Shaping where you live 2035

www.centralbedfordshire.gov.uk/Communityplan

This Community Says...

Community Plan

Covering the parishes of Chalgrave, Chalton, Harlington, Sundon, Tingrith, Toddington, Westoning

Community Area 14
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.

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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.
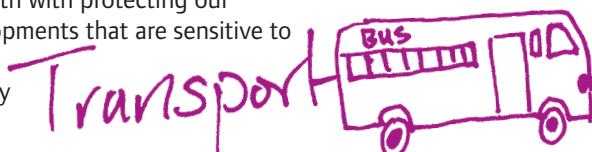
Transport

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.
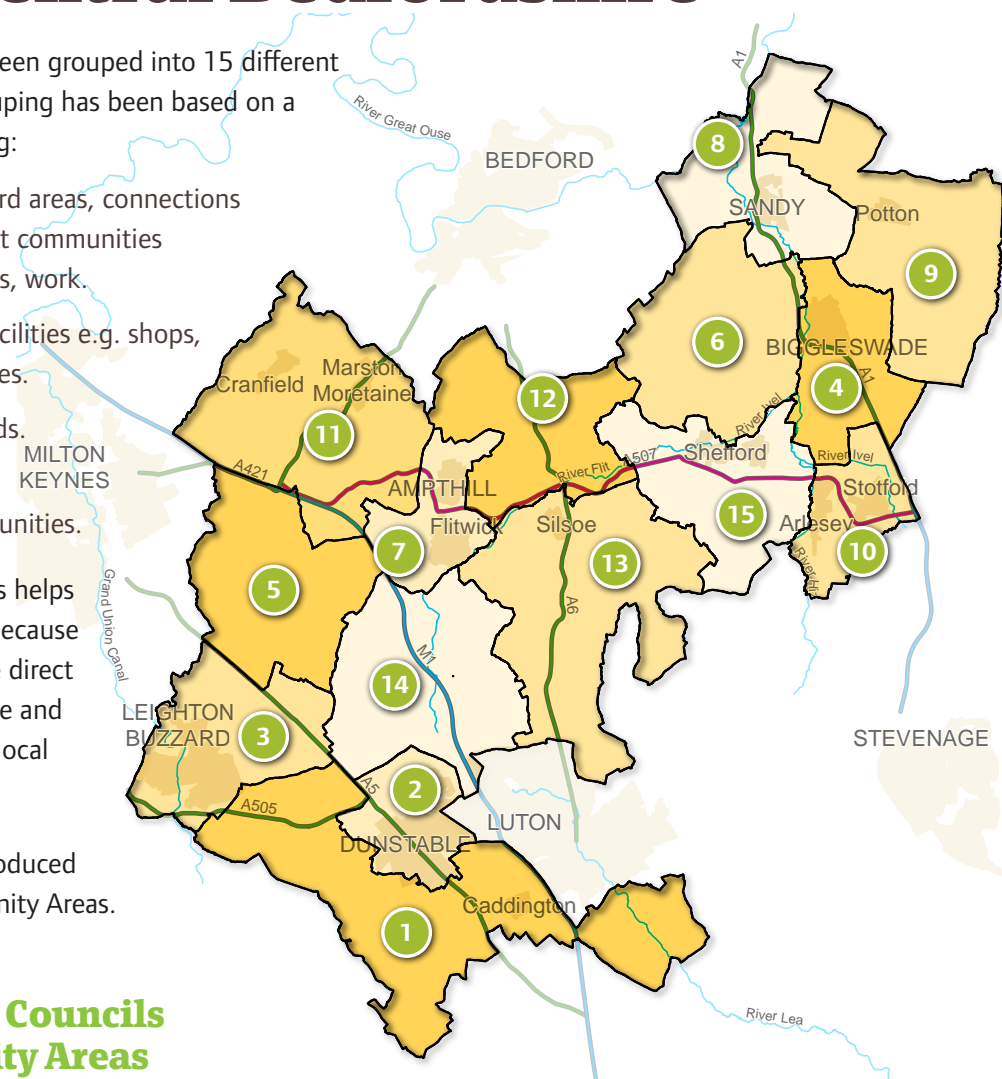
Town and Parish Councils within Community Areas

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.
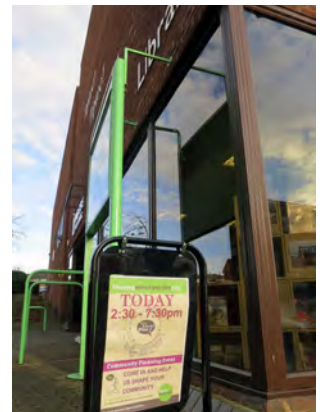
Our approach

1. Analysis

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

2. Interpretation

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

3. Hot Spots

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

4. Trends

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

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

· Placing stickers on the map without ticking a category. Where this occurred, stickers are recorded as 'Location only'.

· Ticking more than one category. Where this occurred, their choices are divided evenly across the categories within the analysis process.

· No category selection or sticker but a written response provided. Where this occurred, comments were considered at the analysis and interpretation stage.

