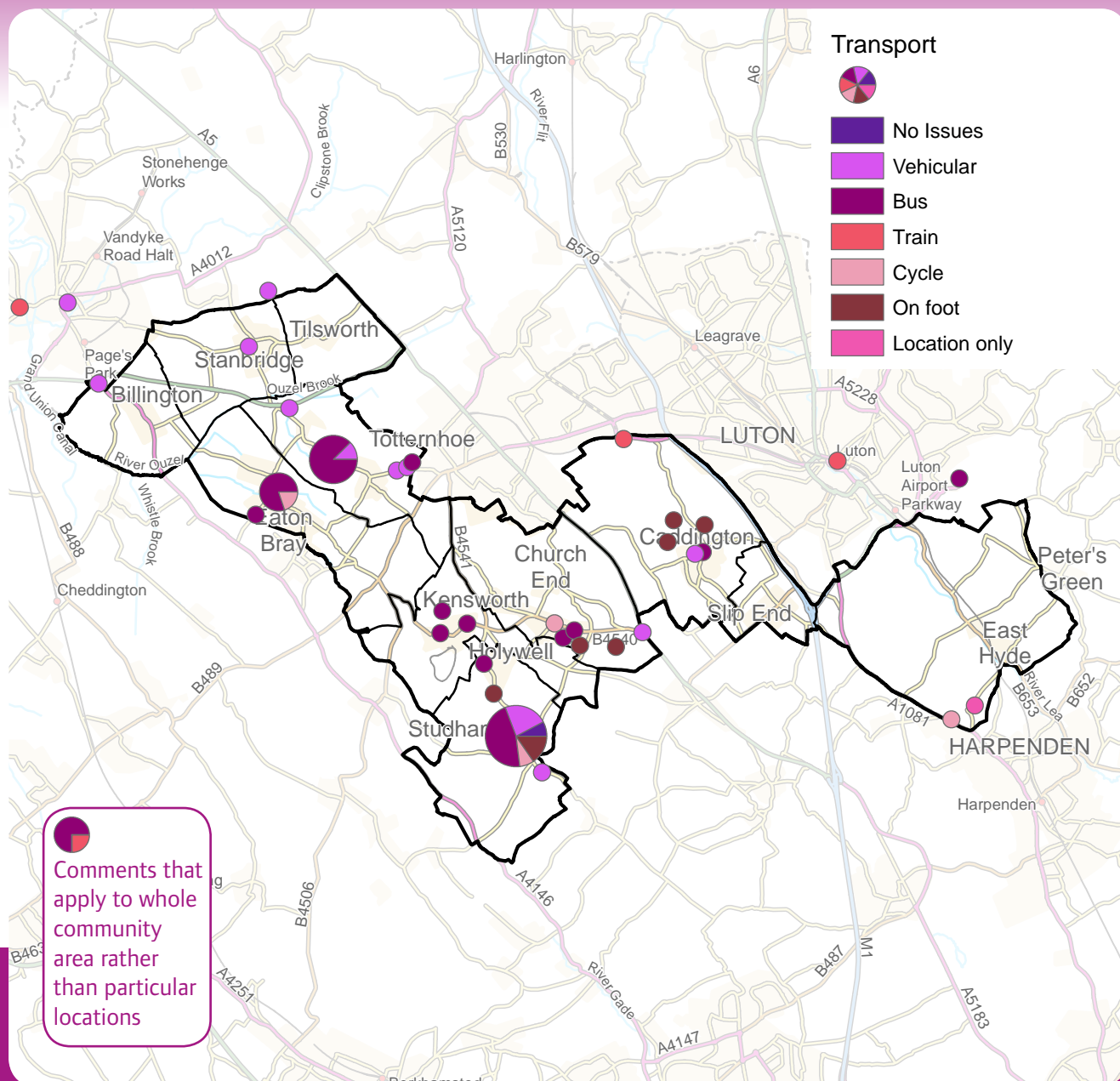
People in Studham suggested a need for more buses at more convenient times, as well as reducing congestion in the centre of the village, with suggestions including providing car parks and traffic calming measures. The need for a footpath from the village to the sports and social club was also raised.

In Totternhoe, the majority of people responded that they would like to see an improved bus service through the village, with suggestions that the F70 bus service be re-routed through the village and/or the 61 bus service retuned to being an hourly service. It was indicated that traffic should be restricted through Totternhoe, with a number of people raising road safety through Totternhoe as an issue, with a couple of people concerned that existing traffic calming measures (along Dunstable Road/Castle Hill Road) are not working effectively.

In Eaton Bray, the main concern was with regard to limited bus service to/from the village, with issues relating to inconvenient bus times with a resulting reliance on cars and an ageing population reliant on poor public transport to get to necessary facilities. It was suggested that traffic calming should be provided within the village to protect cyclists from vehicles using the village as a commuting short cut.

Train 6%   **Cycle 6%**   **On Foot 12%**   **Vehicular 25%**   **Bus 51%**

100% 0%   50% 50%   25% 75%   57% 43%   46% 54%

Categories people felt should be improved under Transport

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

Transport

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

Comments that apply to whole community area rather than particular locations

Other comments include improvements to Leighton Buzzard train station e.g. better parking and pedestrian access, and increased capacity on trains to/from London; improvement to bus services to ensure connections at convenient times to local facilities, as well as to train stations and Luton Airport to encourage reduced car use; rat-running through the villages is an issue - need to reduce traffic levels and increase pedestrian safety; delivery of Heritage Greenway proposals; footpath link between Studham and Holywell; maintain and expand footpaths and cycleways throughout the Area; and maintenance of local roads.

