Shaping where you live 2035

This Community Says...

www.centralbedfordshire.gov.uk/Communityplan

Community Plan

Covering the parishes of Woburn, Potsgrove, Milton Bryan, Eversholt, Husborne Crawley, Aspley Guise, Aspley Heath, Hulcote & Salford

Community Area 5
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.
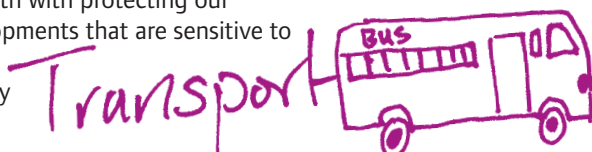
Transport

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.
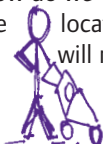
Homes

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.
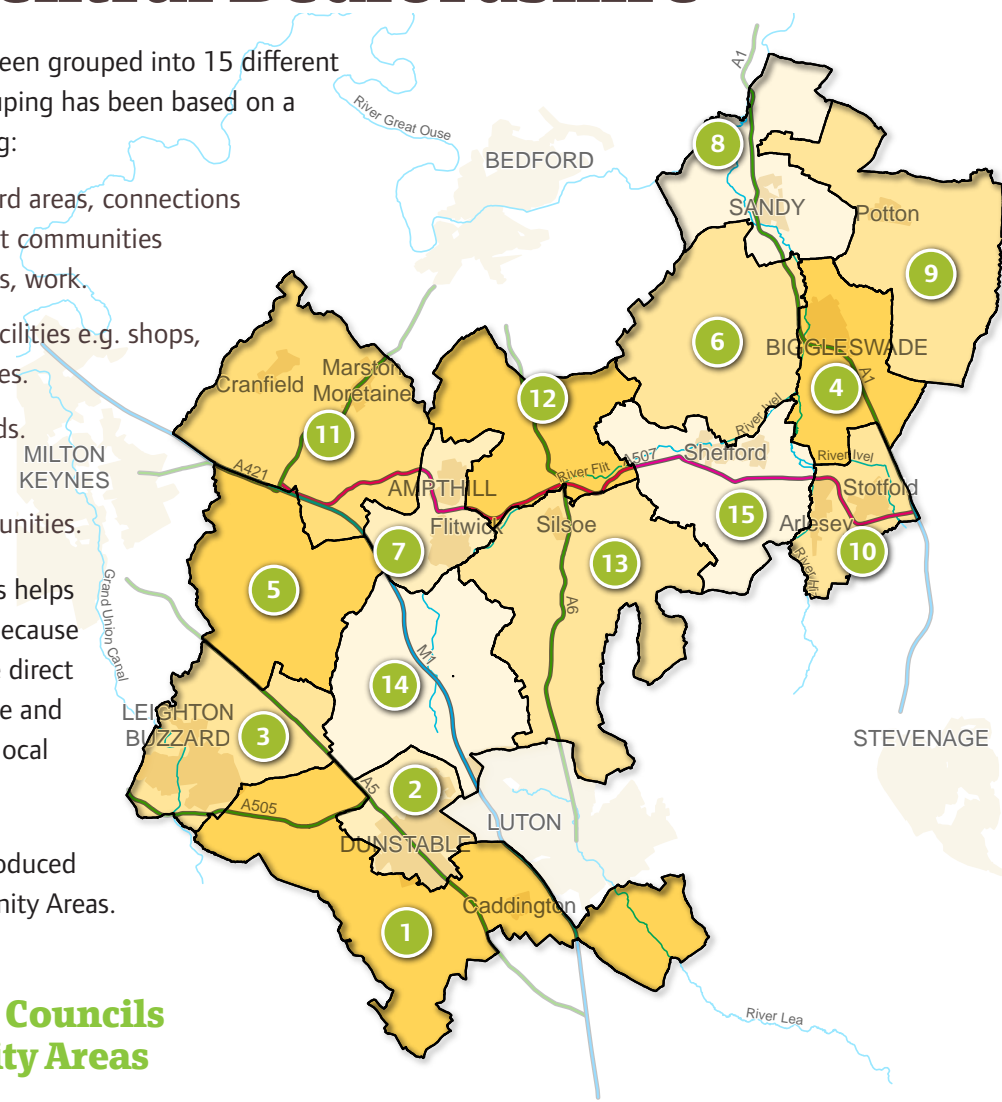
Community Areas
within Central Bedfordshire

