Shaping where you live 2035

This Community Says...

Community Plan

Covering the parishes of Dunstable, Houghton Regis

Community Area 2

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.
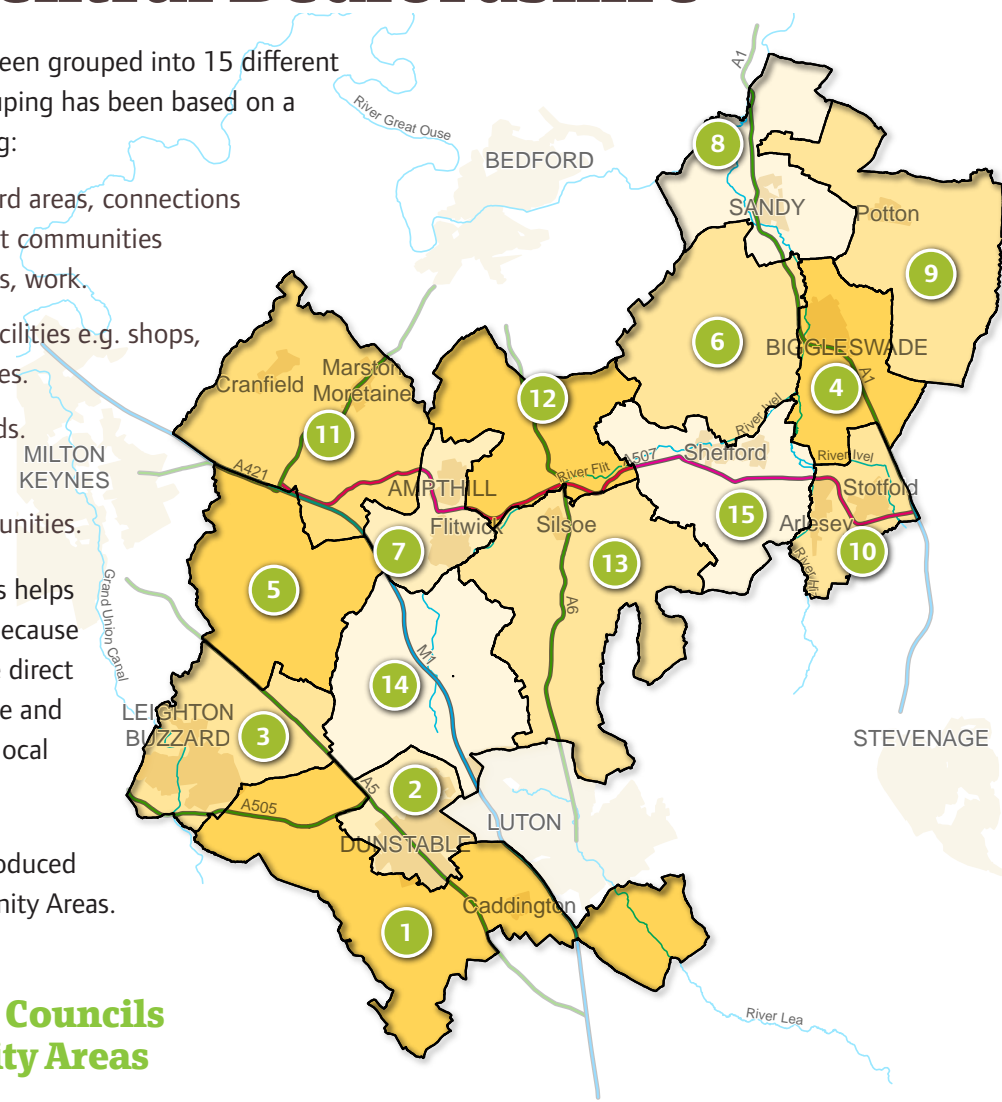
Town and Parish Councils within Community Areas

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
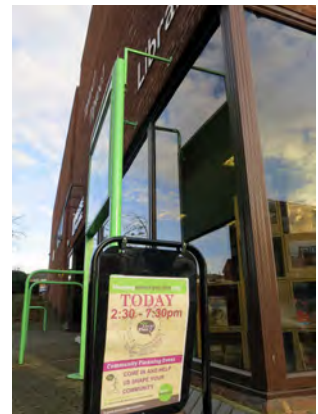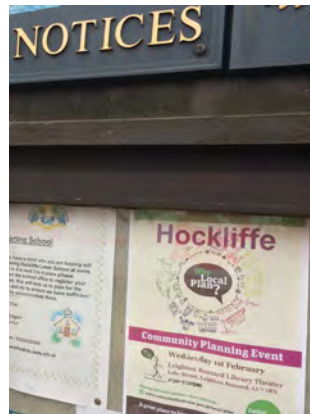
1. Analysis

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 within Central Bedfordshire
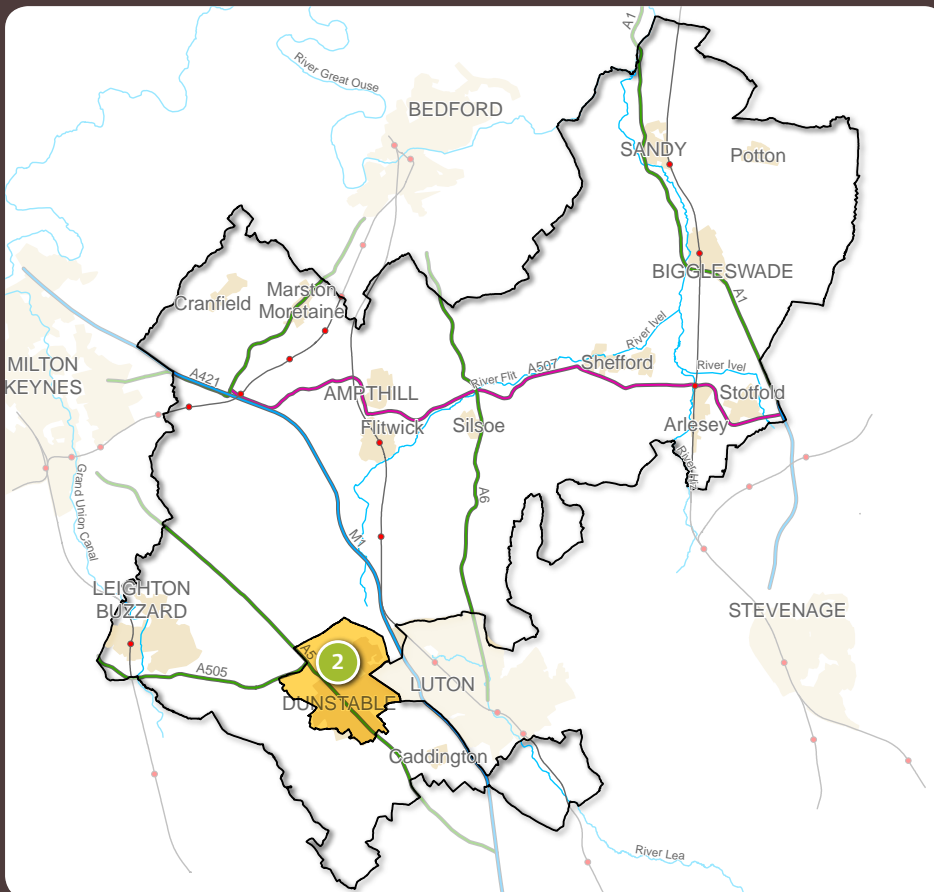
Community Area

This Community Plan relates to Community Area 2, which includes the parishes of Dunstable and Houghton Regis. This Community Area is located towards the south of Central Bedfordshire and includes the major towns of Dunstable and Houghton Regis. The Community Area is located to the west of Luton. The Area is divided by the A5 and contains the western end of the Luton guided busway. A new road link between the M1 and the A5, to the north of Houghton Regis, has recently opened. The eastern boundary of the Area runs parallel with the M1, and the southern boundary borders the Chilterns Area of Outstanding Natural Beauty. The whole of the undeveloped part of the Area is currently designated Green Belt.

The Area population is approximately 53,530*. This Area has an age demographic consistent with the rest of Central Bedfordshire. In terms of dwelling types, when compared to the rest of Central Bedfordshire, the Area has less detached housing.