Trends

Buses - More frequent services to a broader range of destinations within the Area that link with other modes of transport.

Vehicular - Reduce traffic levels through villages and improve pedestrian and cycle safety.

Cycleways/Footpaths - Create network of links between villages and towns.

Trains - Increased train service at Leighton Buzzard station with improved parking and access.

Jobs and Business

Feedback

85% of the people who attended the event answered one or both questions on Jobs and Business. Twenty-one people answered that they do not currently have any issues related to Jobs and Business in the Community Area.

From those who responded, the most popular category of Jobs and Business that people would most like to see investment in was High Street Development (at 38%), followed by Small Start-ups (at 29%) and Local Retail Units (at 24%).
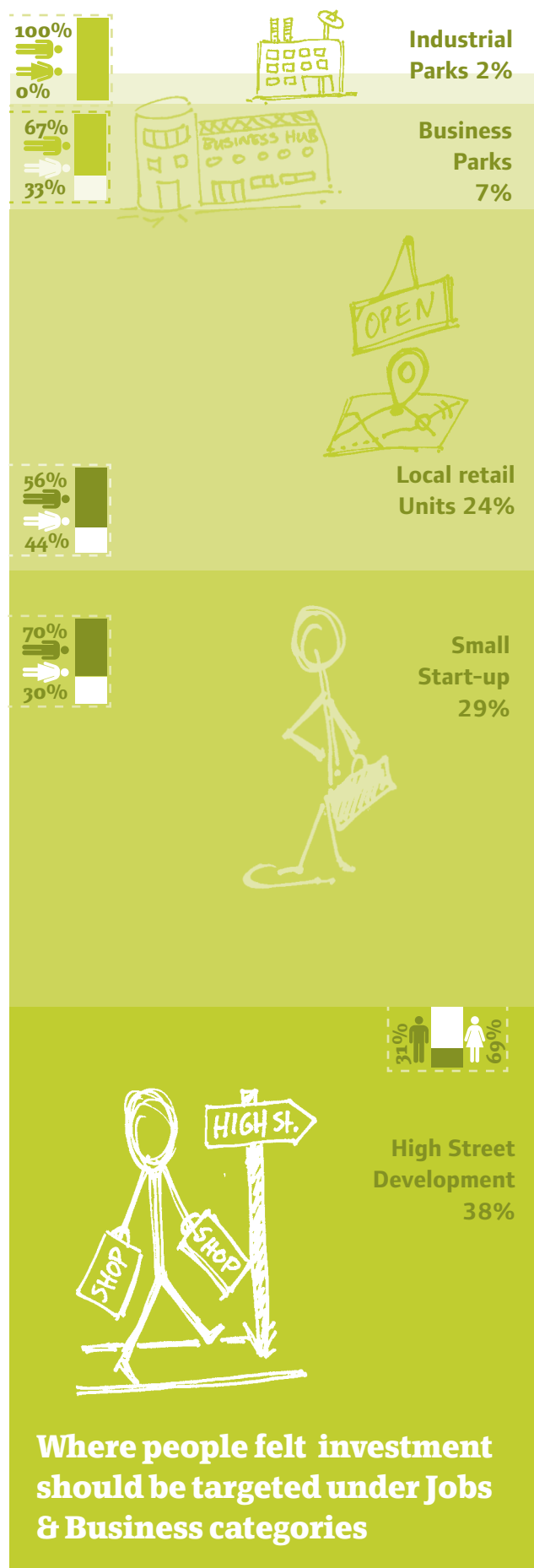
Analysis