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

Talking
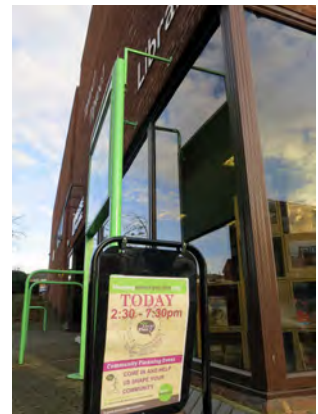
1. Analysis

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 the Community Area. Where this occurred, it has been recorded in a statement box next to the map.
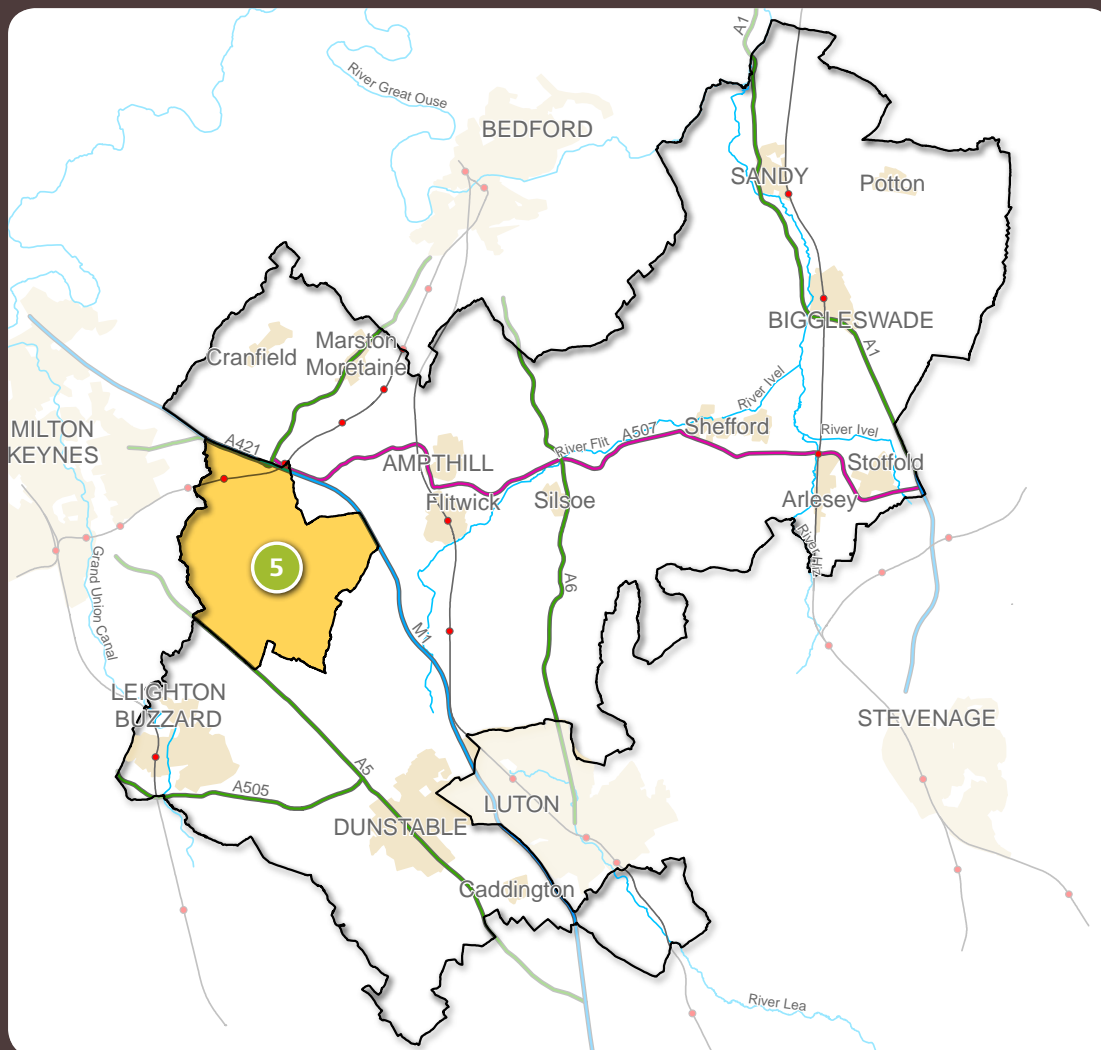
Community Area

This Community Plan relates to Community Area 5, which includes the parishes of Woburn, Potsgrove, Milton Bryan, Eversholt, Husborne Crawley, Aspley Guise and Aspley Heath. This Community Area is located in the west of Central Bedfordshire and is predominantly rural in character. It is located to the south-east of Milton Keynes. The Area contains a network of local roads and borders the M1, which runs around the north-east edge of the Area. The A5 and A421 also run along the edges of the Area, with the latter providing a good link to Bedford town. The Bedford to Milton Keynes railway line passes through the North of the Area, with a station in Aspley Guise. Most of the Area is designated Green Belt, with the boundary formed by the railway line.

The Area population is approximately 4,820*. This Area has a significantly higher retired population and a lower working and young person population when compared

to the rest of Central Bedfordshire. In terms of dwelling types, the Area is largely consistent with the rest of Central Bedfordshire, with the percentage of detached dwellings being higher than average.

Woburn and Aspley Guise currently have a Parish Plan published or in development. Aspley Guise currently has a Neighbourhood Plan in development. Potsgrove, Milton Bryan, Eversholt, Husborne Crawley and Aspley Heath currently have no Parish or Neighbourhood Plans in development.

In total, 34 people attended the drop-in event on Thursday 8th December 2016 which was held at Woburn Village Hall from 2.30pm until 7.30pm. Most parishes in the Community Area were represented. The people who attended mainly shop in Milton Keynes and Woburn Sands and those who were in employment work in and around the Community Area, with the highest number of people working in Woburn Sands.