· Sticker to represent the whole of Community Area. Where this occurred, it has been recorded in a statement box next to the map.
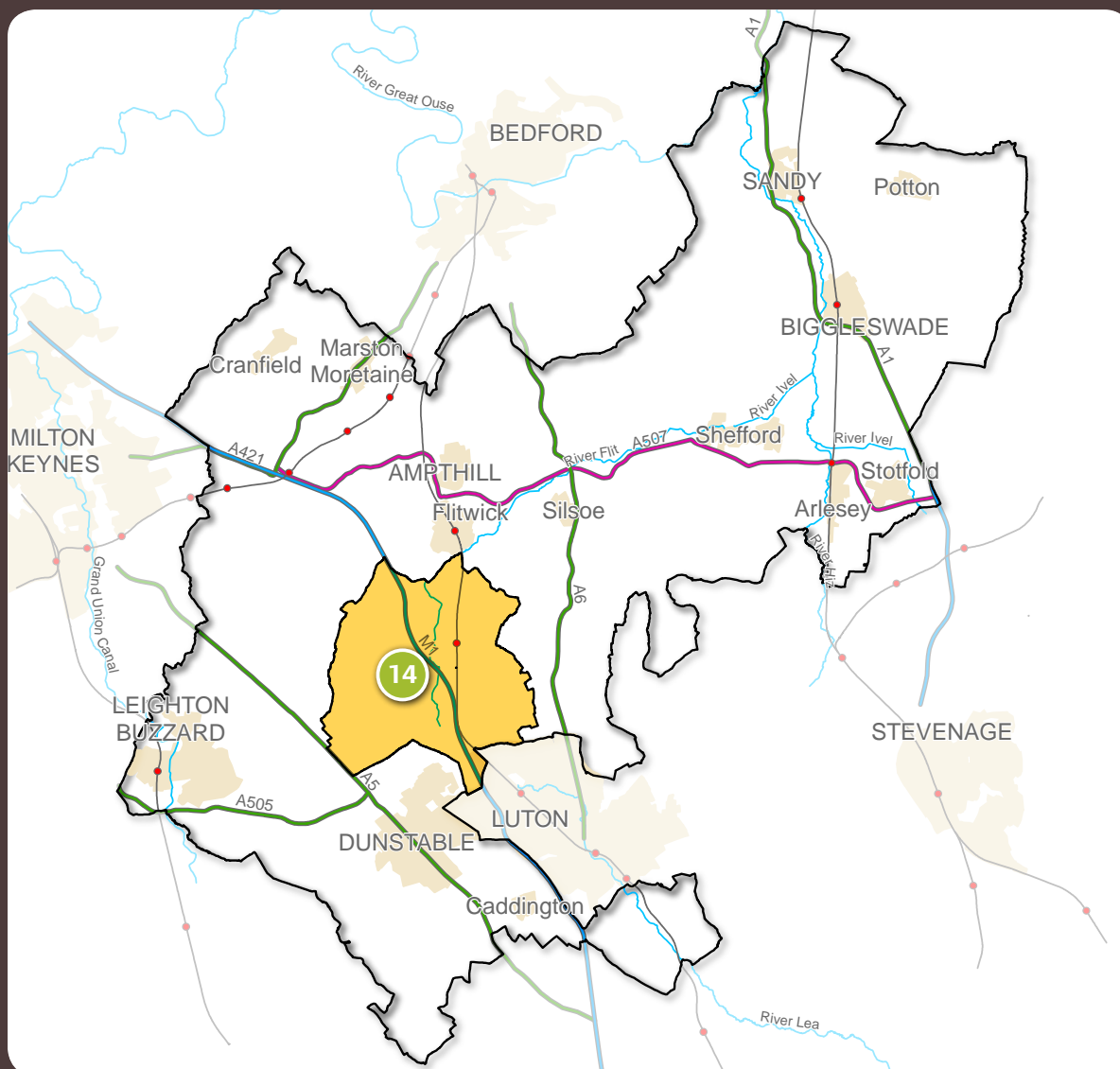
Community Area

This Community Plan relates to Community Area 14, which includes the parishes of Chalgrave, Chalton, Harlington, Sundon, Tingrith, Toddington and Westoning, as well as the villages of Tebworth, Wingfield and Fancott. This Community Area is located in the centre of Central Bedfordshire and is predominantly rural in character. The M1 divides the Area on a north-south axis, providing links to Luton to the south and Milton Keynes to the north. The A5120 also passes through Toddington and Westoning and the A6 borders the Area to the east. Luton and Dunstable lie to the south of the Area. The Midland Main Line railway cuts through the Area, with a station in Harlington. The eastern section lies within the Chilterns Area of Outstanding Natural Beauty and the whole Area is designated Green Belt.

The Area population is approximately 10,690*. This Area has an age demographic consistent with rest of Central Bedfordshire. In terms of dwelling types, this Area has a higher proportion of detached dwellings when compared to the rest of Central Bedfordshire.

Harlington, Toddington and Westoning currently have Parish Plans published or in development. Toddington has a Neighbourhood Plan in development. Chalgrave, Chalton, Sundon and Tingrith do not have Parish Plans or Neighbourhood Plans published or in development.

In total, 76 people attended the drop-in event on Wednesday 23rd November 2016 which was held at the Guide Hall in Toddington from 2.30pm until 7.30pm. People who attended were primarily from Tingrith, Toddington and Westoning. The people who attended predominantly shop in Flitwick and those who were in employment primarily work in and around the Community Area.

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

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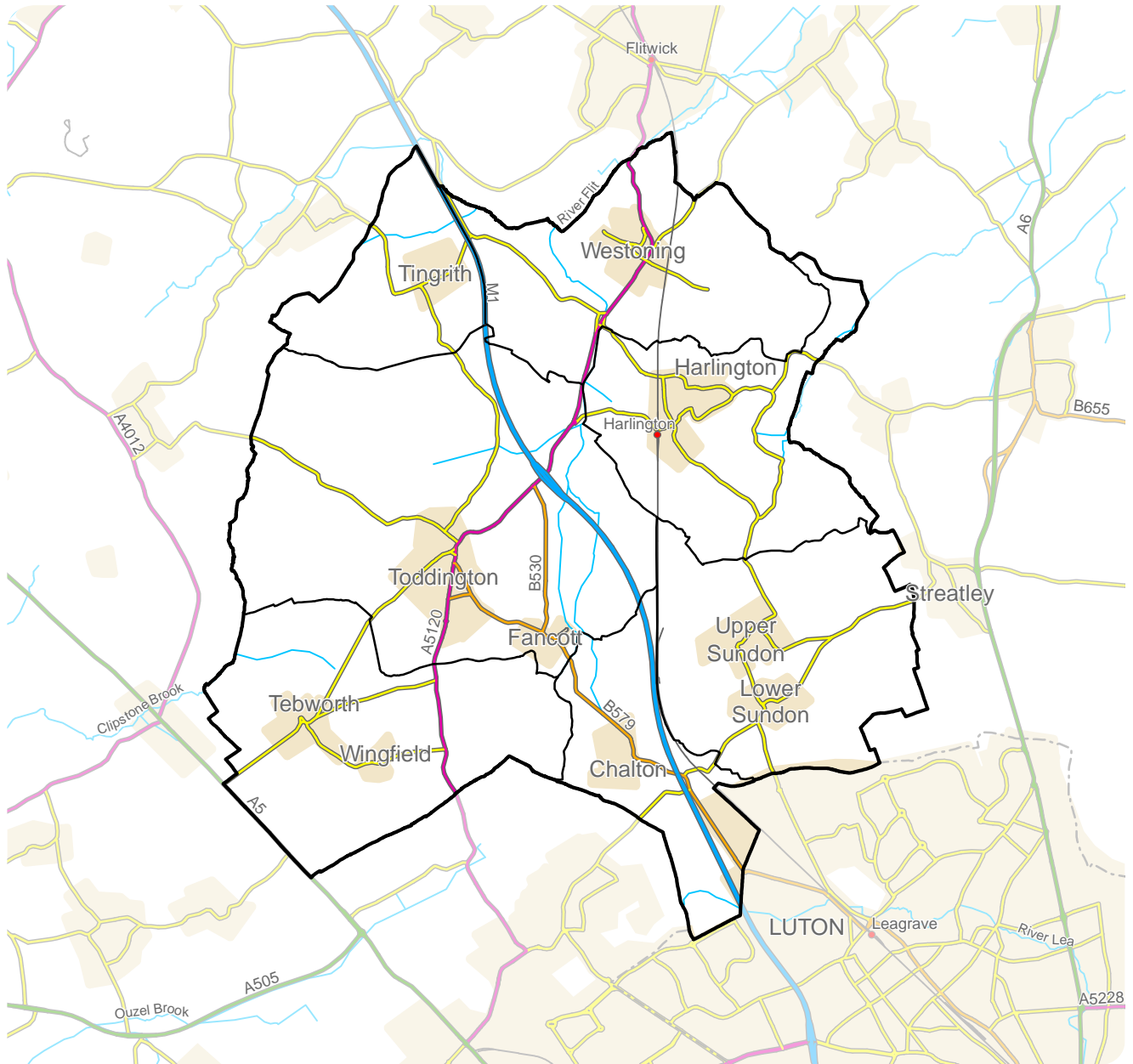
Where participants from the area live, work & shop