Dunstable does not currently have a Parish or Neighbourhood Plan in development. Houghton Regis has a town plan covering Parkside and Tithe Farm and is working on a Neighbourhood Plan. In addition to the aforementioned, various projects and strategies have been produced with the aim of improving and developing the Area, including:

- Dunstable Masterplan
- Dunstable High Street Project and Improvement Scheme
- Dunstable Leisure Centre and Dunstable Library redevelopment
- Priory View independent living scheme
- Luton to Dunstable Guided Busway
- Houghton Regis masterplan
- A5–M1 link road
- Woodside link

In total, 55 people attended the drop-in event on 2nd March 2017 which was held in Bedford Square, Houghton Regis from 2.30pm to 7.30pm. All parts of the Area were represented with the highest number of attendees being from Houghton Regis. The people who attended mainly shop in Houghton Regis and Dunstable and those who were in employment primarily work in the Community Area or in nearby towns.

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

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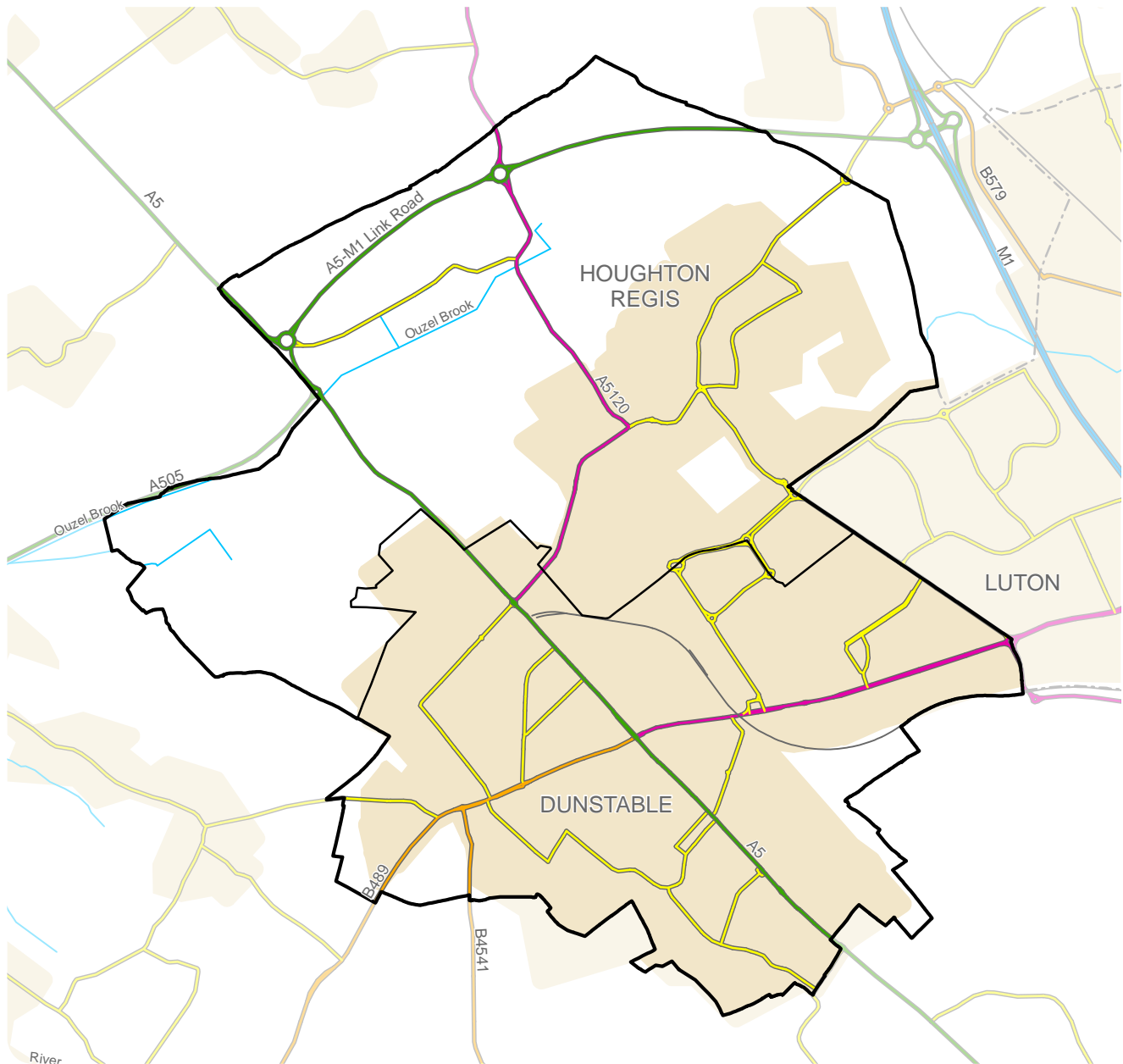
Where participants from the area live, work & shop

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

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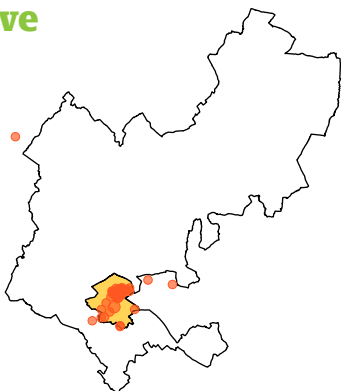
The people who visited the event mainly lived in the areas shown above, with 1 person living in Chesham, Buckinghamshire (off the map).

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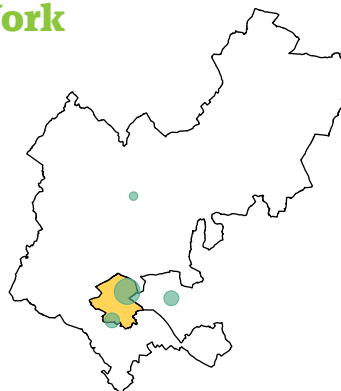
The people who visited the event mainly worked in the areas shown above, with 1 person working in St Albans and 2 people in Watford (off the map).

Shop

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

Local Character

Feedback

89% of the people who attended the event answered one or both questions on Local Character. One person answered that they thought there are no improvements to be made to Local Character. Three people answered that they currently have no issues related to Local Character in the Community Area.

From those who responded, the most popular category of Local Character that people considered needed to be protected or improved is Natural Open Space (at 40%), followed by Man Made Open Space (at 29%).

Analysis

The main locations where people felt strongly about Local Character were Houghton Hall Park and Dunstable town centre as well as the whole Community Area in general.

The majority of people commented on protecting all open space in the area, including both natural open space such as the countryside and man-made open space such as parks. In Dunstable, people answered that they would like to see investment made in conservation areas and parks protected across the whole Area. In Houghton Regis, people commented on preventing loss of identity by protecting open areas such as the Village Green, Windsor Drive, Houghton Hall Park and Parkside Campus. One person commented on ensuring open spaces were incorporated into new development north of Houghton Regis.

A number of people commented on protecting built heritage within the Community Area. Comments relating to Dunstable included investing in all listed buildings, promoting Priory Church as a tourist attraction and preserving local ancient monuments. In Houghton Regis, one person commented on refurbishing Red House for use as a museum.