The three main locations where people felt strongly about Jobs and Business were Studham, Totternhoe and Eaton Bray, although comments were scattered across the Community Area as well as a few locations outside of the Community Area boundary (such as Leighton Buzzard and Dunstable).
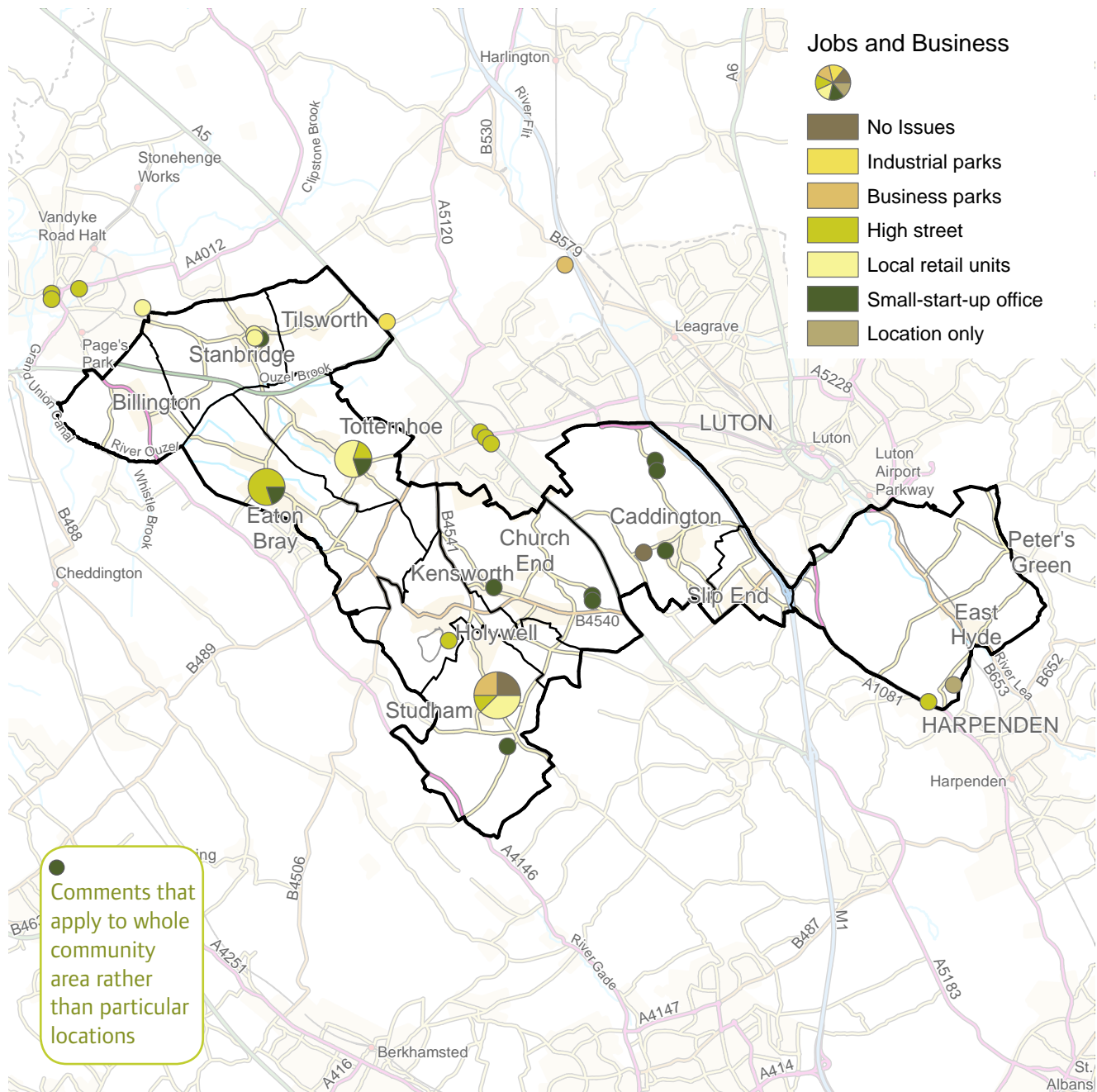
In Studham, people answered that there is a need for a local shop and that there are opportunities for small scale business growth on farm locations, such as using redundant buildings. It was suggested that improved internet connection is needed to encourage growth of business in the Area.

In Totternhoe, the majority of people suggested that there is a need for a local shop in the village with a suggestion that an innovation hub would be beneficial for younger people to be employed within the local area.

People at Eaton Bray answered that there is a need for local shops and business to be encouraged and supported, with a suggestion that a small start-up centre would be appropriate in the village.

Industrial Parks 2%

100%
0%

Business Parks 7%

67%
33%

Local retail Units 24%

56%
44%

Small Start-up 29%

70%
30%

31% 69%

High Street Development 38%

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

Comments that apply to whole community area rather than particular locations

Other comments included an issue with too many charity shops in Leighton Buzzard and a lack of parking with a need to improve the High Street; a need for a local shop and post office in Stanbridge; support small to medium sized business in the Area with improved high speed broadband everywhere; improvements to Dunstable High Street; industry to be located in Dunstable/J11 of M1 to provide jobs for local people and conversion of redundant farm buildings for business use across the Area.

Trends

A village shop to serve the villages of Totternhoe and Studham.

Create small start up offices through the conversion of redundant farm buildings.

Environment

Feedback

87% of the people who attended the event answered one or both questions on Environment. Four people answered that they currently have no issues related to Environment in the Community Area.

From those who responded, the most popular category of Environment that people would like to see improved in the future within their Community Area was Open Space and Wildlife Habitat (at 51%), followed by Flood Risk (at 16%).