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

Live
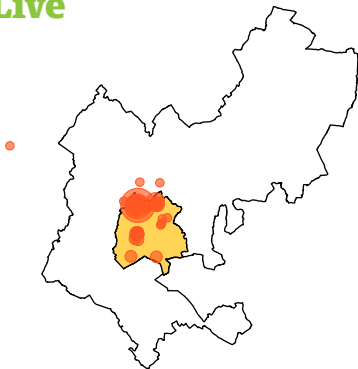
The people who visited the event mainly lived in the areas shown above, with 1 person living in Chesham, Buckinghamshire (off the map).

Work

The people who visited the event mainly worked in the areas shown above, with 1 person working in St Albans and 2 people in Watford (off the map).

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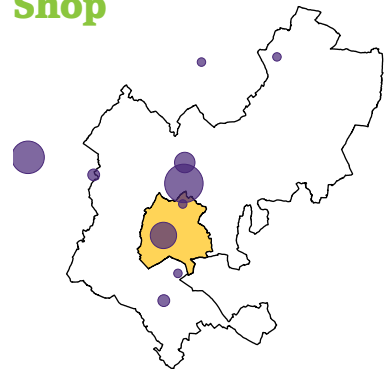
The people who visited the event shopped in the areas shown above.

Local Character

Feedback

100% of the people who attended the event answered one or both questions on Local Character. Only 2 people felt that there are no improvements to be made on Local Character within the area.

From those who responded, the most popular category of Local Character that people would like to see protected or improved was Natural Open Space (at 54%), followed by Built Heritage (at 23%).

Analysis

There were two main locations where people felt strongly about Local Character, which were Tingrith and Toddington.

Several people indicated that they considered there should be no more development in Tingrith, highlighting the importance of protecting the countryside as it provides a haven for local wildlife. It was suggested that the existing Conservation Area in the village should be extended, with a number of people suggesting that the character of the village and its surrounding rural landscape should be maintained. It was also highlighted that the footpaths and bridleways around Tingrith need to be more accurately marked and that the village green should be protected.

In relation to Toddington, the need to protect the parish church and village green, as well as a desire to re-open the Bedford Arms Pub, were all expressed. Several people highlighted that they would like to see screening of the services on the M1 with tree planting. To the south of the village, the upgrade and enhancement of both footpaths and local open space were suggested as improvements, along with the protection of Dropshort Marsh Nature Reserve.

Responses associated with Winfield and Chalton called for the protection of open spaces and Green Belt land, indicating that Houghton Regis should not encroach further north towards Hill Farm at Winfield.

Open Space – natural 54%
44% 56%

Open Space man made 13%
57% 43%

Built Heritage 23%
69% 31%

Landscape Heritage 7%
80% 20%

No Improvements 3%
50% 50%

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

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

Local Character

- No Issues
- Built Heritage
- Landscape Heritage
- Open space natural
- Open space man-made

Comments that apply to whole community area rather than particular locations

Flitwick

River Flit

Westoning

Tingrith

M1

Harlington

Harlington

A4012

B655

A5120

B530

Toddington

Fancott

Upper Sundon

Streatley

ClipstoneBrook

Tebworth

B579

Lower Sundon

A5

Wingfield

Chalton

LUTON   Leagrave

River Lea

A505

A5228

Ouzel Brook

Comments related to Sundon included an opportunity to enhance Sundon Quarry in conjunction with the proposed Rail Freight Interchange; protection of the war memorial and the enhancement of Sundon Hills country park. In Harlington, the playground was identified for protection and enhancement.

In Westoning, protection of the open spaces of the local area and its built heritage were identified as being important. This included mentions of support for the proposed Parish Room in the local church. People indicated that more space and facilities for sports were needed in the village, including football pitches.

Trends

Protection of the countryside around villages.

Protection of features important to the character of villages, such as village greens and other open spaces.

Upgrades of and enhancements to rights of way network and open spaces.

Transport

Feedback

99% of the people who attended the event answered one or both questions on Transport.

From those who responded, the most popular category of Transport that people would like to see improvements made to was to Vehicular (at 33%), closely followed by Buses (at 28%).

Analysis

Comments related to Transport were well spread throughout the Community Area, with Tingrith and Toddington being the most popular locations for responses.

A number of people answered that they would like to see speed control and traffic calming measures implemented in Tingrith and Toddington, especially to restrict the number of HGVs entering the villages. A few people highlighted a need for a roundabout at the exit from Tingrith and Wood End onto the A5120, stating that the current road infrastructure is dangerous. Several people answered that road quality needs improving in the area. Others commented that parking on Church Road in Tingrith needs managing more effectively.