Open Space – natural 40%

54% / 46%

Open Space man made 29%

11% / 89%
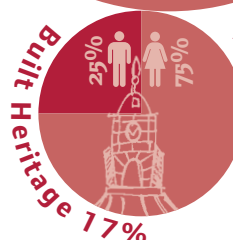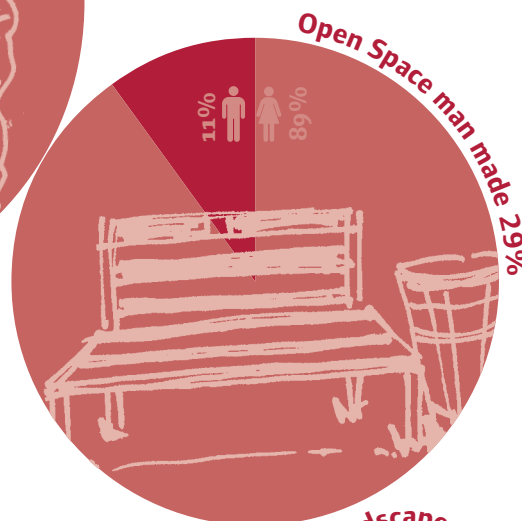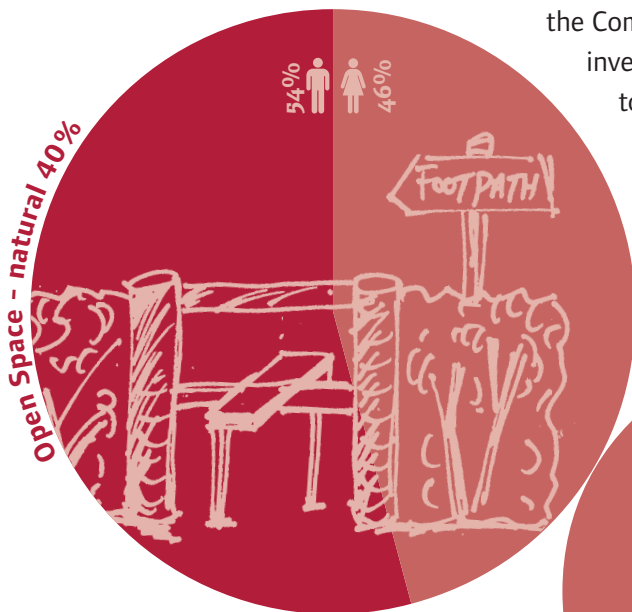
Categories that people felt should be protected or improved under Local Character

Built Heritage 17%

25% / 75%

Landscape Heritage 13%

60% / 40%

No Improvements 1%

0% / 0%

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

Comments that apply to whole community area rather than particular locations

Local Character

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

HOUGHTON REGIS

LUTON
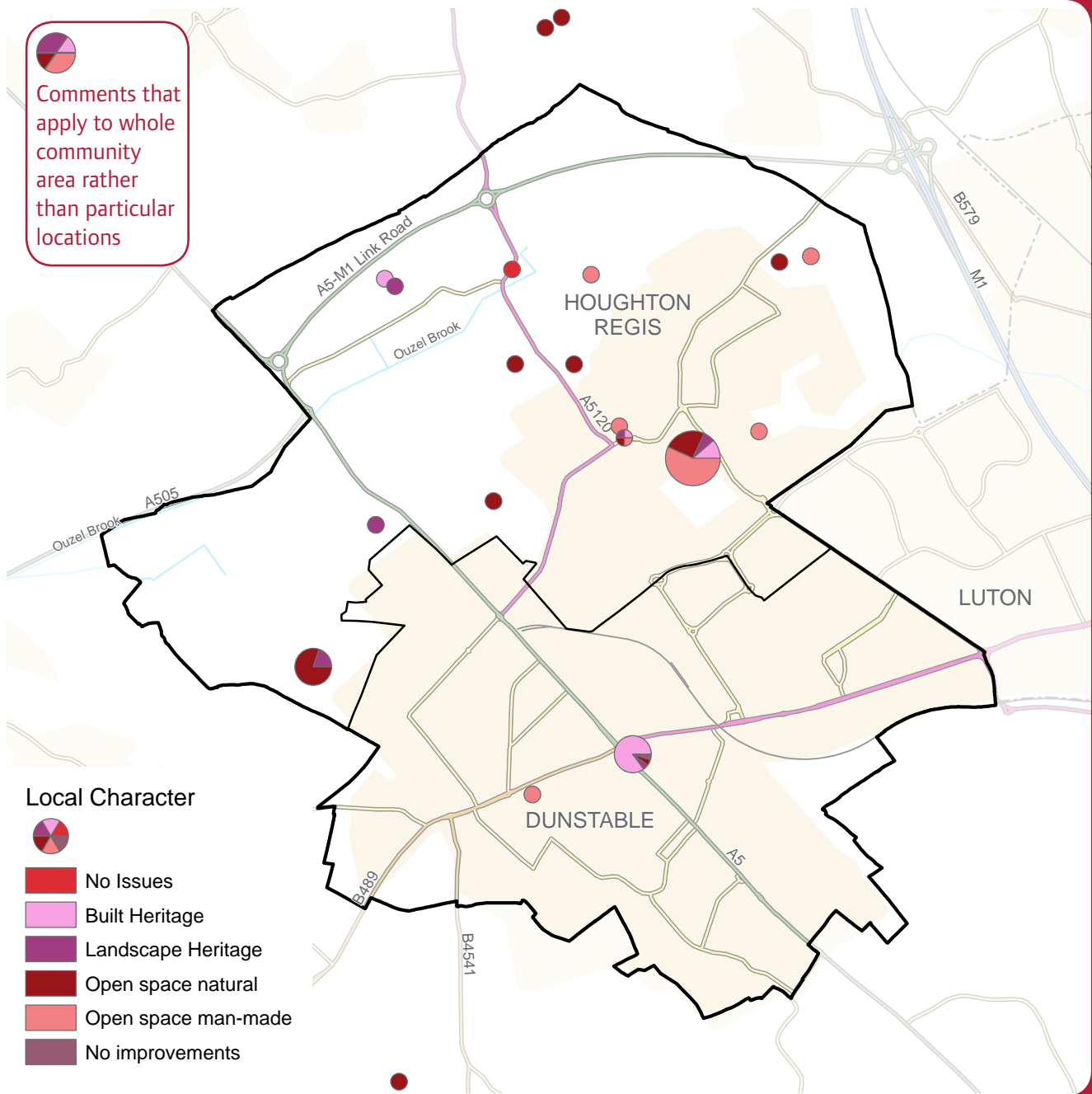
DUNSTABLE

Other comments included protecting Maiden Bower and Sewell Nature Reserve; protecting Oakwell Park; improving the facilities around Bluewaters Woodland; creating a safer space for families near the pit/reservoir between Dunstable and Houghton Regis; retaining open countryside north of the Community Area; and protecting walking areas such as Dunstable Downs.

Trends

Maintain, protect and enhance parks within existing built up areas of Houghton Regis and Dunstable to prevent loss of identity.

Protect and invest in listed buildings and ancient monuments within the Area as potential tourist attractions.

Generally, maintain and protect the surrounding countryside of Houghton Regis and Dunstable.

Transport

Feedback

85% of the people who attended the event answered one or both questions on Transport. Six people 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 considered needed improvements made to is Vehicular (at 35%), followed by Buses (at 27%).

Analysis

The main locations where people felt strongly about Transport were the A5 through Dunstable (particularly along High Street North), Houghton Road and Bedford Square in Houghton Regis.
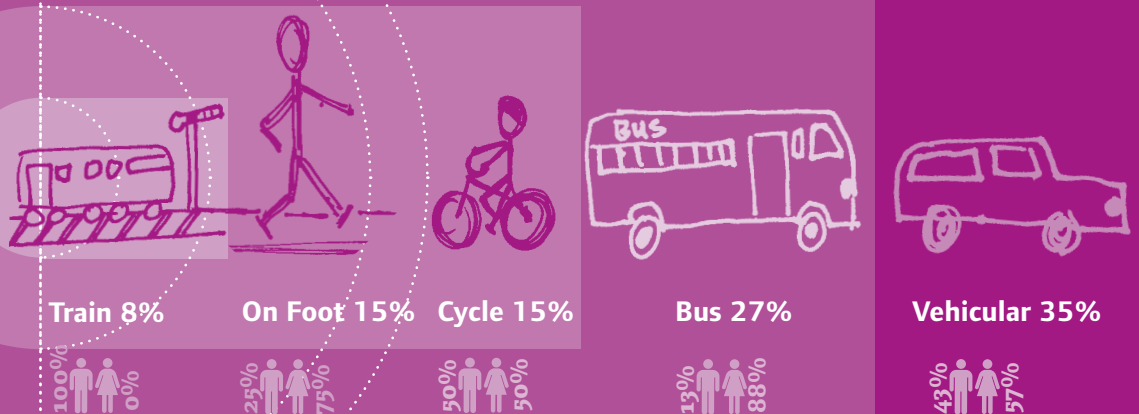
It was raised that there are high levels of traffic along the A5 through Dunstable town centre, to the extent that this and adjoining roads frequently get congested. Suggestions to reduce traffic levels included; replacing traffic lights at crossroads (A5/A505) with a roundabout; increase traffic enforcement; introduce segregated cycleways and reduce speeds. Other comments raised were to bring back on-road short stay car parking and that the new M1/A5 relief road may reduce traffic flows so that pedestrians could dominate High Street and be the catalyst for regeneration.