Open Space – Wildlife Habitat 51%

42% 58%

Flood Risk 16%

43% 57%

Pollution Air 13%

71% 29%

Pollution Noise 11%

67% 33%

Renewable Energy 8%

60% 40%

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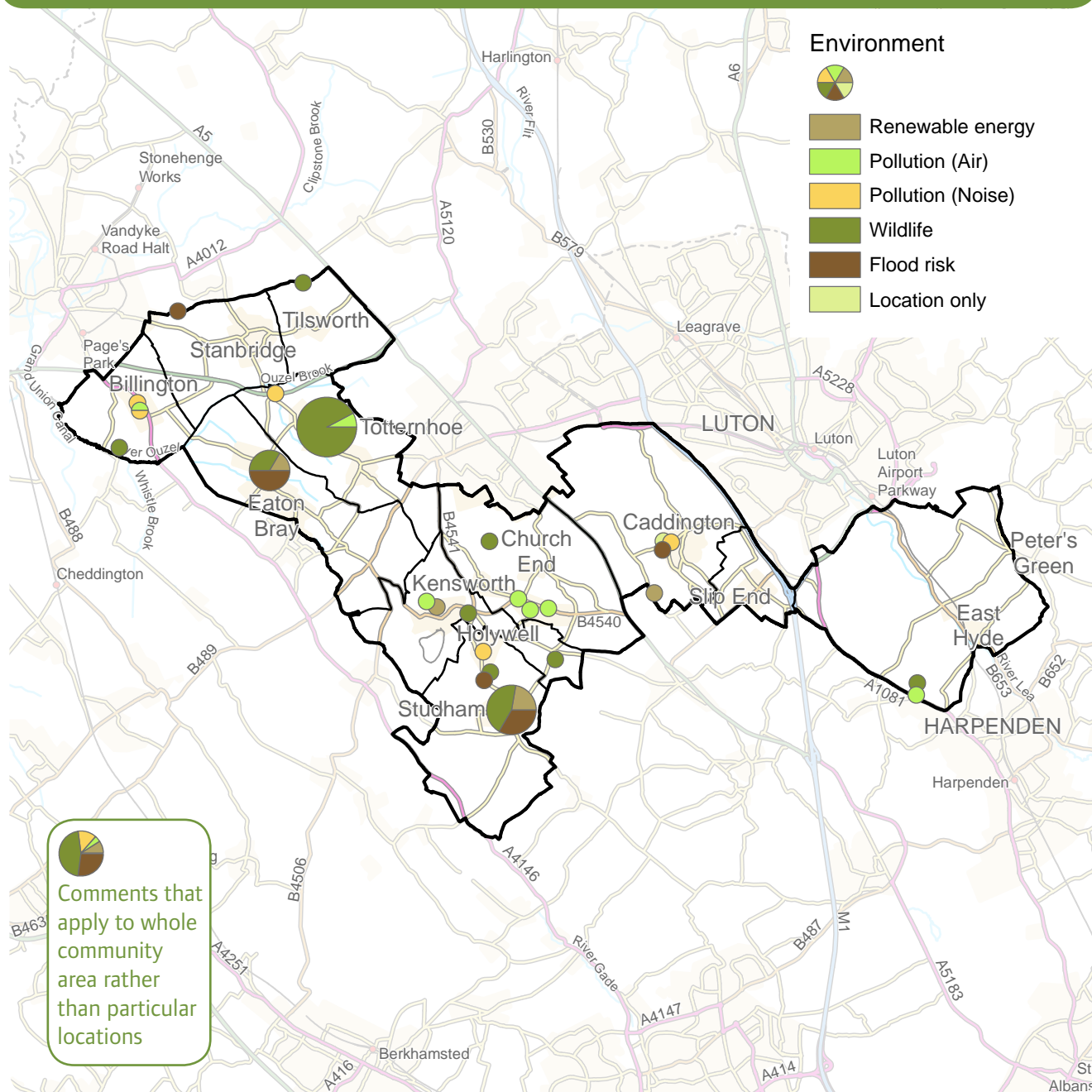
Analysis

There are three locations where people felt most strongly about the Environment, at Totternoe Knolls, Studham Common and Eaton Bray, although comments were made scattered across the Community Area.

Several people indicated that Totternhoe Knolls should be preserved for wildlife and access for the public via its green lanes. It was also suggested that Tottenhoe Knolls should continue to be maintained with better control of motocycles trespassing the area. It was also raised that open spaces are vital to encourage children to get out more.

A number of people highlighted that Studham Common should be protected. It was also raised that all green spaces in Studham should be protected.

In Eaton Bray, people raised a number of different issues, including flood risk within the village and foul water contamination during flood events; protection and preservation of orchards for wildlife; development of a renewable energy strategy for the village; and Green Belt should be protected around Eaton Bray.

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

Environment

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

Comments that apply to whole community area rather than particular locations

There are concerns through the whole of Area relating to noise and air pollution associated with Luton Airport and its flightpaths across the Area, particularly with night flights. Noise and air pollution associated with traffic through villages was also a repeated concern, with suggestions to force heavy traffic (i.e. lorries) to use nearby A-roads and reducing speed limits. The promotion of renewable energy was also a popular comment across the Community Area. Other comments include lack of infrastructure (water and foul service) at a travellers site south of Little Billington that is to expand; flood risk at Caddington and that Kensworth Quarry should be restored for wildlife with habitats such as wetlands and lakes.

Trends

Retain, improve and create new wildlife habitats within and surrounding villages in the Area.

Renewable energy should be encouraged and promoted within the Area.

Reduce noise and air pollution associated with flight paths to Luton Airport and traffic upon local roads.