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

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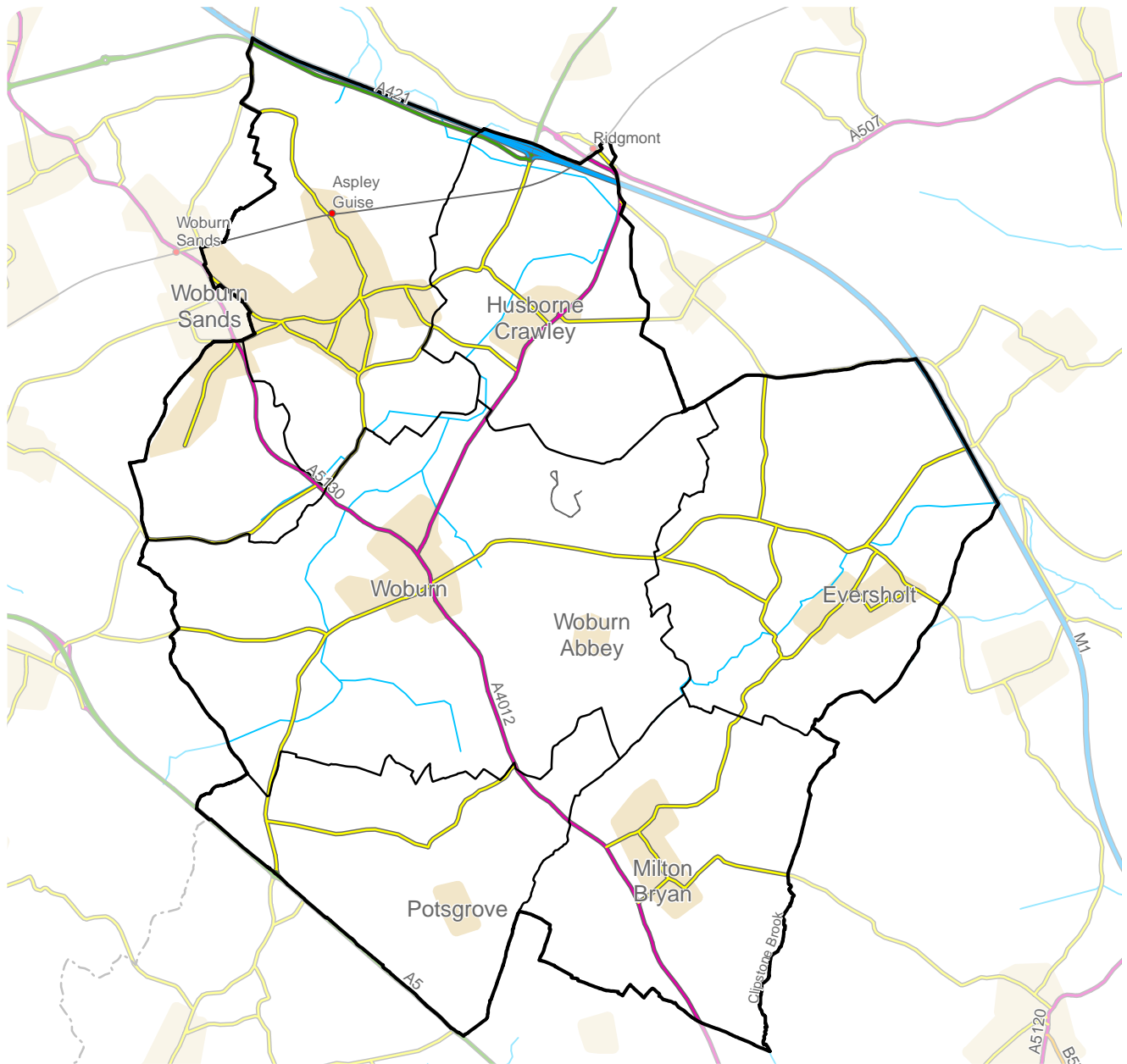
Where participants from the area live, work & shop

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

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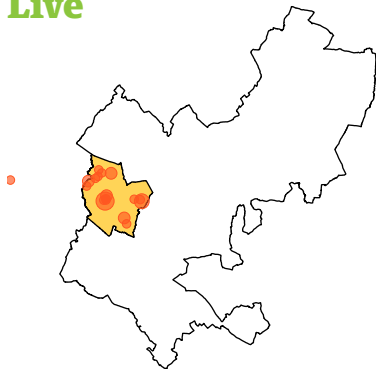
The people who visited the event lived in the areas shown above.

Work

The people who visited the event mainly worked in the areas shown above, with one person working in London (off the map).