With regards to Houghton Road in Houghton Regis, it was raised that there was a need to reduce traffic and reduce illegal parking (latter also raised for Neptune Square). With regards to Bedford Square and Houghton town centre, it was suggested that car parking was increased.

Other comments raised were that there should be efficient and effective public transport links between existing and proposed areas of housing; a need to extend and increase the usage of the busway; extend the service of bus routes to more local destinations to reduce traffic and social isolation; and provide safe pedestrian/cycle routes between Houghton Regis, proposed housing to the north of the town and local destinations, such as Sewell Nature Reserve.

Categories people felt should be improved under Transport

Train 8%   On Foot 15%   Cycle 15%   Bus 27%   Vehicular 35%

100% 0%   25% 75%   50% 50%   13% 88%   43% 57%

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

Comments that apply to whole community area rather than particular locations

Comment apply to towards Leagrave Station (off map)

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LUTON

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Transport

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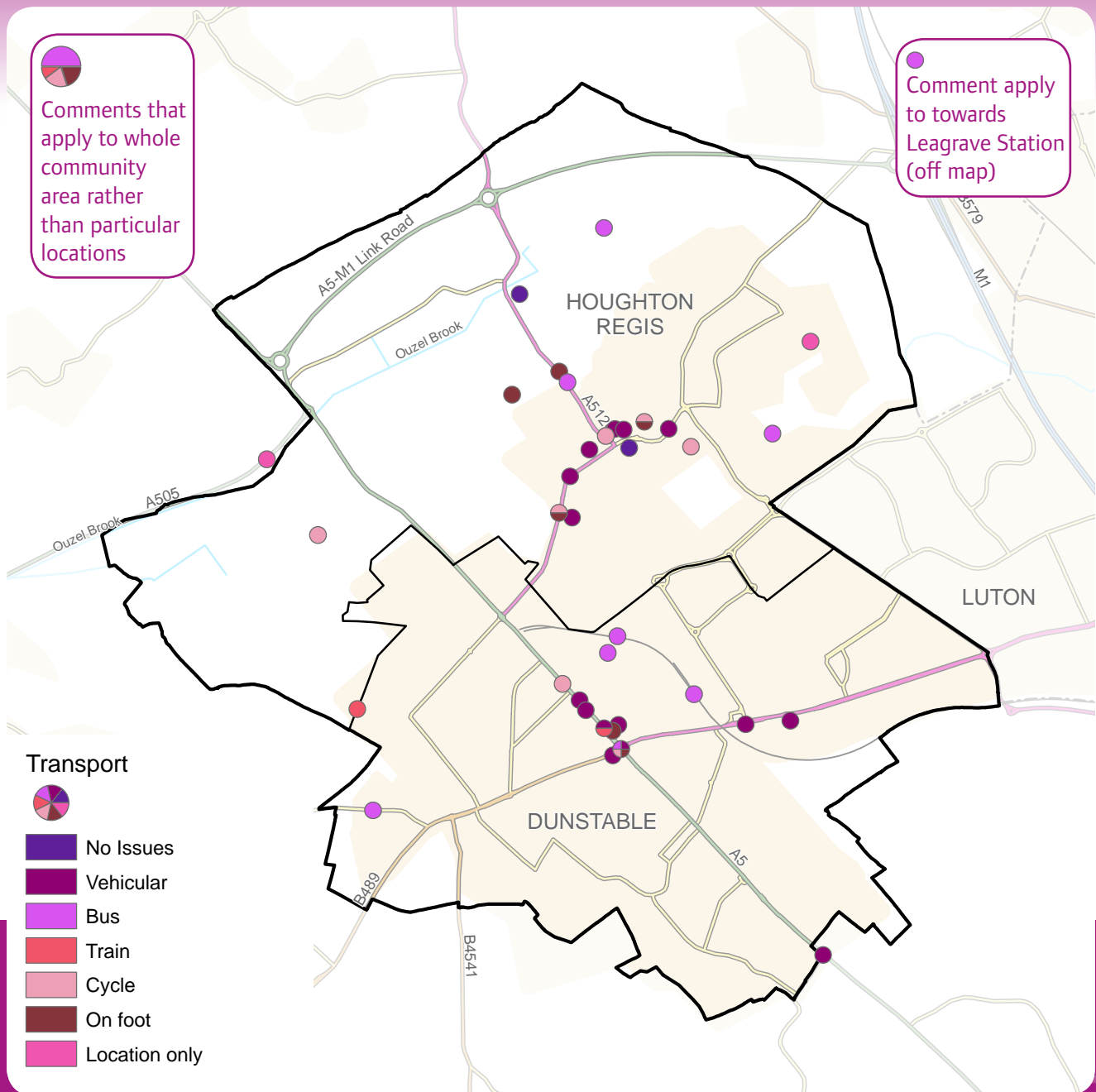
Trends

Vehicular – Reduce traffic along A5 and Houghton Road through Dunstable and Houghton Regis respectively. Improved car parking for Dunstable and Houghton Regis town centres to support local retail on high street.

Buses – More frequent services and a broader range of local destinations within the Area.

Cycleways/Footpaths – Network of safe, segregated footpath/cycle links between existing built up areas and local open space destinations through proposed development north of Houghton Regis.

Jobs and Business

Feedback

84% of the people who attended the event answered one or both questions on Jobs and Business. Five people answered that they currently have no 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 like to see investment made to is High Street Development (at 57%).

Analysis

The main locations where people felt strongly about Jobs and Business were Houghton Regis Town Centre, Dunstable Town Centre and the whole Community Area in general.
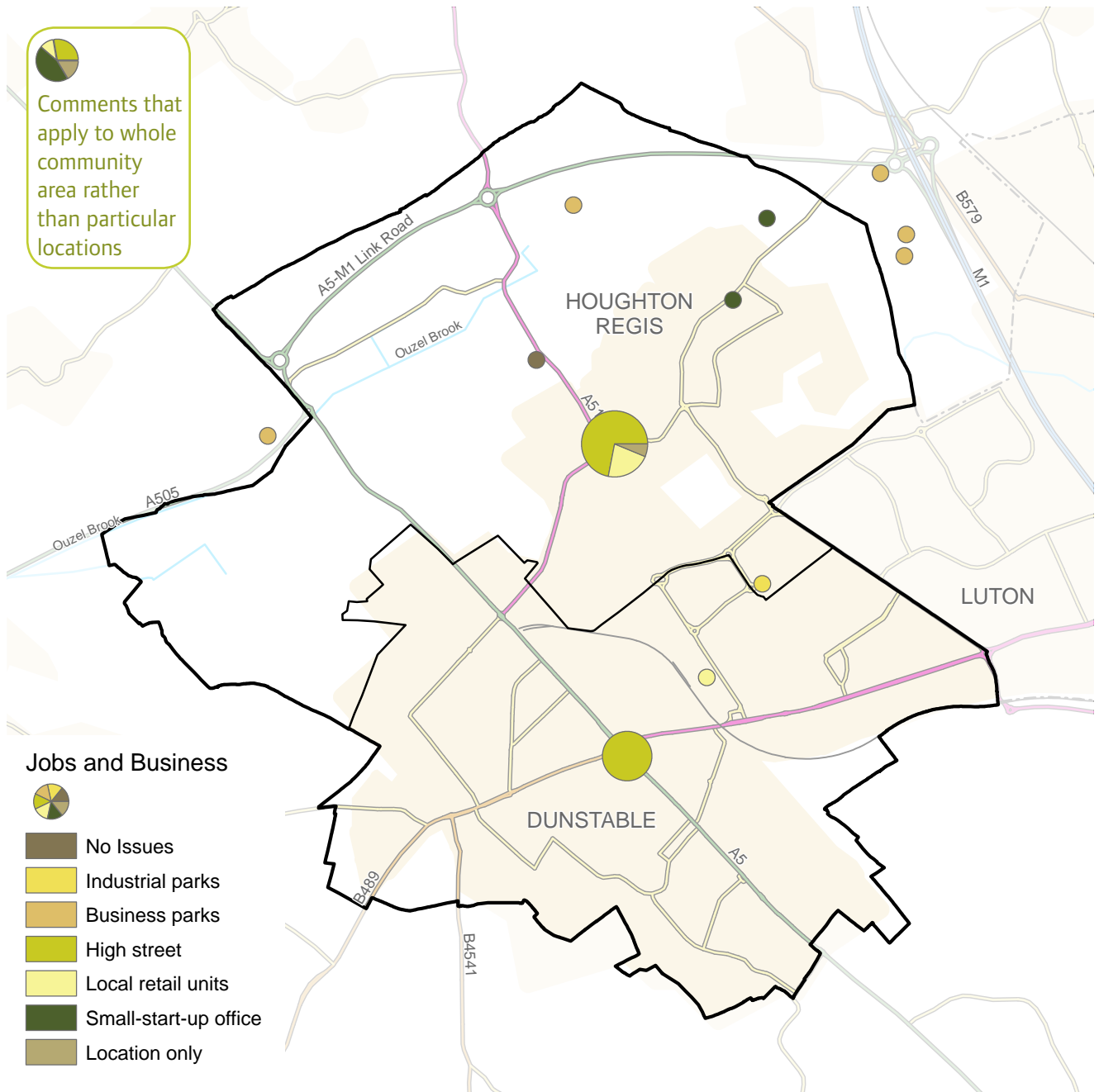
In Houghton Regis, comments included strengthening the retail offer in Bedford Square; making the centre more accessible and more appealing; a need for a greater provision of shops and banks; and a comment on redeveloping Bedford Square and Houghton Regis town centre altogether.