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

Homes

Feedback

86% of the people who attended the event answered one or both questions on Homes. Six people answered that they currently have no issues related to Homes in the Community Area.
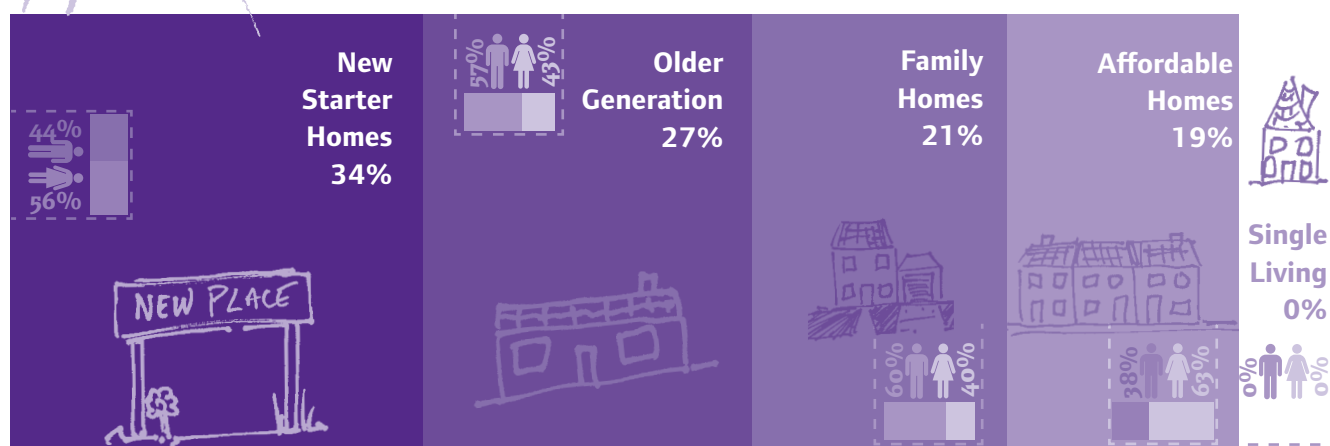
From those who responded, the most popular categories of Homes that people considered were needed within the Community Area were New Starter Homes (at 34%), Older Generation (at 27%) and Family Homes (at 21%).

Analysis

There are two locations were people felt strongly about Homes in the Community Area; at land between Holywell and Studham and at land east of Totternhoe. Further comments were made throughout the Community Area, particularly at villages within the Area, but also at Leighton Buzzard outside of the Area.
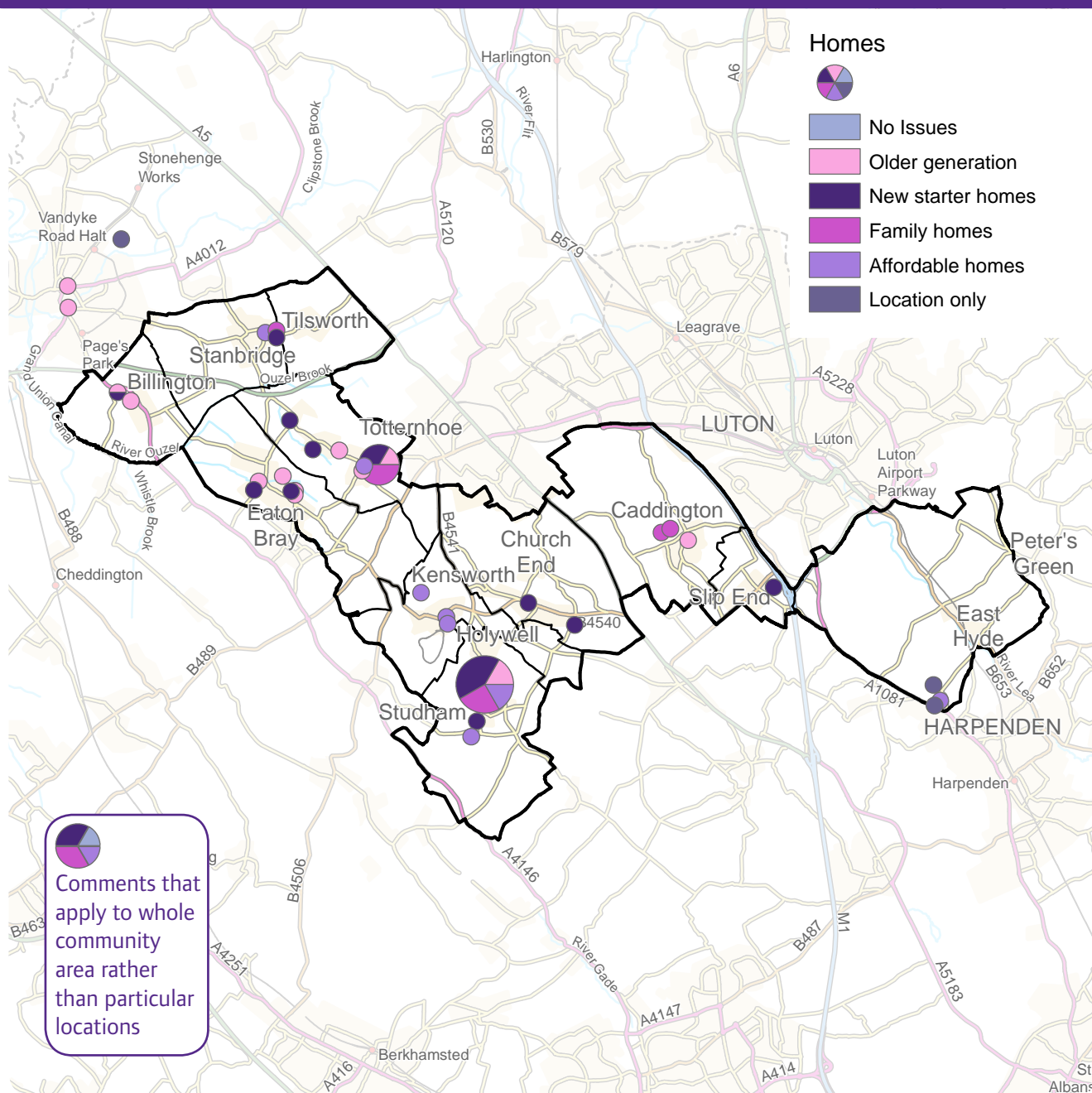
Responses indicate that there is a need for all different types of housing in the Area, but primarily for downsizing properties, affordable homes and starter homes. Many people answered that there was a need for affordable housing and new starter homes for the younger generation to stay in the area they have grown up in, including Tottenhoe, Studham, Kensworth, Whipsnade, Stanbridge and Holywell. It was also raised that there is a proven need for affordable homes at Whipsnade, with Chequers Cottage suggested as a suitable location. Another location for affordable homes was suggested off Tilsworth Road in Stanbridge.