Many people also answered that they would like to see bus services improved throughout the Community Area, stating that the current provision is infrequent. This included improved bus services at weekends and better links to Harlington train station, Luton Airport and Milton Keynes.

A large number of people asked for the implementation of a better cycle and footpath network throughout the Community Area, with many responses asking for cycle routes that connect Toddington with its surrounding villages and towns, particularly Harlington and its train station.

Other comments included improvements to the footpath network in Tingrith and more parking and better access at Harlington and Flitwick stations.

Categories people felt should be improved under Transport

On Foot 8%   Train 11%   Cycle 20%   Bus 28%   Vehicular 33%
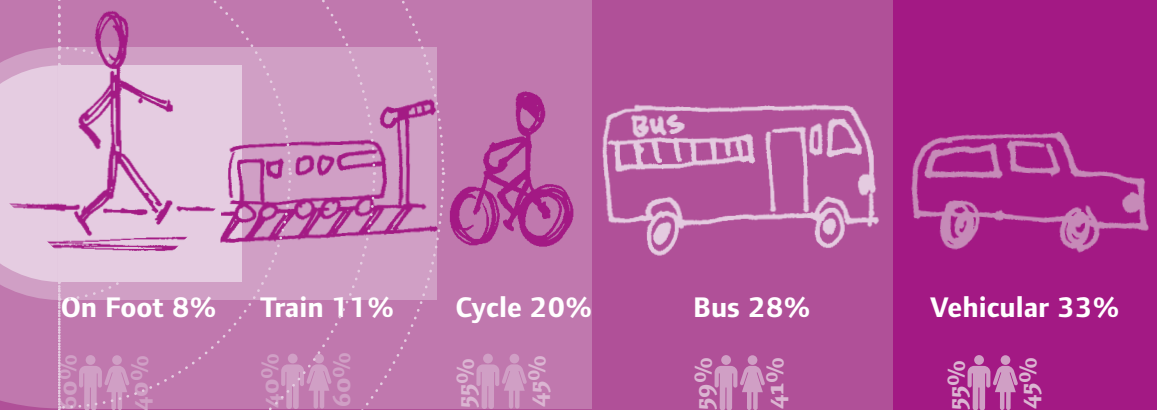
Map showing the places where particular improvements to Transport should take place

Transport

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

Comments that apply to whole community area rather than particular locations

Flitwick

Westoning

Tingrith

Harlington

Harli

Harli

Toddington

Upper Sundon

Streatley

Farcott

Lower Sundon

Tebworth

Wingfield

Chalton

LUTON   Leagrave   River Lea

River Flit

M1

A4012

A5120

B655

B530

B579

Clipstone Brook

A5

A505

Ouzel Brook

A5228

Trends

Buses - more frequent buses, particularly at weekends and to Harlington train station, Luton Airport and Milton Keynes.

Cycleways/footpaths - better cycle and footpath network, particularly between Harlington and Toddington.

Vehicular - traffic calming, restrictions to HGV movements and road surface quality.

Jobs and Business

Feedback

92% of the people who attended the event answered one or both questions on Jobs and Business

From those who responded, the most popular category of Jobs and Business that people would like to see investment made to improve within their Community Area was Small Start-up offices and High Street Development (both at 36.5%) followed by Local Retail Units (at 16%).

Analysis

There were three main areas where people felt strongly about Jobs and Business within the Community Area which were Toddington, Tingrith and, to a lesser extent, Harlington.

Responses within Toddington were largely focused along the High Street. Several people suggested that small start-up offices in Toddington would be beneficial and that low start-up costs and a centralised support network might help draw in new business. Others asked for High Street development and a greater variety of shops and offices in the centre. More car park spaces were also requested.

People in Tingrith and Harlington indicated that there is a need for small start-ups offices only and that large business development should be discouraged. Responses also indicated that there should be no development in Tingrith.

In Sundon, there were mixed opinions on the proposed Rail Freight Interchange, with responses both in favour and against, and in Westoning, there was an identified need for communal work stations with computers and printers

100%
0%

100%
0%

Industrial Parks 2%

Business Parks 9%

57%
43%

Local retail Units 16%

53%
47%

High Street Development 36.5%

46%
54%

Small Start-up 36.5%

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
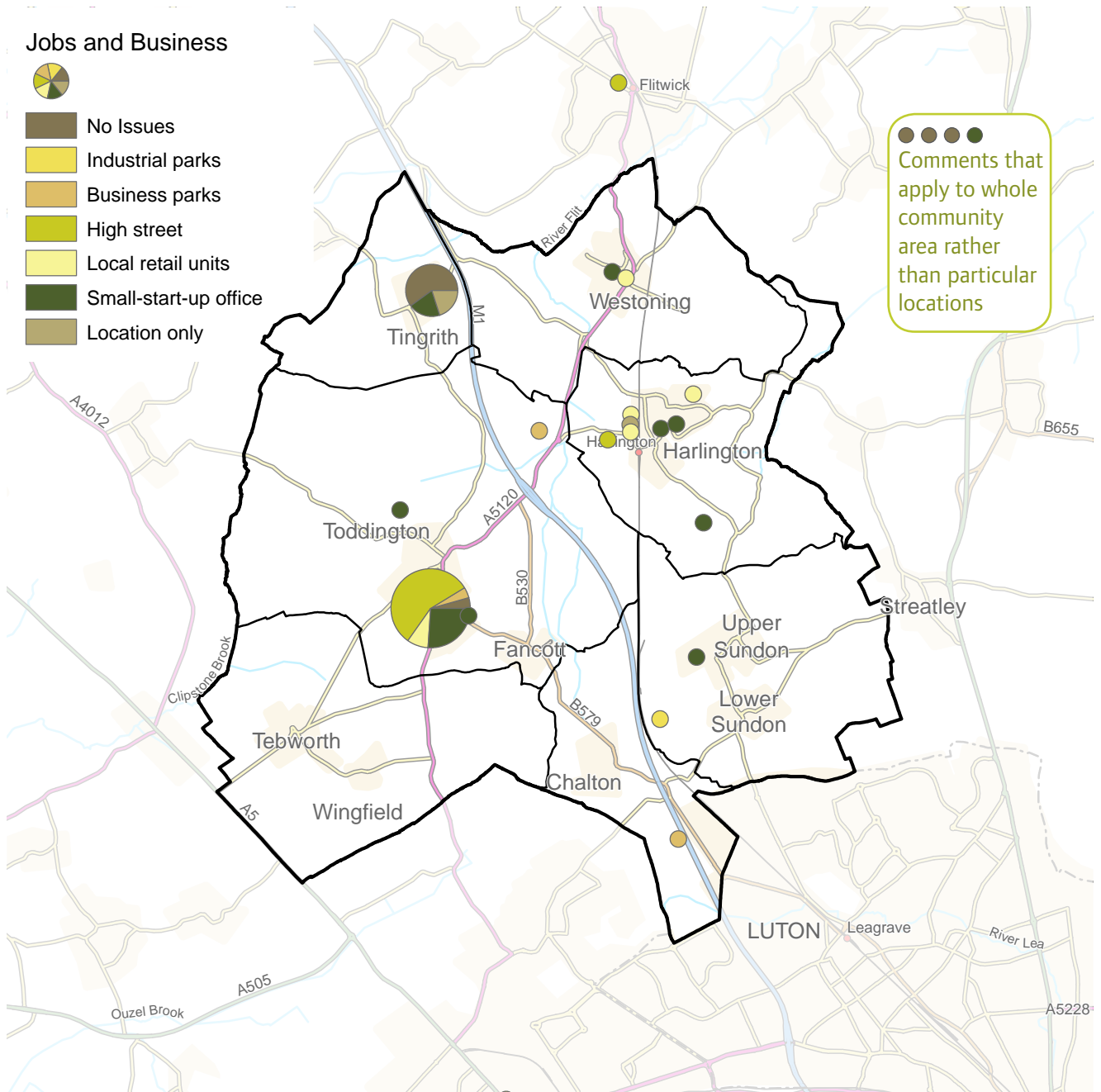
Jobs and Business