In Dunstable it was raised that there are several empty shops and that there is a need to revitalise the High Street through regeneration with a pedestrian friendly environment that encourages business growth, whether retail or other business use. Other comments also included renovating the 'Middle Row'; and encouraging retail and business diversity.

Other comments included a need for super-fast broadband across the whole Community Area; that new development in Houghton Regis will make way for more business opportunities; support for small start-up business by providing cheap short-term leases; a better offering of retail units at the White Lion; provision of office space and business park areas to the north and west of Houghton Regis (HRN 1 and 2) to open up employment opportunities for local people; and provision of a business hub where increasing trend of home workers can meet up.

0%
100%

75%
25%

Industrial Parks 2%

Small Start-up 11%

25%
75%

Local retail Units 13%

40%
60%

Business Parks 17%

OPEN

BUSINESS HUB

37% 63%

HIGH St.

SHOP SHOP

High Street Development 57%

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

Comments that apply to whole community area rather than particular locations

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Jobs and Business

- No Issues
- Industrial parks
- Business parks
- High street
- Local retail units
- Small-start-up office
- Location only

Trends

Regenerate Houghton Regis (Bedford Square) and Dunstable town centres to revitalise the High Street and attract new business.

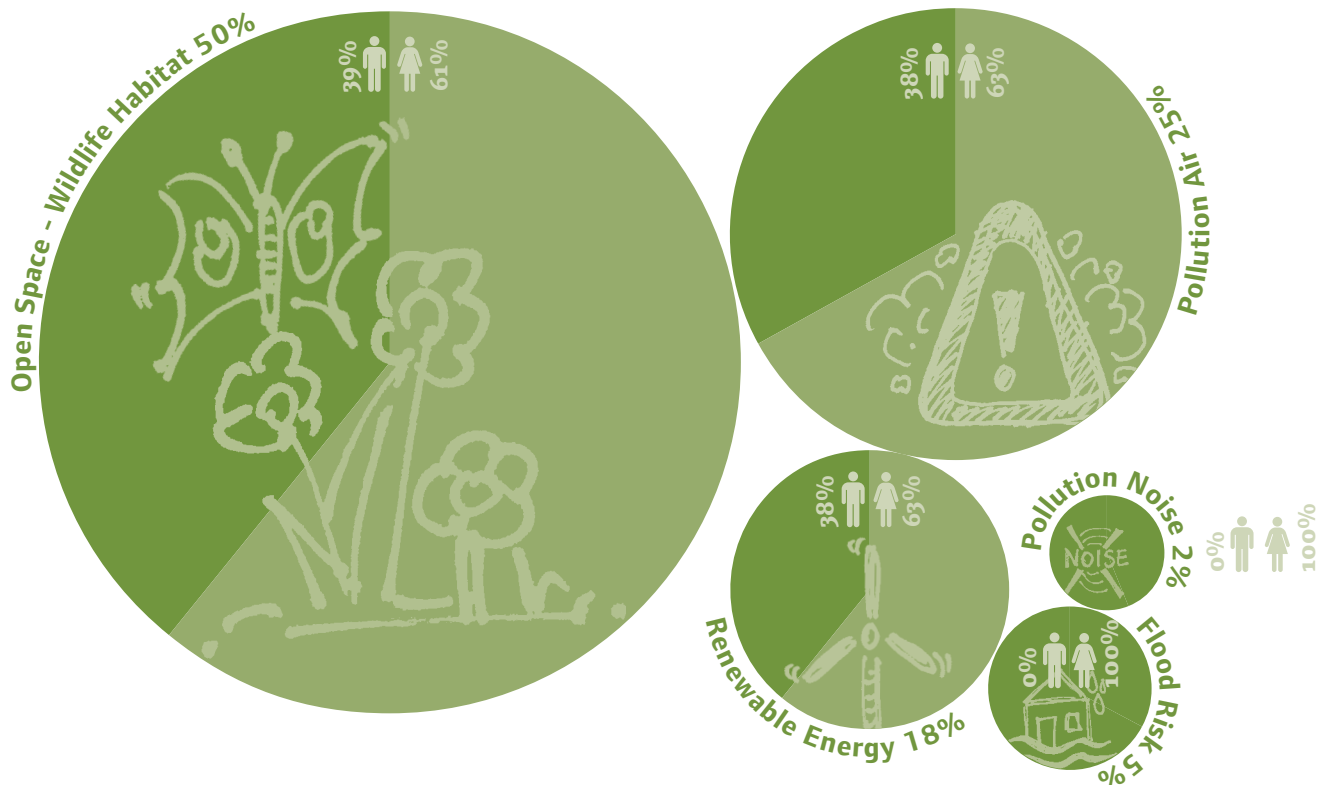Improve broadband speed to allow people to work from home.

Create a diverse range of employment in the proposed development areas north of Houghton Regis to create jobs for the local community.

Environment

Feedback

91% 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 considered the most valuable attribute is Open Space such as Wildlife Habitat (at 50%), followed by Air Pollution (at 25%) and Renewable Energy (at 18%).