Many people also indicated that having downsizing properties (such as bungalows) in small developments at a scale appropriate to the relevant village would mean that the older generation can stay in the village/local area but release larger homes for the younger generation to occupy. This was suggested in Eaton Bray, Tottenhoe, Studham, Caddington and Leighton Buzzard.

New Starter Homes 34%	Older Generation 27%	Family Homes 21%	Affordable Homes 19%
44% / 56%	57% / 43%	60% / 40%	38% / 62%

Single Living 0%

0% / 0%

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
- New starter homes
- Family homes
- Affordable homes
- Location only

Comments that apply to whole community area rather than particular locations

Other comments included that development is not appropriate in the Green Belt; that any new development should be limited to 5 dwellings per village; that there should be no housing north of Harpenden; that all new houses should have gardens big enough for play and gardening; and that housing is too expensive in the Area for young people and the elderly; that there are too many traveller's sites in the Area; that any development should be for all the community, including gypsies and travellers.

Trends

Provide affordable and starter homes so that families and young people can stay in the Area.

Release existing family homes by providing properties that people can downsize to (e.g. bungalows) within the Area.

Growth & Infrastructure

Feedback

86% of the people who attended the event answered one or both questions on Growth and Infrastructure. Six people answered that they currently have no issues related to Growth and Infrastructure in the Community Area.

From those who responded, the most popular category of Growth and Infrastructure that people considered is most needed in the Community Area was Utilities (at 38%), followed by Healthcare (at 26%).

Analysis

There are three locations where people felt strongly about Growth and Infrastructure; Studham, Totternhoe and Eaton Bray. Other comments were scattered across the Area, generally at village locations, with a few located outside of the Area at Leighton Buzzard and Dunstable.

In Studham, people raised various issues, with the most popular comments in relation to poor broadband speeds and mobile network coverage that require improvement, followed by a need for a village shop and that the village school needs to be supported to remain open. It was also raised that healthcare is an issue for Studham.

In Totternhoe, it was raised by the majority of people that there is a need for a local shop. Other comments raised included a need for a GP surgery in the village and that broadband and mobile network coverage is poor.
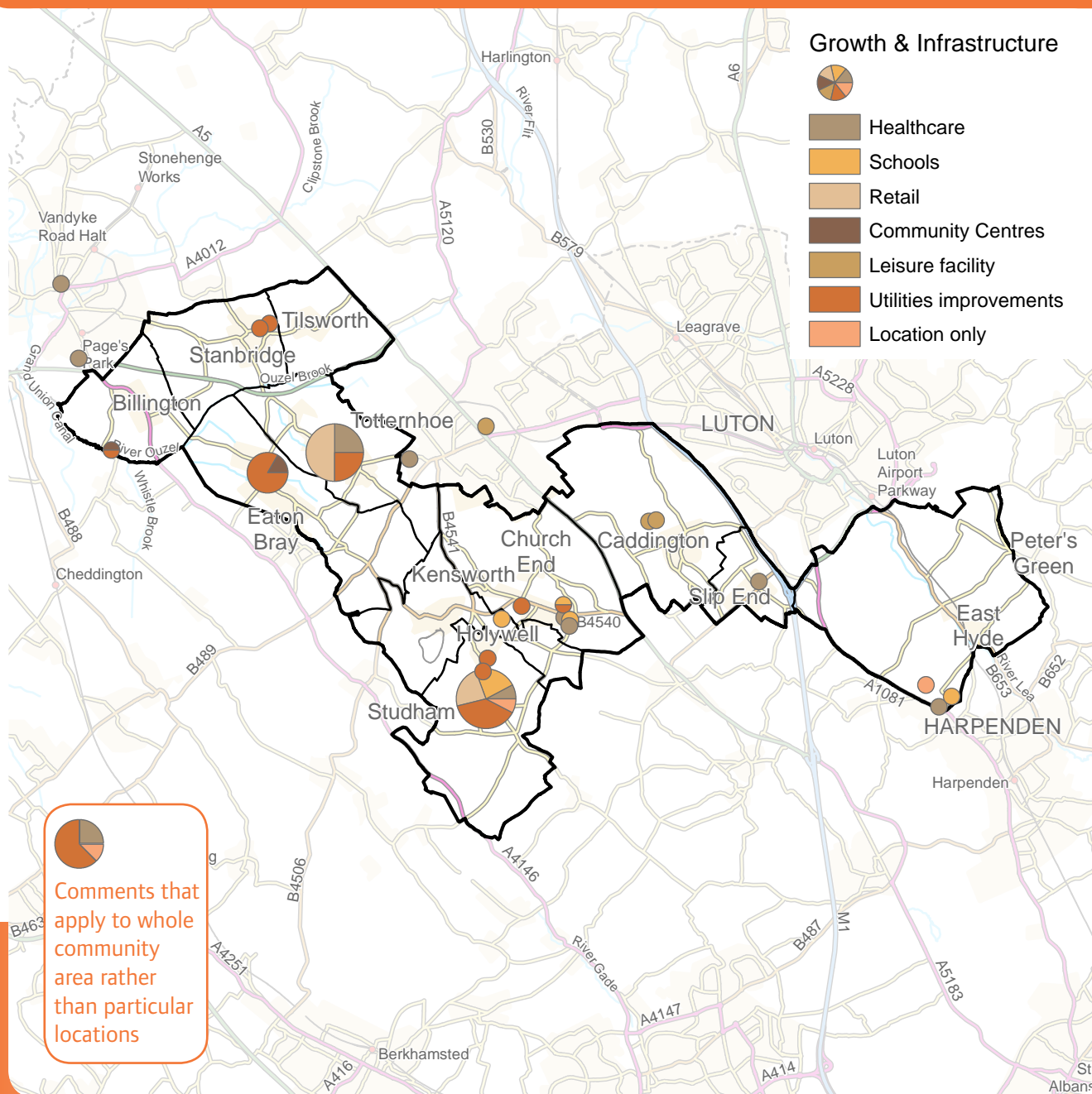
In Eaton Bray, the main concern was over flooding/drainage and subsequent issues with foul water rising in flood events. It was suggested that the sewage network was at its limit. Another person raised that it was difficult to encourage new business to the village and improvements to utilities might help.