- **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

(Map showing Flitwick, Westoning, Tingrith, Harlington, Toddington, Fancott, Upper Sundon, Lower Sundon, Streatley, Tebworth, Wingfield, Chalton, Luton, Leagrave, and various roads including M1, A4012, A5120, B530, B579, B655, A5, A505, A5228; rivers including River Flit, River Lea, Clipstone Brook, Ouzel Brook)

Trends

Improvements to the amount and variety of High Street shops and offices in Toddington.

Creation of small start-up offices throughout the area, alongside the discouragement of larger business development.

Environment

Feedback

100% of the people who attended the event answered one or both questions on Environment.

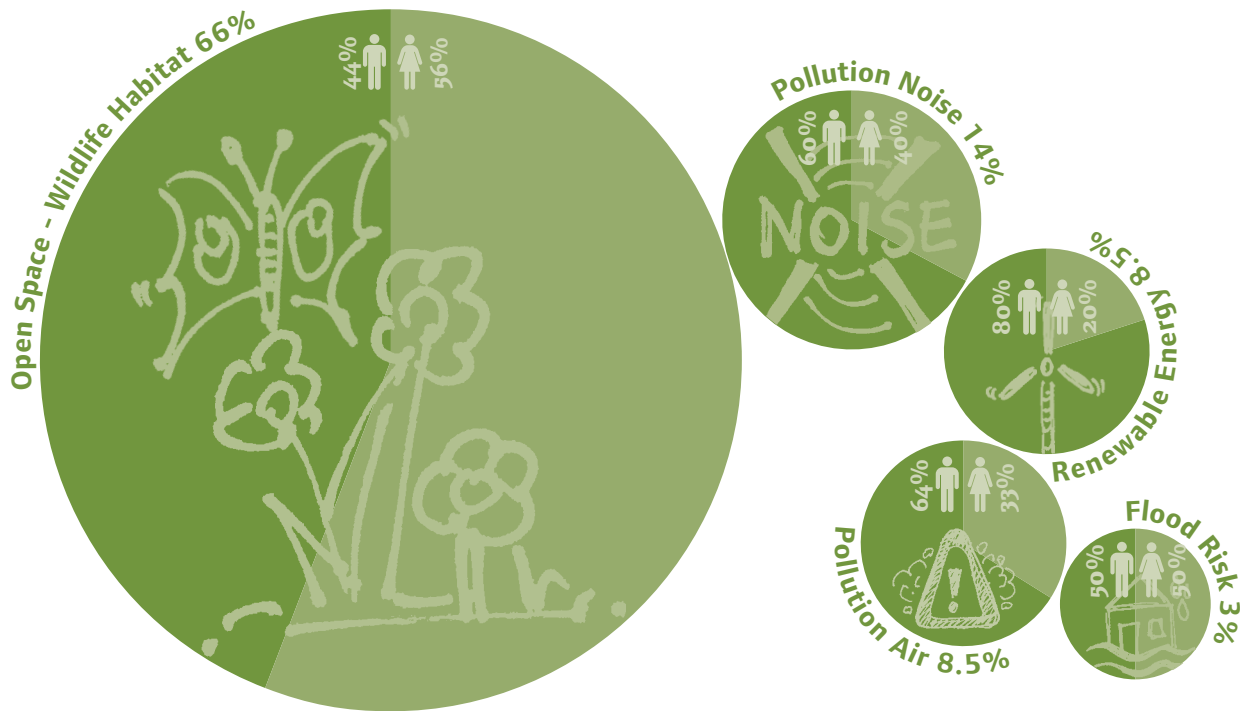From those who responded, the most popular category of Environment that people would like to see improved in the future within their Community Area was Open Space and Wildlife Habitats (at 66%) followed by Noise Pollution (at 14%).

Open Space – Wildlife Habitat 66%
44% 56%

Pollution Noise 14%
60% 40%

Renewable Energy 8.5%
80% 20%

Pollution Air 8.5%
64% 33%

Flood Risk 3%
50% 50%

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

Analysis

The three main locations where people felt strongly about issues relating to the Environment theme were Tingrith, Toddington and areas around junction 12 of the M1.

Across the whole Community Area, many people answered that they would like to see open spaces and wildlife habitat protected, with many of the responses in both Tingrith and Toddington relating to this issue. People requested greater access to the surrounding landscape and open spaces, including Bunyan's Oak, and for local footpaths and bridleways to be maintained.