Open Space – Wildlife Habitat 50%
39% 61%

Pollution Air 25%
38% 63%

Renewable Energy 18%
38% 63%

Pollution Noise 2%
0% 100%

Flood Risk 5%
0% 100%

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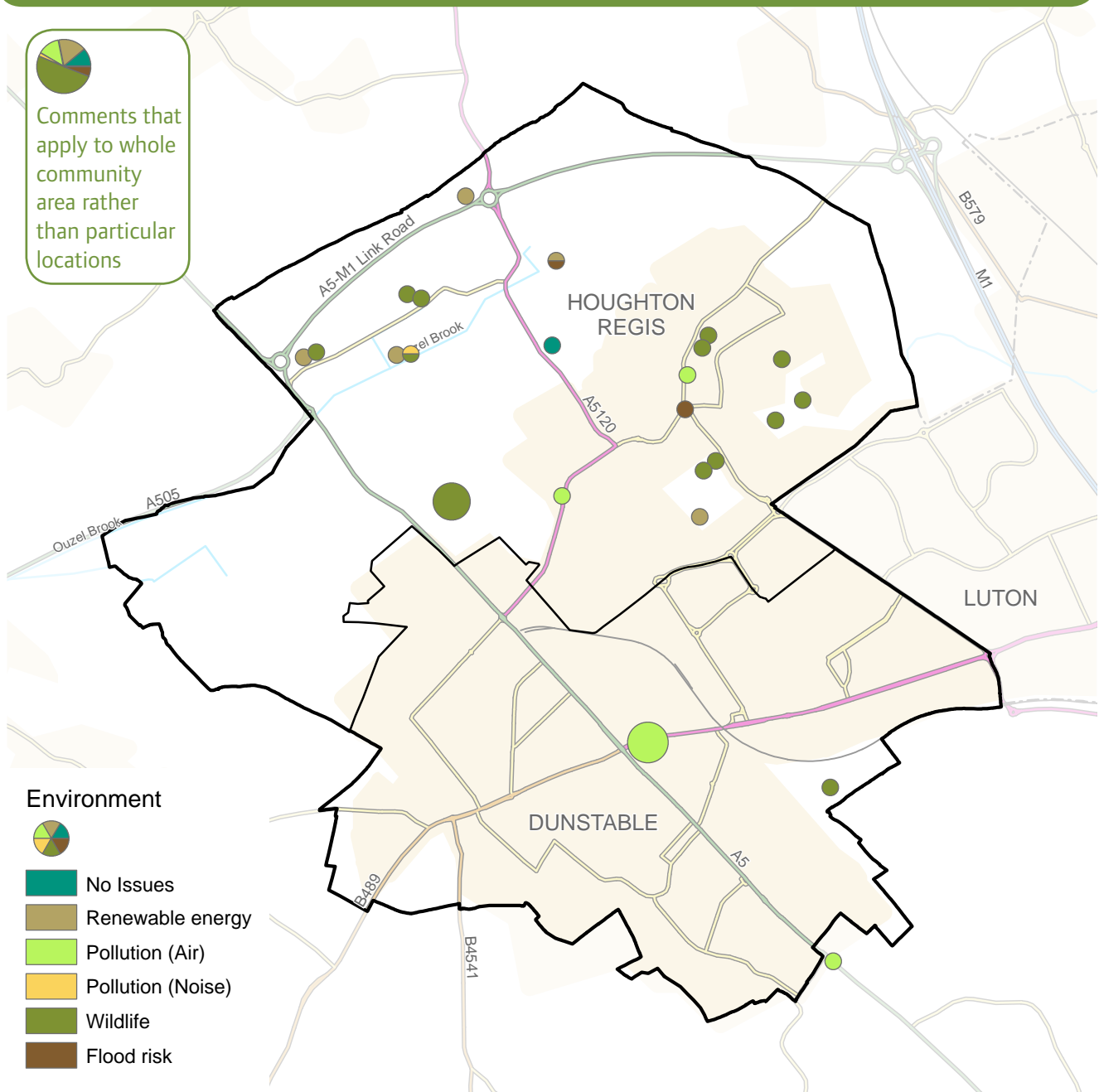
Analysis

The main locations where people felt strongly about Environment were spread throughout Houghton Regis, the A5 within Dunstable, the Chalk Pit west of Houghton Regis, as well as the whole Community Area in general. It is noteworthy that half of the people who answered the question on Environment commented on open spaces being the most valuable attribute in the Area.

It was raised that air and noise pollution from the A5 in Dunstable and its high levels of traffic, including large lorries, needs to be reduced. One person raised

that reducing pollution along A5 and High Street would make the town centre more attractive.

The Chalk Pit was raised as needing protection from development and one person suggested that it should have its own policy within the Local Plan considering its strategic importance in terms of wildlife space. Another comment identified that the Chalk Pit could be improved for the public with places to sit and by restricting access for motorbikes.

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

Comments that apply to whole community area rather than particular locations

Environment

- No Issues
- Renewable energy
- Pollution (Air)
- Pollution (Noise)
- Wildlife
- Flood risk

Other comments raised on the Environment were that renewable energy should be promoted within the Area, including on all new housing; protecting all existing open spaces for wildlife; locating solar panels on the cricket pavilion; managing existing open spaces better; promoting Oakwell Park as a nature study centre for training conservation skills; and maintain the funding for the good work at Blows Down.

Trends

Reduce air and noise pollution along the A5 within Dunstable.

Protect Chalk Pit wildlife space from development.

Encourage renewable energy within the Area.

Promote Oakwell Park as a nature study centre.

Homes

Feedback

85% of the people who attended the event answered one or both questions on Homes. Twenty-three people answered that they currently have no issues regarding Homes in the Community Area.

From those who responded, the most popular category of Homes that people considered needed within the Community Area was Affordable Homes (at 38%), closely followed by Older Generation (at 27%).

Analysis

The main locations where people felt strongly about Homes was across the general Community Area and to the north of Houghton Regis where new development is proposed.

Comments raised that applied across the Community Area were generally that more affordable homes are needed so that young people can get on the property ladder and that smaller properties (such as bungalows) are needed so that older people can downsize and release more family homes in the Area. One person raised that there is a need for more social housing, not just private property with another raising that the 'singles' demographic is rising and should be reflected with any new housing mix in new developments.

Many people raised that proposed housing in the new development located north of Houghton Regis should provide a diverse mix of house types both private and rented. Several people raised that young people need a chance to get on the housing market with one person suggesting that there is a Help to Buy scheme.
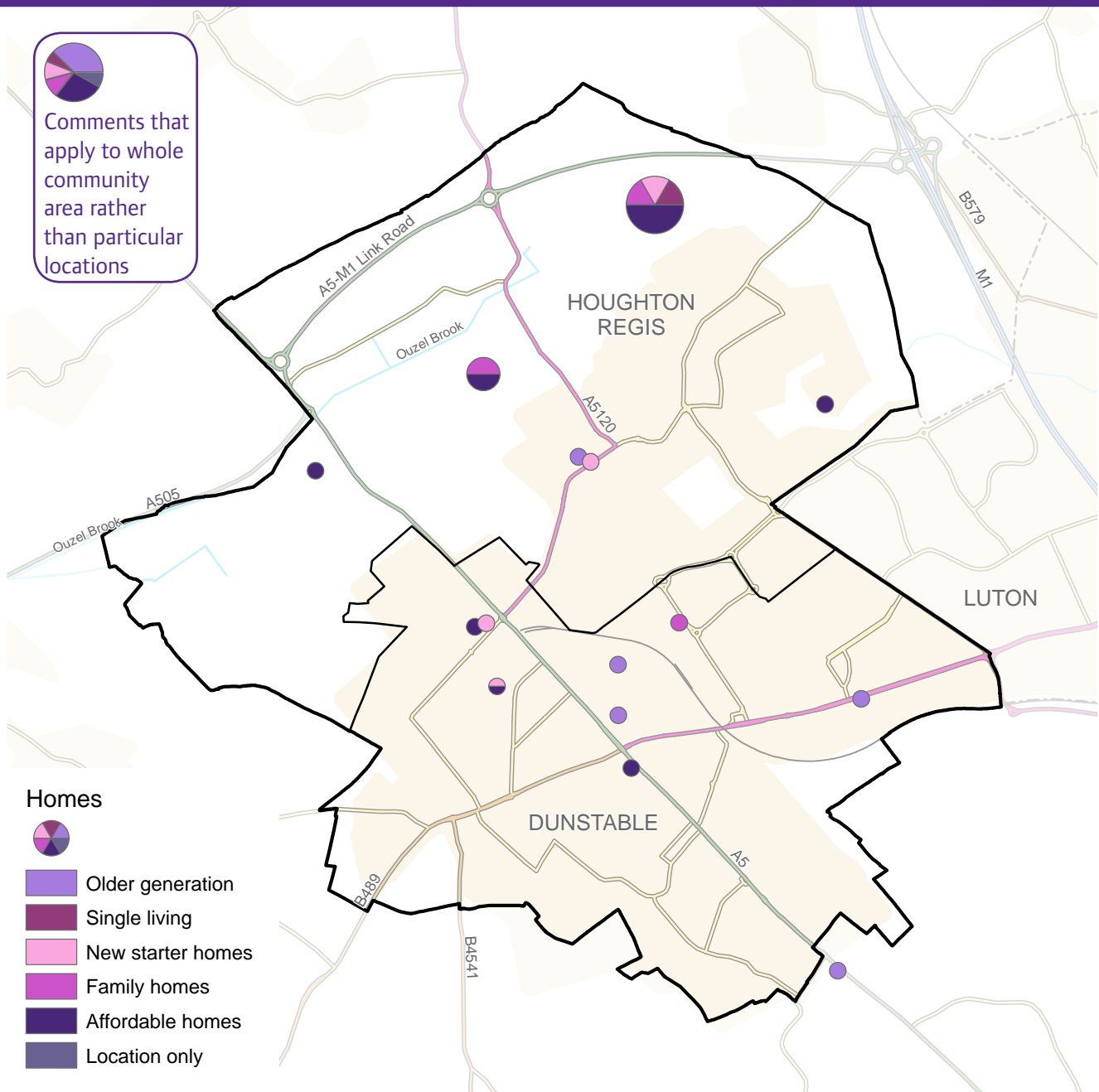
Other comments were that there should be infill development at Bedford Road and any new development should be located close to facilities, such as existing town centres.