In general, the most popular comment raised was that broadband and mobile network coverage across the Area was poor and needed improving. Following this, people identified that there is a need for a local healthcare clinic that caters for the Area, given that GP surgeries and hospitals are located in surrounding towns only.

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

Community Centre 3%

Leisure Facility 5%

Schools 11%

Retail 17%

Health Care 26%

Utilities Improvements 38%
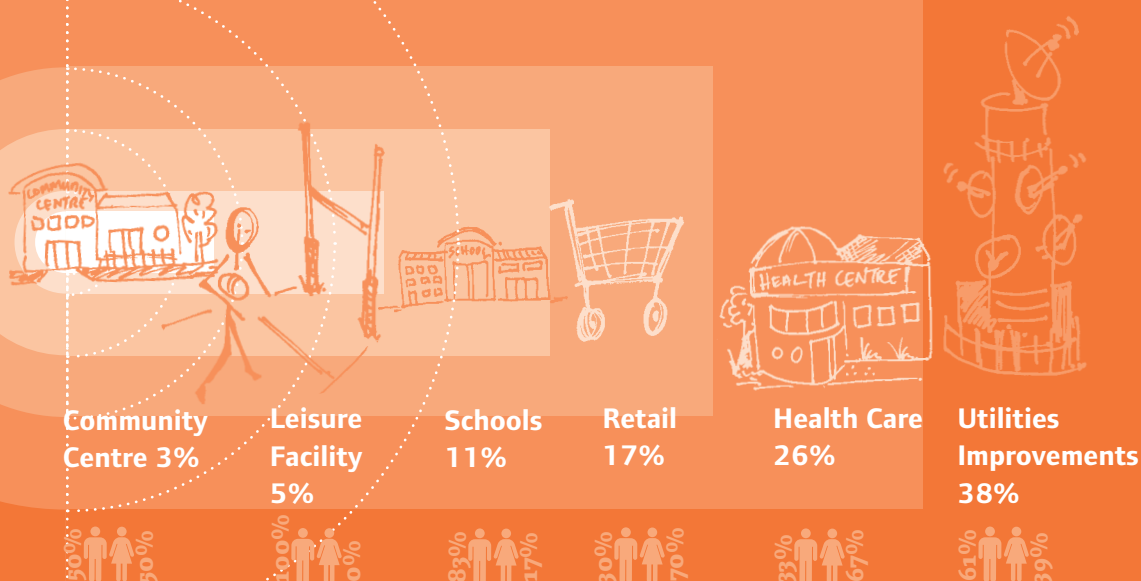
Map showing the areas where there were considered to be opportunities to provide or improve infrastructure facilities

Growth & Infrastructure

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

Comments that apply to whole community area rather than particular locations

Other comments include the loss of leisure facilities, particularly the indoor bowls at Dunstable; a need for reliable electricity supply at Kensworth; expansion and improvements to Kensworth school; bigger drains at Kensworth; and a new school that provides for the future needs of Whipsnade, Studham and Kensworth.

Trends

Broadband speeds and mobile network coverage across the Area need to be improved.

Provide a rural healthcare clinic that provides doctors and other services (such as physiotherapy) for the Community Area.

Resolve drainage and foul water issues associated with Eaton Bray.

Address the education needs for communities at Studham, Kensworth and Whipsnade.

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

- Maintain and protect the countryside, including Green Belt and AONB.

- Maintain green gaps between settlements.

Transport

- Buses - More frequent services to a broader range of destinations within the Area that link with other modes of transport.

- Vehicular - Reduce traffic levels through villages and improve pedestrian and cycle safety.

- Cycleways/Footpaths - Create network of links between villages and towns.

- Trains - Increased train service at Leighton Buzzard station with improved parking and access.

Jobs & Business

- A village shop to serve the villages of Totternhoe and Studham.