Some people commented on noise pollution issues in the area, including road traffic from the M1, the railway line and air traffic from Luton Airport, particularly around junction 12 of the M1 and in Tingrith. A few people suggested that barriers along the M1 might help to address this and several people who placed their stickers in Toddington suggested that a lorry ban may help with local noise pollution issues. Other people mentioned that air pollution is also a concern.

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

Comments that apply to whole community area rather than particular locations

Flitwick

River Flit

M1

Tingrith

Westoning

Harlington

Harlington

B655

A4012

A5

B530

Toddington

Fancott

B579

Upper Sundon

Lower Sundon

Streatley

Clipstone Brook

Tebworth

Wingfield

A5

Chalton

LUTON   Leagrave

River Lea

A505

Ouzel Brook

A5228

Other comments included a need for more solar and wind energy in the area; methods of reducing littering; getting rid of Toddington sewage pit; better flood risk assessment and drain blockage issues in Westoning. Others asked for tree screening around Toddington services as well as the introduction of cut-off lighting throughout the entire county.

Trends

Protection of open spaces and wildlife habitats.

Improved access to the surrounding landscape.

Improvements in relation to noise and air pollution from the M1.

Homes

Feedback

89% of the people who attended the event answered one or both questions on Homes.

From those who responded, the most popular categories of Homes that people considered were needed within their Community Area was Family Homes and Affordable Homes (both at 33%) followed by Older Generation Homes and New Starter Homes (both at 15%).

Analysis

There were four main areas where people felt strongly about the provision of Homes within the Community Area, which were Tingrith, Toddington, Harlington and Westoning.

The consensus across much of the Community Area was that there is a need for all of the different types of housing. Many people answered that there is a need for more affordable housing in the area to encourage the younger generation and new families to stay in the areas they grew up in. Others suggested a need for older generation homes in order to free up larger homes for younger families who are looking to upsize. Additional comments indicated that this could be resolved by building more family homes.

In Tingrith, several people stated that they would not like housing development in the area as it would affect the local character. People also highlighted that any new development should be small scale and must be in keeping with the nature of the villages.

Other comments included that housing development in Toddington was unnecessary due to recent housing development in Houghton Regis.

Family Homes 33%

67%
33%

Affordable Homes 33%

53%
47%

New Starter Homes 15%

63% 38%

Older Generation 15%

38% 63%

Single Living 4%

50% 50%

Types of homes people consider to be needed within the area
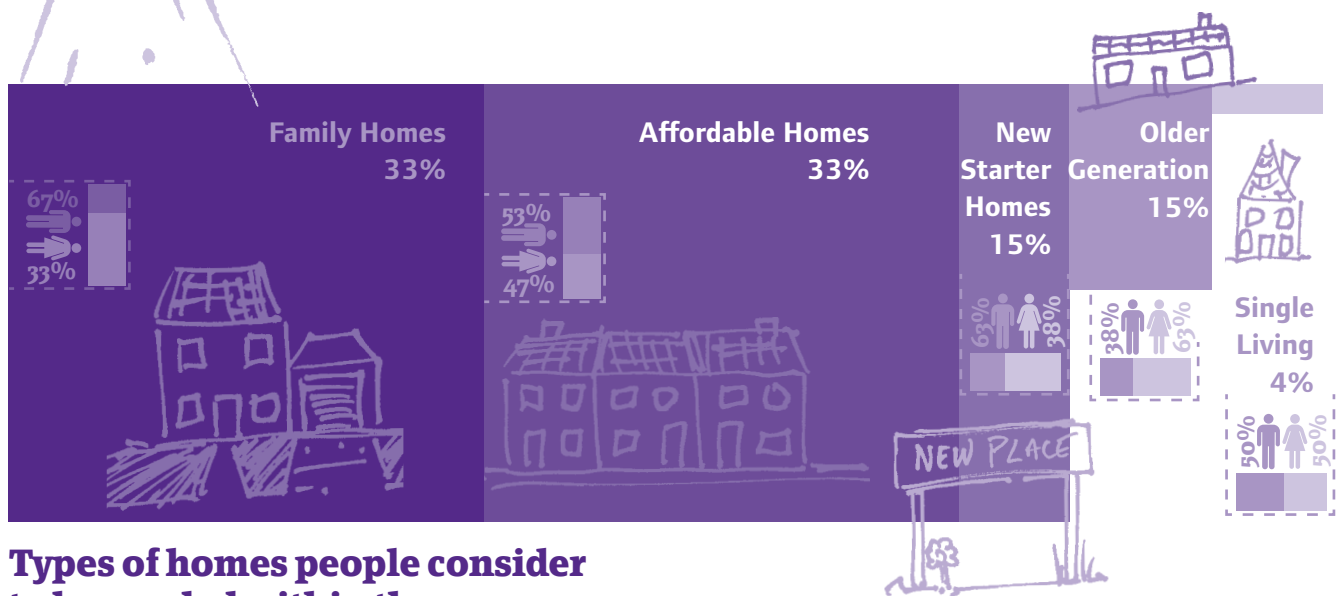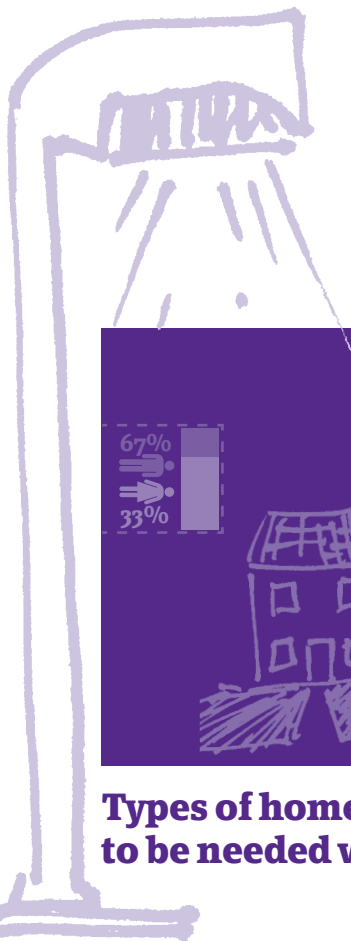
Map showing the places where there were considered to be opportunities to provide new homes