Affordable Homes
38%

8%
92%

Older Generation
22%

33%
67%

Family Homes
17%

57%
43%

New Starter Homes
15%

40%
60%

Single Living
8%

75%
25%

NEW PLACE

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

Comments that apply to whole community area rather than particular locations

HOUGHTON REGIS

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A5-M1 Link Road

Ouzel Brook

Ouzel Brook

A505

A5120

A5

B489

B4541

B579

M1

Homes

- Older generation
- Single living
- New starter homes
- Family homes
- Affordable homes
- Location only

Trends

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

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

Growth & Infrastructure

Feedback

80% of the people who attended the event answered one or both questions on Growth and Infrastructure. Nobody answered that they thought there are no improvements to be made to Growth and Infrastructure.

From those who responded, the most popular category of Growth and Infrastructure that people considered most needed within their Community Area was Healthcare (at 29%) closely followed by Retail (at 24%).
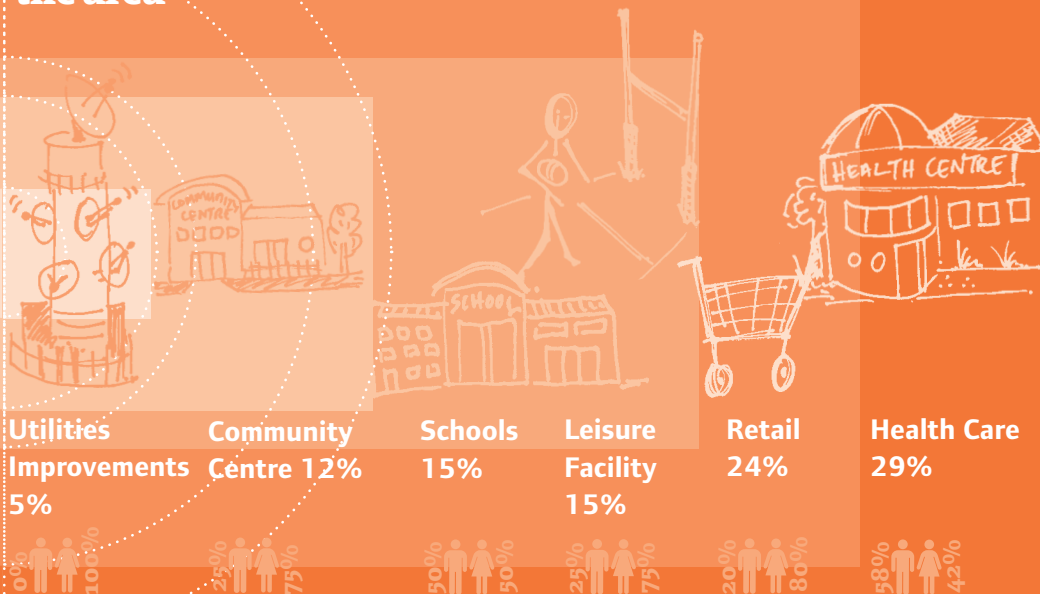
Analysis

There are three main locations where people felt strongly about Growth and Infrastructure at Bedford Square in Houghton Regis, Dunstable's High Street and within the proposed development north of Houghton Regis.

A number of people raised that Dunstable town centre needs to be improved to have quality shops and restaurants. In addition, it was raised that healthcare facilities need to be improved, perhaps located in the town centre in a central location with adequate parking.

Several people raised that shops and a bank are needed in Bedford Square to support the expanding population of Houghton Regis. One person also identified that healthcare facilities should be increased within the Area, particularly with the increase in population planned.
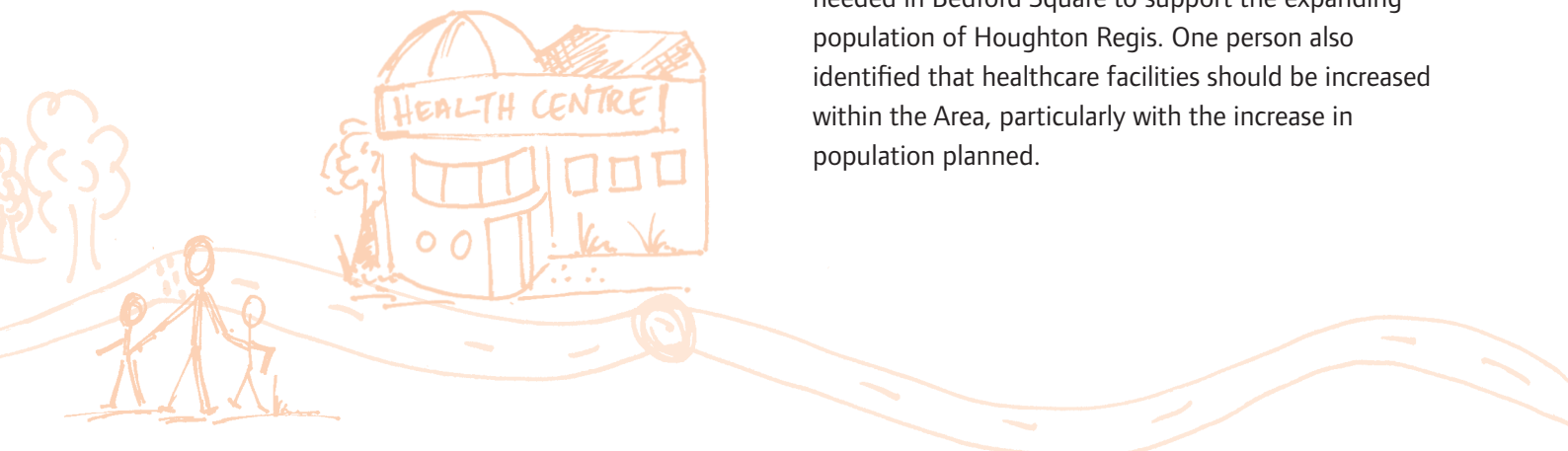
Categories people would most like to see improvements made to infrastructure within the area

Utilities Improvements 5%	Community Centre 12%	Schools 15%	Leisure Facility 15%	Retail 24%	Health Care 29%
0% 100%	25% 75%	50% 50%	25% 75%	20% 80%	58% 42%