Shop

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

Local Character

Feedback

94% of the people who attended the event answered one or both questions on Local Character. Only one person felt that there were no improvements to be made to 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 78%).
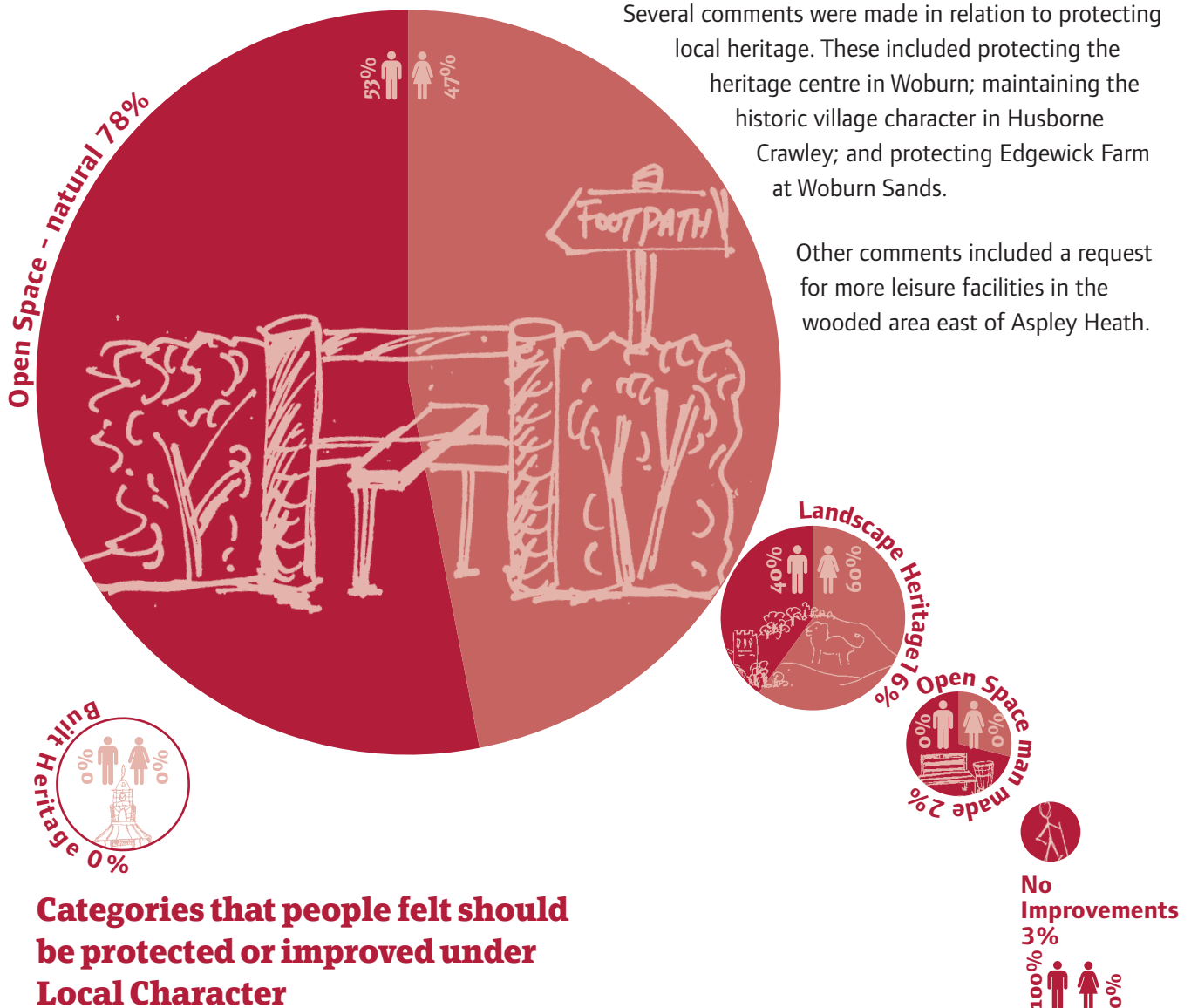
Analysis