Homes

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

Comments that apply to whole community area rather than particular locations

Flitwick

Westoning

Tingrith

Harlington

Harlington

Toddington

Fancott

Upper Sundon

Streatley

Tebworth

Lower Sundon

Wingfield

Chalton

LUTON   Leagrave
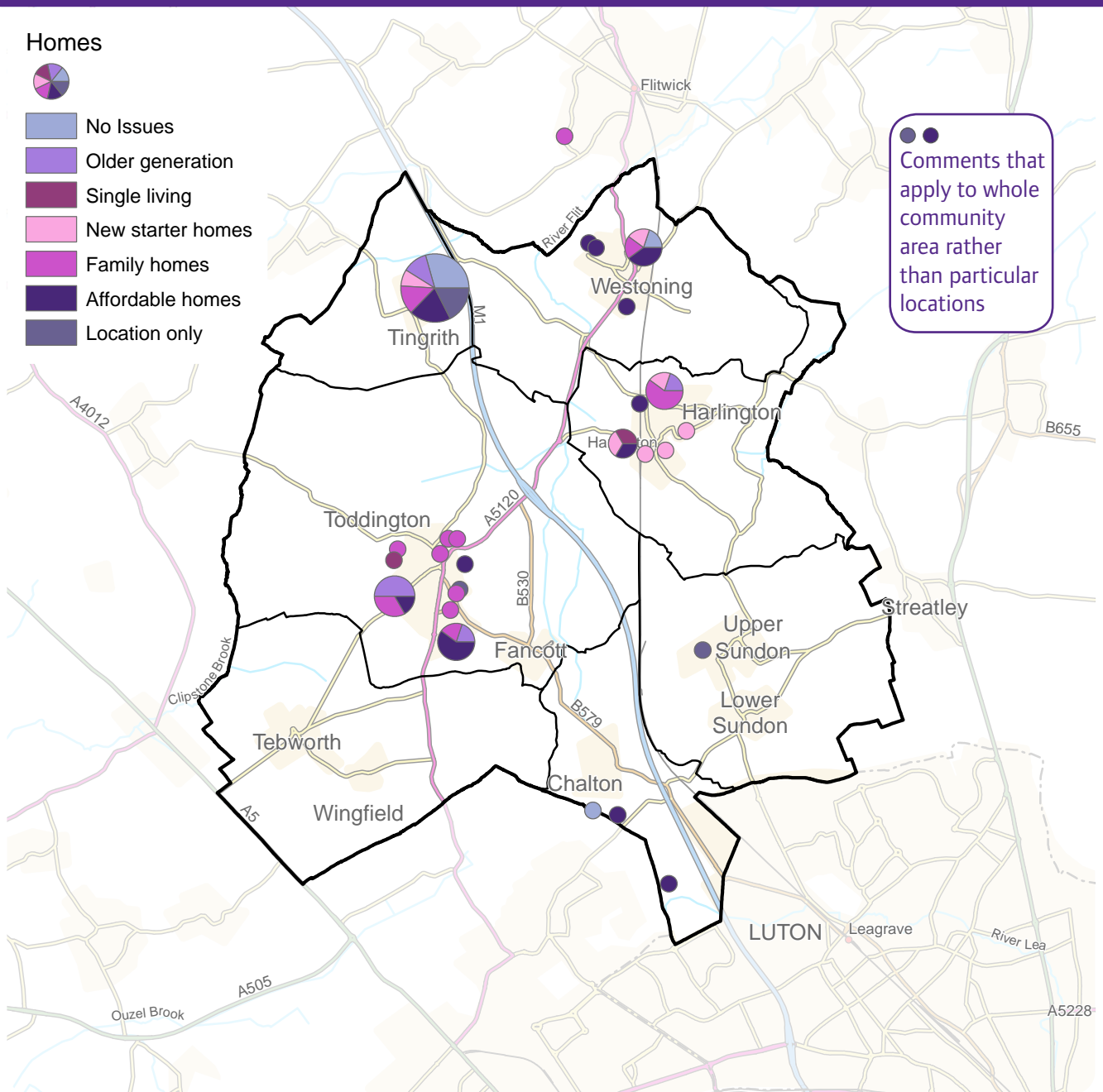
Trends

Provide a range of different housing types is required to allow locals to continue living in the areas where they grew up.

Provide older generation homes in order to free up larger homes for younger families.

New development should be small scale and in keeping with the nature of the villages.

Growth & Infrastructure

Feedback

97% of the people who attended the event answered one or both questions on Growth and Infrastructure.

From those who responded, the most popular category of Growth and Infrastructure that people considered was needed was Utilities Improvements (at 45%) followed by Healthcare (at 17%).

Analysis

There were three main areas where people felt strongly about Growth and Infrastructure which were Tingrith, Toddington and Harlington. There were also smaller concentrations of responses in Westoning and Wingfield.

People whose answers were related to Tingrith highlighted a need for better broadband, as well as a need for a gas supply to the village. Other comments included a need for better access to community facilities, potentially in the form of a community centre in the village; concern over the number of power cuts; and a need for drains to be cleared in Church Road.

In Toddington, people responded that they would like to see greater provision of leisure facilities as well as more comprehensive healthcare, given a growing population. Others asked for an improved retail offer including a butcher's, restaurants and a local post office.

In Harlington, people answered there was a need for more shops, more youth and social clubs, utilities improvements, leisure facilities near the train station, better drainage and improved broadband.

Answers related to Westoning included a need for a new burial site, improved healthcare provision and a new village hall. Others were concerned that the local school needs better facilities and that its play spaces are not secure.

People answered there is a need for improved broadband in Wingfield. Other responses included a request for an off-road motorcycle facility near Sundon and a local school in Sundon if the population of Upper Sundon increases.

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

Community Centre 8%	Retail 9.5%	Schools 9.5%	Leisure Facility 11%	Health Care 17%	Utilities Improvements 45%
75% 25%	40% 60%	67% 33%	83% 17%	64% 36%	38% 62%

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

Growth & Infrastructure

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

Comments that apply to whole community area rather than particular locations

Flitwick

Westoning

Tingrith

Harlington

Harlington

Toddington

Upper Sundon

Streatley

Fancott

Lower Sundon

Tebworth

Chalton

Wingfield

LUTON   Leagrave

Trends

Improvements to broadband throughout the Area.

Greater provision of leisure and community facilities.

Improved healthcare provision.