- Create small start up offices through the conversion of redundant farm buildings.

Studham Belt area space nature important AONB choose village green common development built site Totternhoe Bray countryside landscape Eaton small

train footpaths Leighton hour Totternhoe traffic route centre village Buzzard runs buses bus service Road join times Dunstable calming local encourage

businesses town office broadband job Street village small farm local rural investment shop centre Dunstable improvement area business lost mobile

The WordCloud diagrams illustrate the top twenty words used by the people who attended the drop-in event within their commentary for each growth theme. The size of the words reflect the number of people who wrote them.

Environment

- Retain, improve and create new wildlife habitats within and surrounding villages in the Area.

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

- Reduce noise and air pollution associated with flight paths to Luton Airport and traffic upon local roads.

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

Homes

- Provide affordable and starter homes so that families and young people can stay in the Area.

- Release existing family homes by providing properties that people can downsize to (e.g. bungalows) within the Area.

Growth and Infrastructure

- Broadband speeds and mobile network coverage across the Area need to be improved.

- Provide a rural healthcare clinic that provides doctors and other services (such as physiotherapy) for the Community Area.

- Resolve drainage and foul water issues associated with Eaton Bray.

- Address the education needs for communities at Studham, Kensworth and Whipsnade.

Shaping where you live 2035
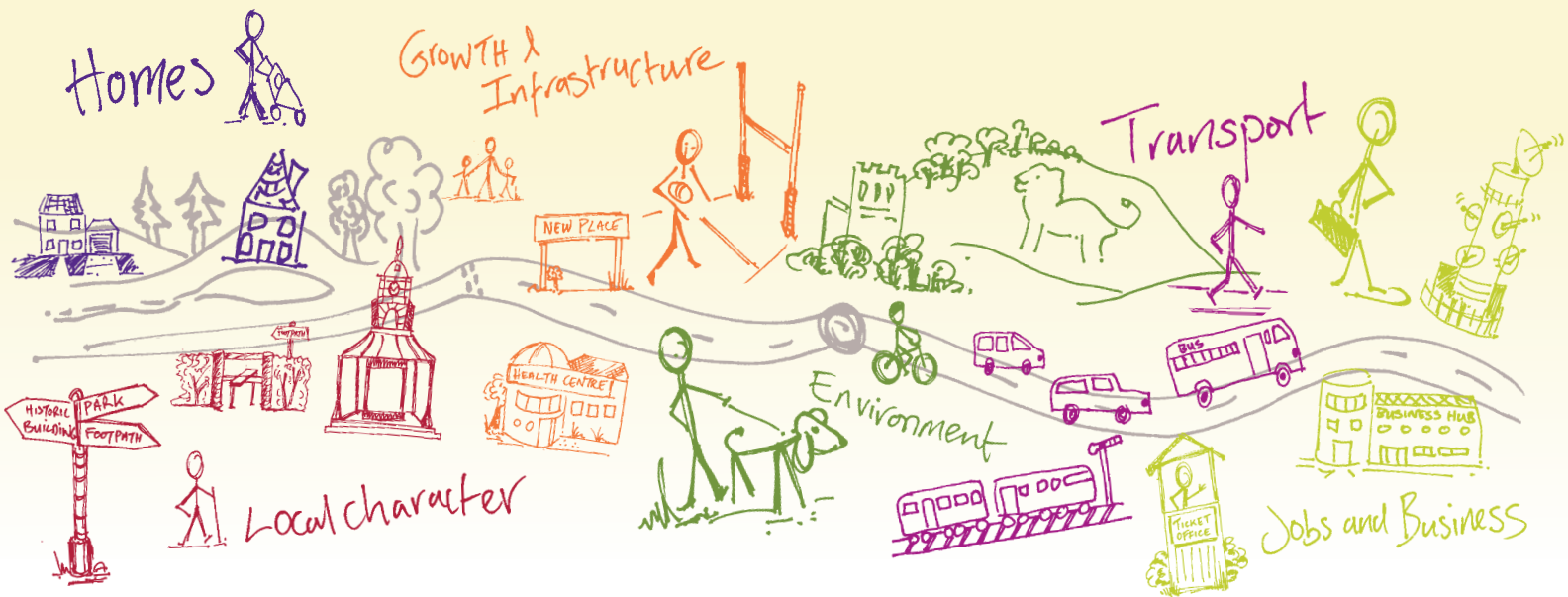
What happens next?

Community Planning is a continuing process and this Community Plan, which collates all the information gathered at the event, is the first time this type of information has been collected. There will be a series of actions arising from the Community Plan which are likely to influence or shape planning policy in the Local Plan, decisions on planning applications, and decisions on where money arising from development should be spent. These actions are identified in total within the 'Overview Statement of Community Planning' which details how they will be dealt with. Central Bedfordshire Council will seek to work in partnership with organisations including Town and Parish Councils, developers and other agencies to deliver on these actions.

For more info on community planning ...

🖱 **www.centralbedfordshire.gov.uk/community-planning**

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

🖱 **www.centralbedfordshire.gov.uk/localplan**

Disclaimer Central Bedfordshire Council is the statutory Planning Authority for the area and therefore is bound by legislation and must have regard to government guidance on planning matters.

Community Plan produced in consultation with Central Bedfordshire Council supported by www.lda-design.co.uk

Central Bedfordshire

A great place to live and work.