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

Comments that apply to whole community area rather than particular locations

Growth & Infrastructure

- Healthcare
- Schools
- Retail
- Community Centres
- Leisure facility
- Utilities improvements
- Location only
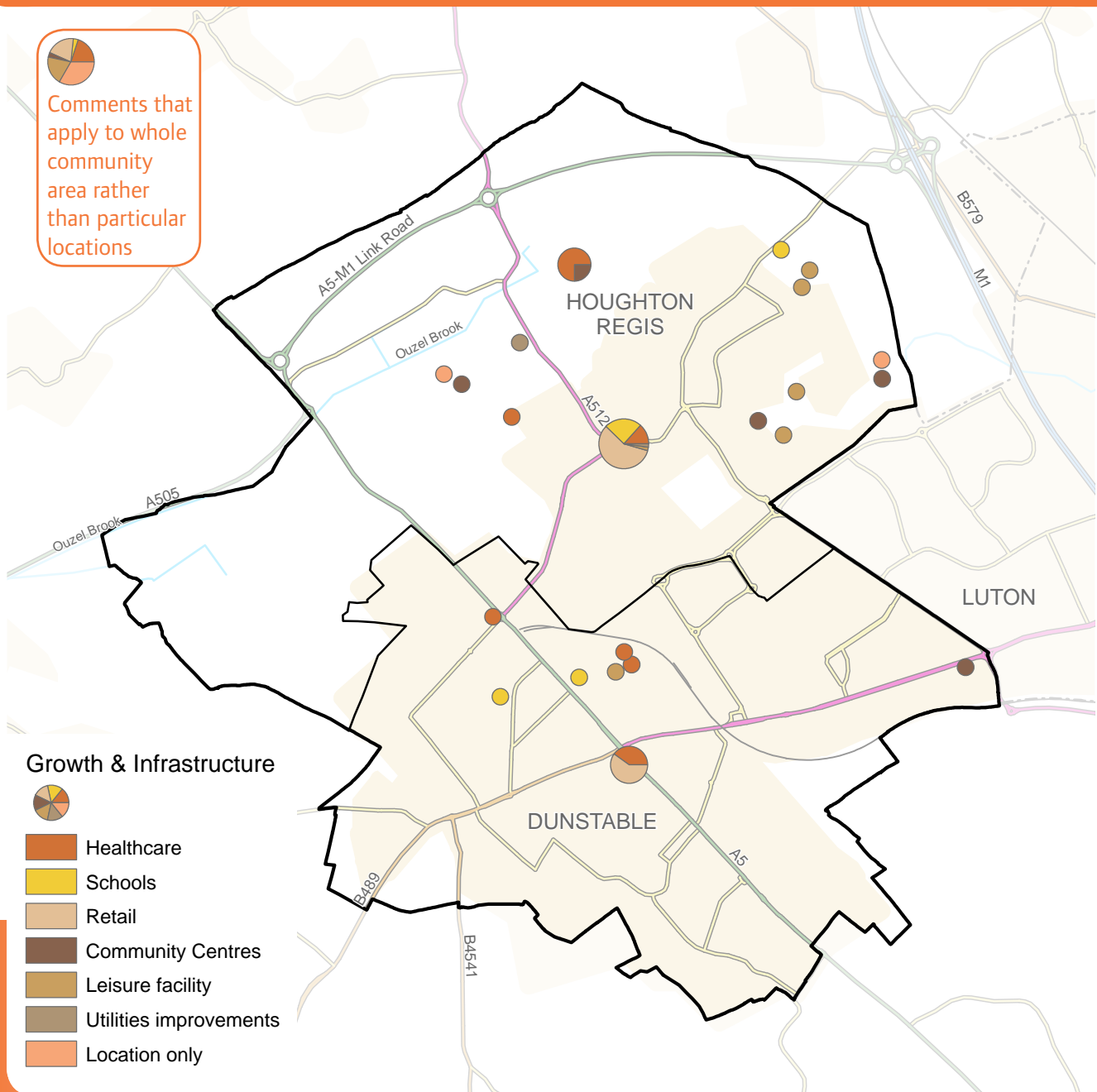
Other comments raised were that the leisure centre in Houghton Regis be improved and upgraded along with other leisure activities across the Area within open spaces to encourage good health; a need for a community centre with performance space and smaller rooms for people to gather in Houghton Regis; a need for more cemeteries in Houghton Regis; a social and health care hub; need for a new secondary school in the area; and a medical centre with emergency triage.

Trends

Regenerate Dunstable and Houghton Regis town centres to encourage more business.

Improve and expand upon existing leisure facilities within Houghton Regis.

Improve and expand healthcare facilities within the whole Area.

Provide a new community centre in Houghton Regis that can adapt for different uses.

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, protect and enhance parks within existing built up areas of Houghton Regis and Dunstable to prevent loss of identity.

- Protect and invest in listed buildings and ancient monuments within the Area as potential tourist attractions.

- Generally, maintain and protect the surrounding countryside of Houghton Regis and Dunstable.

Transport

- Vehicular – Reduced traffic along A5 and Houghton Road through Dunstable and Houghton Regis respectively. Improved car parking for Dunstable and Houghton Regis town centres to support local retail on High Street.

- Buses – More frequent services and a broader range of local destinations within the Area.

- Cycleways/Footpaths – Network of safe, segregated footpath/cycle links between existing built up areas and local open space destinations through proposed development north of Houghton Regis.

Jobs & Business

- Regenerate Houghton Regis (Bedford Square) and Dunstable town centres to revitalise the High Street and attract new business.

- Improve broadband speed to allow people to work from home.

- Create a diverse range of employment in the proposed development areas north of Houghton Regis to create jobs for the local community.

important town House development build maintained Windsor Dunstable heritage space protected green site area protect village open Regis Park Houghton

Dunstable busway parking Regis Houghton paths Road encourage reduce buses train traffic transport walking Cars service town public bus access

business North Houghton Street retail office local Bedford centre opportunities Dunstable area Square bank online shop town Regis businesses improved

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

- Reduce air and noise pollution along the A5 within Dunstable.

- Protect Chalk Pit wildlife space from development.

- Encourage renewable energy within the Area.

- Promote Oakwell Park as a nature study centre.

Homes

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

- Provide homes for the elderly in the form of downsizing properties such as bungalows, sheltered accommodation and care homes near to local facilities.
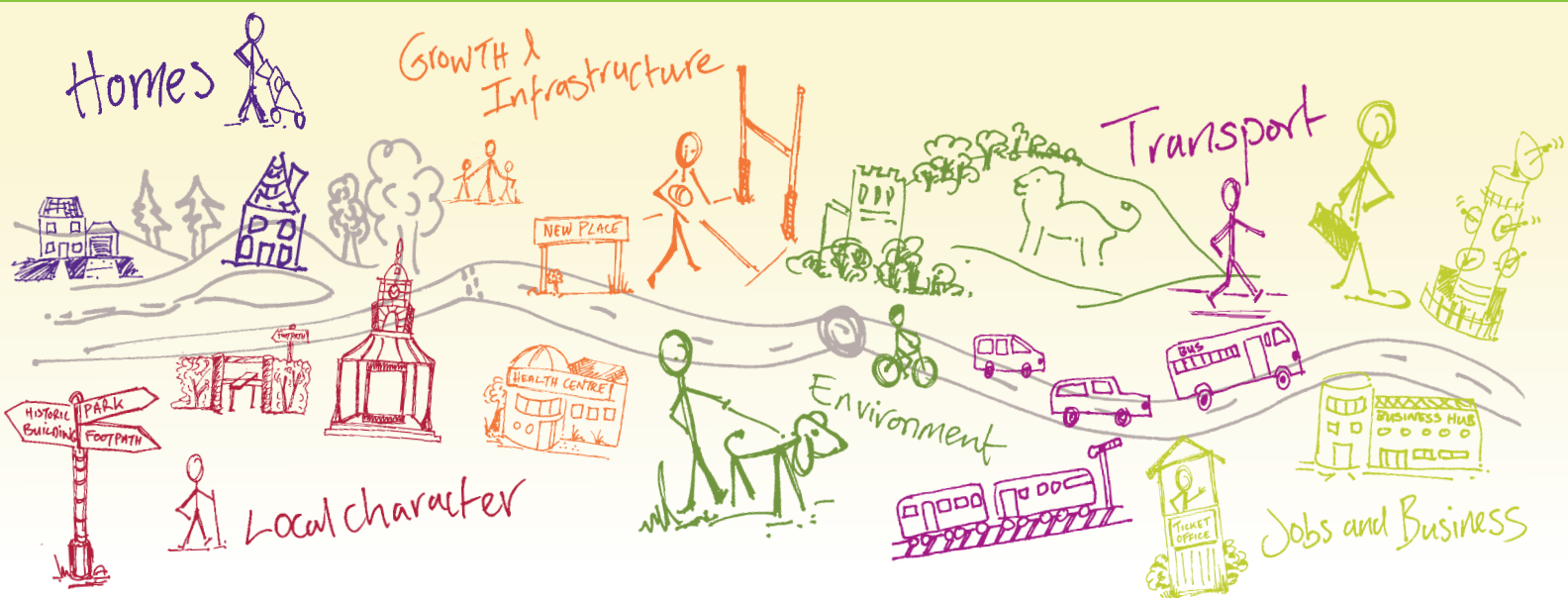
Growth and Infrastructure

- Regenerate Dunstable and Houghton Regis town centres to encourage more business.

- Improve and expand upon existing leisure facilities within Houghton Regis.

- Improve and expand healthcare facilities within the whole Area.

- Provide a new community centre in Houghton Regis that can adapt for different uses.

Environment word cloud: Dunstable, development, environment, centre, solar, open, traffic, energy, town, renewable, panels, build, pollution, flood, Regis, risk, wildlife, air, space, Houghton

Homes word cloud: home, affordable, young, bedroom, groups, downsize, living, ownership, flats, generation, bungalow, council, house, Buy, older, single, housing, small, area, gardens

Growth and Infrastructure word cloud: healthcare, doctors, Dunstable, place, shop, school, centre, quality, facilities, health, town, population, Houghton, bank, community, Regis, area, leisure, Central, development

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.