The two areas where people felt most strongly about Local Character were Woburn and Aspley Guise. Several people also made comments in relation to Eversholt.
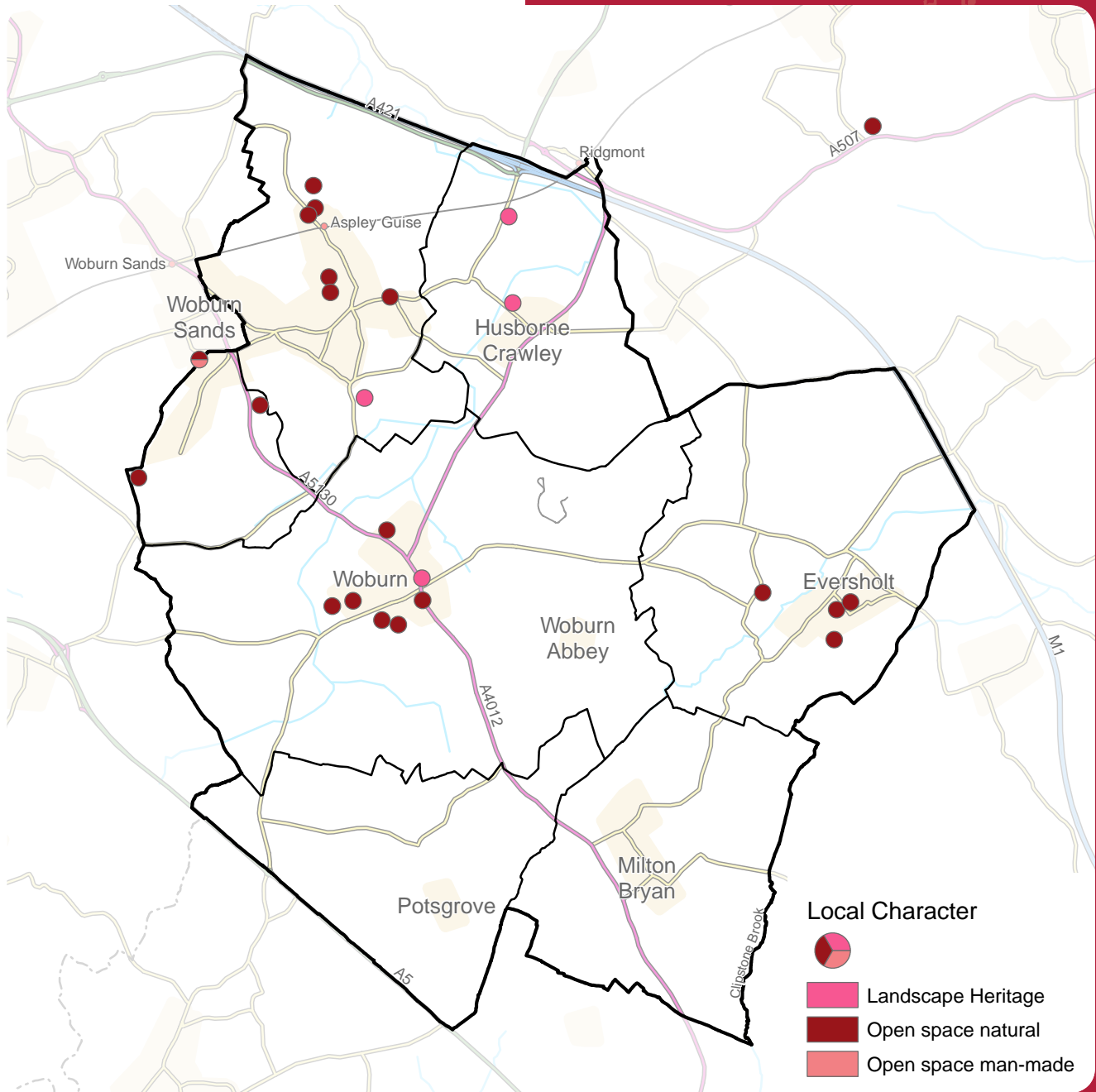
The majority of people across the Community Area answered that they would like to see the open spaces protected. Several people commented on protecting Green Belt and open space for the next generation and that local wildlife should also be protected. Other comments included protecting the open spaces between Witts End and Higher Rad End in Eversholt; concern that any additional housing should be carefully planned; preserving the green buffer zone around Aspley Guise and land to the south; and conserving the views surrounding the Greensand Ridge.

Several comments were made in relation to protecting local heritage. These included protecting the heritage centre in Woburn; maintaining the historic village character in Husborne Crawley; and protecting Edgewick Farm at Woburn Sands.

Other comments included a request for more leisure facilities in the wooded area east of Aspley Heath.

Open Space – natural 78%

53% / 47%

Landscape Heritage 16%

40% / 60%

Open Space man made 2%

0% / 0%

Built Heritage 0%

0% / 0%

No Improvements 3%

100% / 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

HISTORIC PARK
BUILDING FOOTPATH

Ridgmont

Woburn Sands

Aspley Guise

Woburn Sands

Husborne Crawley

Eversholt

Woburn

Woburn Abbey

Milton Bryan

Potsgrove

Clipstone Brook

Local Character

Landscape Heritage
Open space natural
Open space man-made

Trends

People value open spaces and open countryside, particularly Green Belt land, near their homes.
This is for its wildlife and recreational value, as well as the views it allows.

Protection of local heritage.

Transport

Feedback

94% 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 considered needed improving within their Community Area was Buses (at 35%). The Vehicular, Train and Cycle categories all had similar but slightly smaller weightings.

Analysis

The two main areas where people felt strongly about Transport were Woburn and Aspley Guise/Woburn Sands.

People in Woburn answered that there was a need for an improved and more regular bus network, linking Woburn to major towns in the surrounding area; concerns over poor road quality and blocked drains; and concerns over the area being overpopulated and overcrowded leading to traffic issues.

In Aspley Guise, people responded that they would like to see improved traffic calming measures; a car park at the train station; a cycle path along the railway and cycle connections to the MK Redways; and highlighting concerns over agreeing upon a comprehensive long-term transport strategy before development takes place.

Other comments included improving the bus service in Milton Bryan and Eversholt; improving the road infrastructure and concerns over traffic calming in Eversholt; providing a more regular bus service in Woburn Sands; more car parking at Flitwick and Harlington Stations; ensuring that the East-West rail link is progressed; and concerns over traffic flow and the safety of the road/rail interface in Woburn Sands.