Improvements to utilities provision, particularly gas supply in smaller villages.

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

- Protection of the countryside around villages.

- Protection of features important to the character of villages, such as village greens and other open spaces.

- Upgrades of and enhancements to rights of way network and open spaces.

- Screening of the services on the M1

Transport

- More frequent buses, particularly at weekends and to Harlington train station, Luton Airport and Milton Keynes.

- A better cycle and footpath network, particularly between Harlington and Toddington.

- Traffic calming and restrictions to HGV movements through villages

- Improvements to road surface quality.

Jobs & Business

- Improvements to the amount and variety of High Street shops and offices in Toddington.

- Creation of small start-up offices throughout the area, alongside the discouragement of larger business development.

conservation **access** **green** **countryside** **church** Tingrith facilities building **village** feel **area** Parish **protect** open Footpaths space Westoning **development** Hill **preservation**

rail **access** **village** route **Flitwick** Road Westoning **Tingrith** Improve service car **Harlington** **Toddington** cycle **station** Tebworth bus **parking** safe traffic

retail **Tingrith** **shops** **parking** **street** home **small** **Toddington** business work suitable units area **village** broadband centre local office businesses access

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

- Protection of open spaces and wildlife habitats.

- Improved access to the surrounding landscape.

- Improvements in relation to noise and air pollution from the M1.

Homes

- Providing a range of different housing types is required to allow locals to continue living in the areas where they grew up.

- Providing older generation homes in order to free up larger homes for younger families.

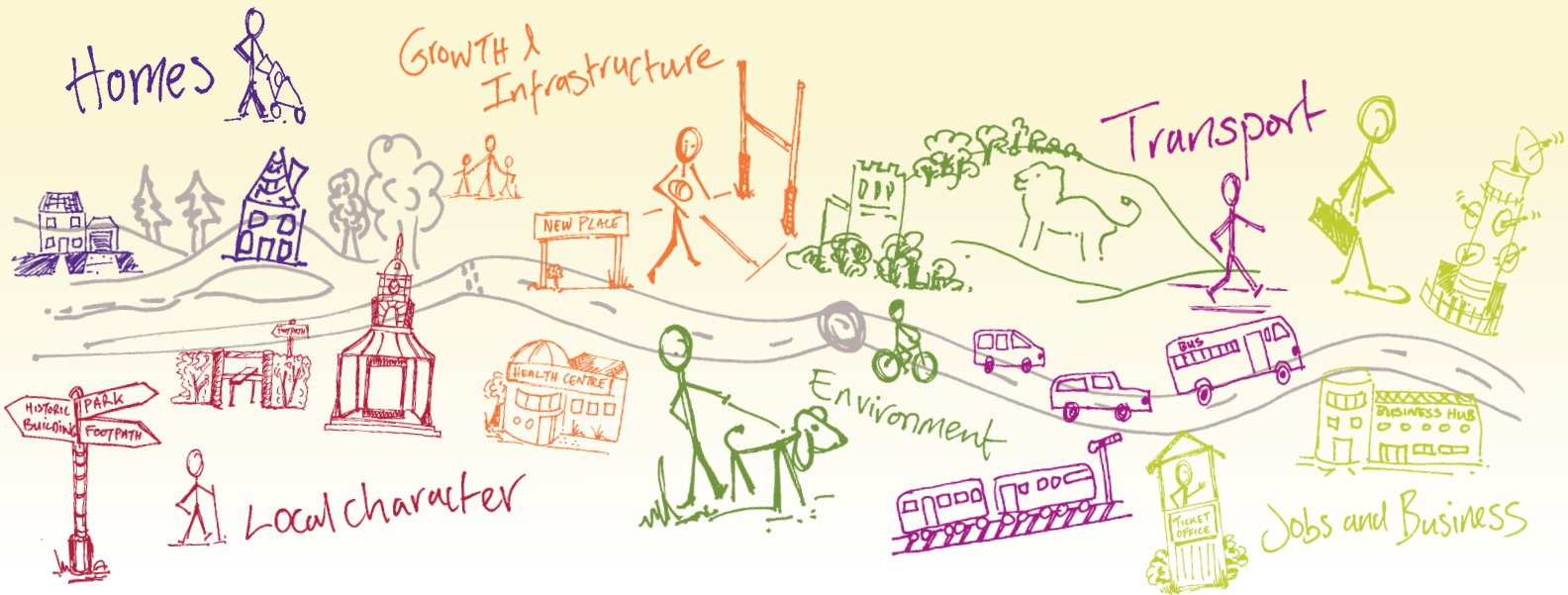- New development should be small scale and in keeping with the nature of the villages.
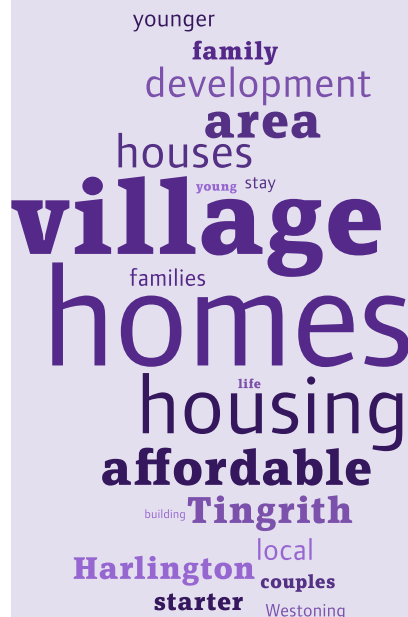
Growth and Infrastructure

- Improvements to broadband services throughout the Area.

- Greater provision of leisure and community facilities.

- Improved healthcare provision.

- Improvements to utilities provision, particularly gas supply in smaller villages.

village maintain Westoning Farm local Road habitat green open air area wildlife country noise space flood character traffic important motorway

younger family development area houses village young stay families homes life housing affordable building Tingrith local Harlington couples starter Westoning

residents power Westoning local facilities school improvement support area broadband village gas access church centre poor improved Telecom provision present

Shaping where you live 2035

Homes · Growth & Infrastructure · Transport · Local character · Environment · Jobs and Business

What happens next?

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

For more info on community planning ...

www.centralbedfordshire.gov.uk/community-planning

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

www.centralbedfordshire.gov.uk/localplan

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

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

Central Bedfordshire

A great place to live and work.