On Foot 2%   **Cycle 14.5%**   **Train 22%**   **Vehicular 26%**   **Bus 35.5%**
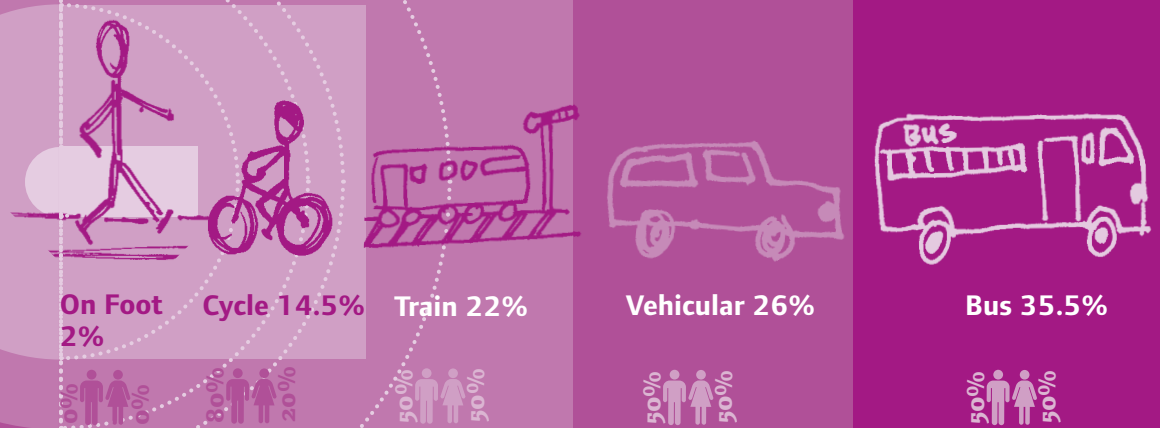
Categories people felt should be improved under Transport

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

Transport

- **Vehicular**
- **Bus**
- **Train**
- **Cycle**

Ridgmont

Woburn Sands

Aspley Guise

Woburn Sands

Husborne Crawley

Woburn

Woburn Abbey

Eversholt

Milton Bryan

Potsgrove

Comments that apply to Flitwick and Harlington stations (dot at Harlington)
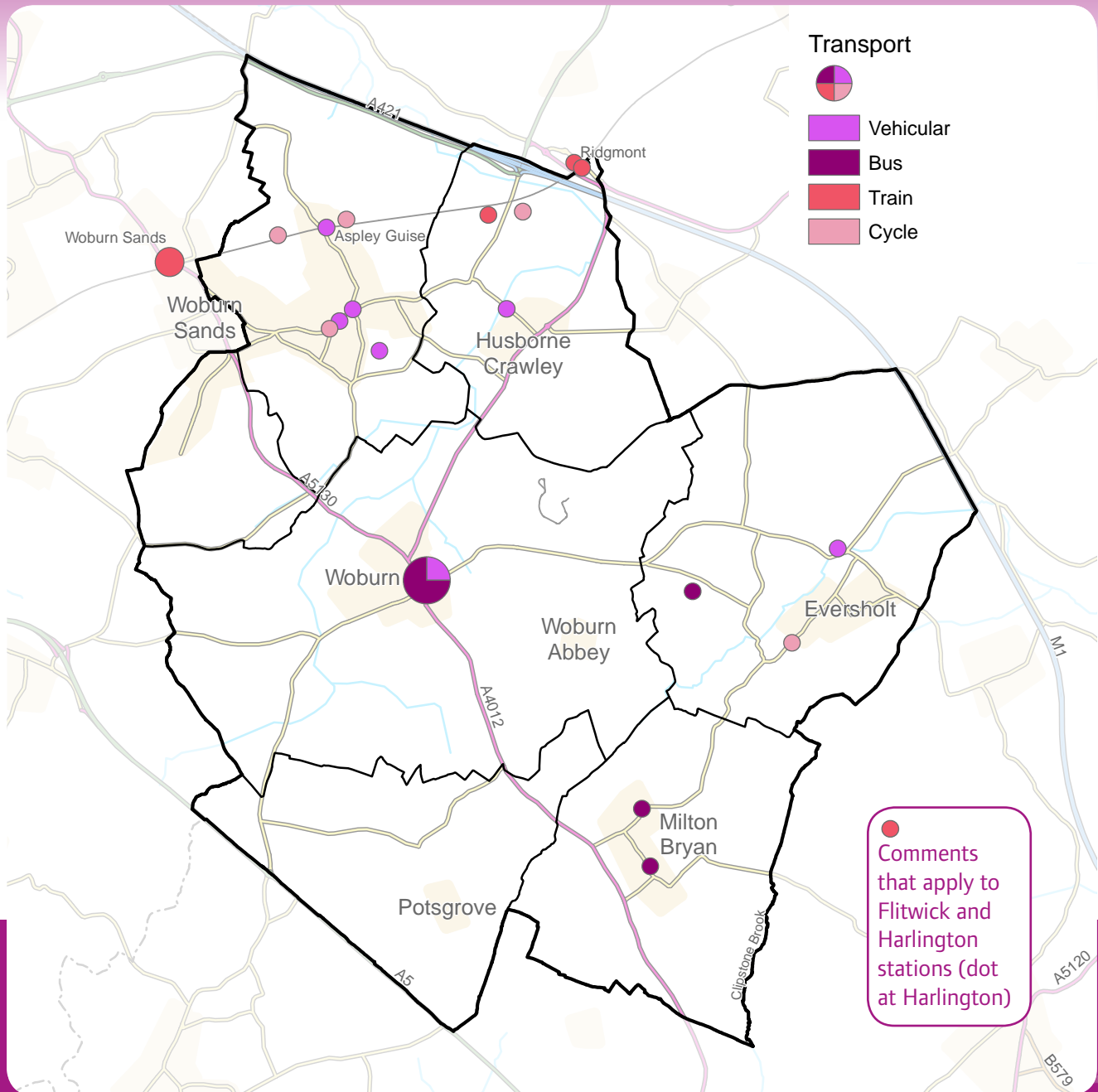
Trends

Buses – improved service linking Woburn to surrounding towns and linking smaller settlements to the surrounding area.

Trains - improvements to parking at stations.

Cycleways/footpaths – improved connections to Milton Keynes.

Vehicular – improved traffic calming, congestion and condition of roads.

Jobs and Business

Feedback

91% of the people who attended the event answered one or both questions on Jobs and Business.

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 (at 48%).
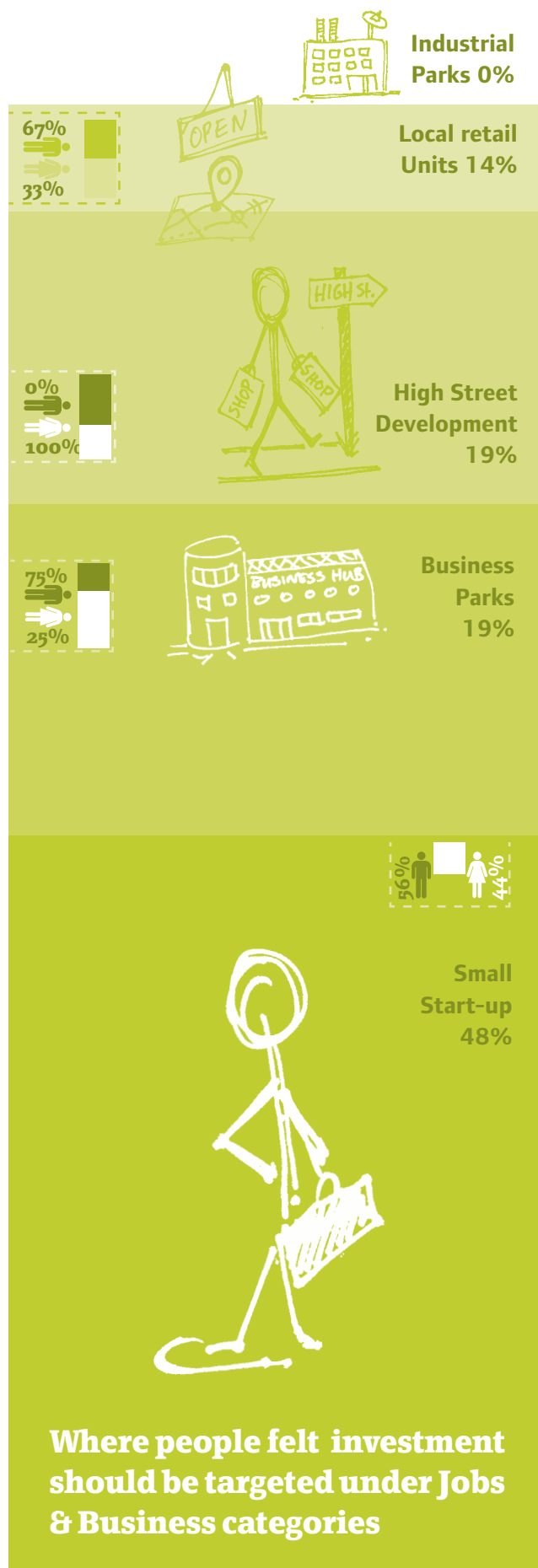
Analysis

Responses in relation to Jobs and Business were dispersed throughout the Community Area, with no particularly notable concentrations of responses.

In Woburn, people answered that there was a need for small lock-ups for local retail and that Speedwell Farm would be a possible site for a business park. It was mentioned that improved internet connection was needed throughout the Community Area to encourage home working.
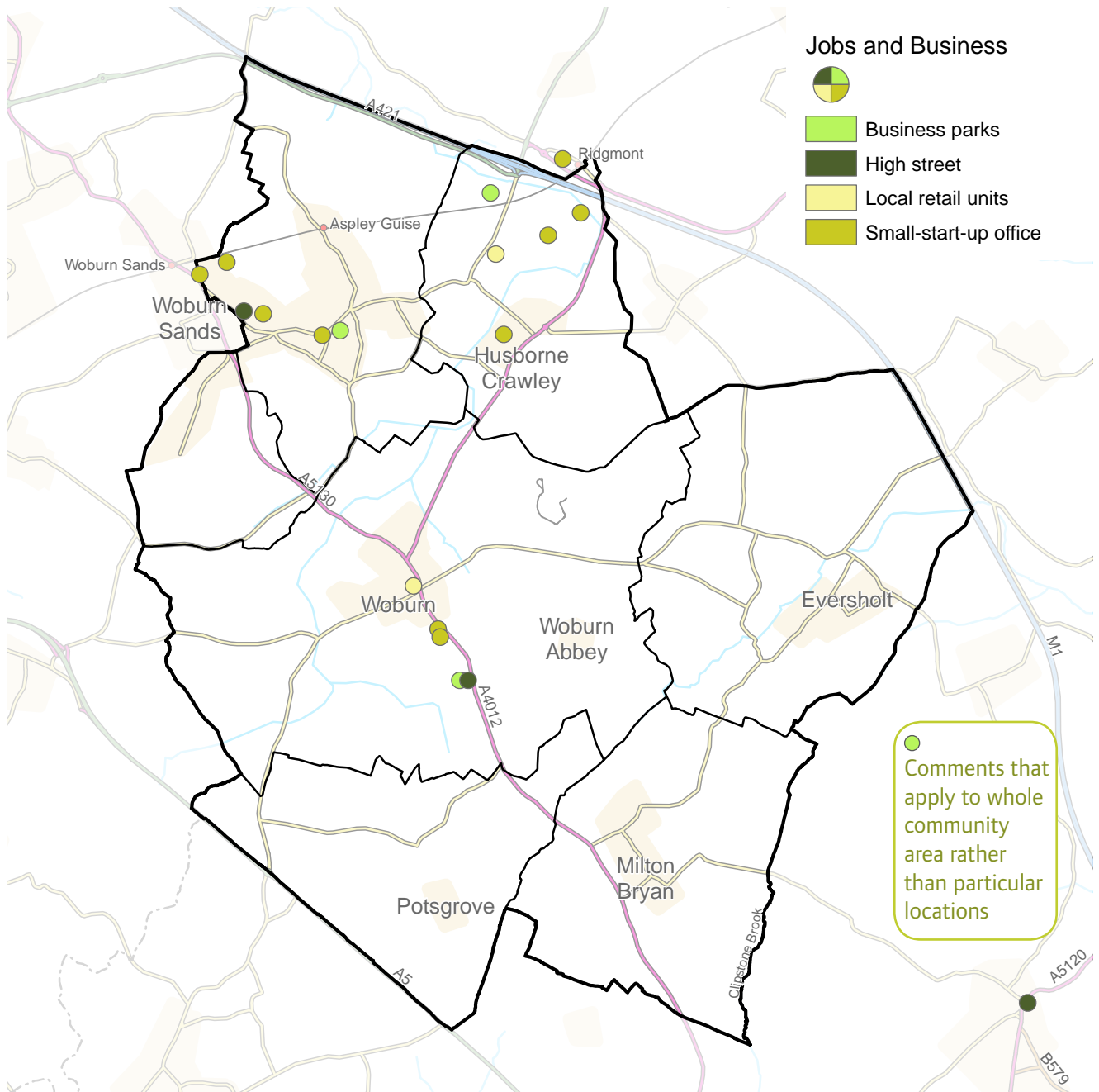
In Aspley Guise people commented that more parking facilities were needed for business units and that small start-up offices should be built on existing small business plots.

In Woburn Sands, people highlighted an opportunity to provide an innovation hub or start-up offices for high-tech specialist companies and that building these close to the rail station would be beneficial. This would provide diversification, given the prevalence of large warehouses in the area. It was also indicated that local shops and the post office should be supported.

Other comments included employment opportunities near J13 of the M1 would be beneficial; concern over creating more local employment near Husborne Crawley; and a suggestion of barn conversion type offices in Husborne Crawley.

Industrial Parks 0%

Local retail Units 14%

67%

33%

High Street Development 19%

0%

100%

Business Parks 19%

75%

25%

56% 44%

Small Start-up 48%

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

- Business parks
- High street
- Local retail units
- Small-start-up office

Comments that apply to whole community area rather than particular locations

Trends

Opportunities for small start-up businesses and innovations hubs to diversify the types of jobs available within the Community Area.

Local shops and the post office should be supported.

Improved internet connection needed throughout the Community Area to encourage home working.

Environment

Feedback

94% 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 considered needed to be protected and improved on in the future within their Community area was Open Space and Wildlife Habitat (at 59%) followed by Flood Risk (at 24%).

Open Space – Wildlife Habitat 59% 44% 56%

Flood Risk 24% 83% 17%

Pollution Noise 7% 50% 50%

Renewable Energy 7% 50% 50%

Pollution Air 3% 0% 100%

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

Analysis

The three areas where people felt most strongly about the environment were Aspley Guise, Woburn and Eversholt. However, none of these are considered to be hotspots.

The majority of people responded that they would like to see the open spaces and wildlife habitat protected across the entire Community Area. Comments included protection of the open space behind Mary Lane in Woburn; giving more consideration to protected species during development in the area; using brownfield sites over Green Belt for development; protecting wildlife habitat and the historic open spaces in Husborne Crawley; and ensuring that the green buffer zone is maintained north of Apsley Guise to protect against 'piecemeal development' and to establish a 'green framework of longer term planning and growth'.

Several people highlighted flood risk concerns in various parts of the Community Area. Comments included concerns over flooding in Church End in Milton Bryan and West Hill and Bedford Road in Aspley Guise. General comments referred to ensuring that there will be no future development on flood plains in Aspley Guise and Husborne Crawley.

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

Environment

- Pollution (Air)
- Pollution (Noise)
- No Issues
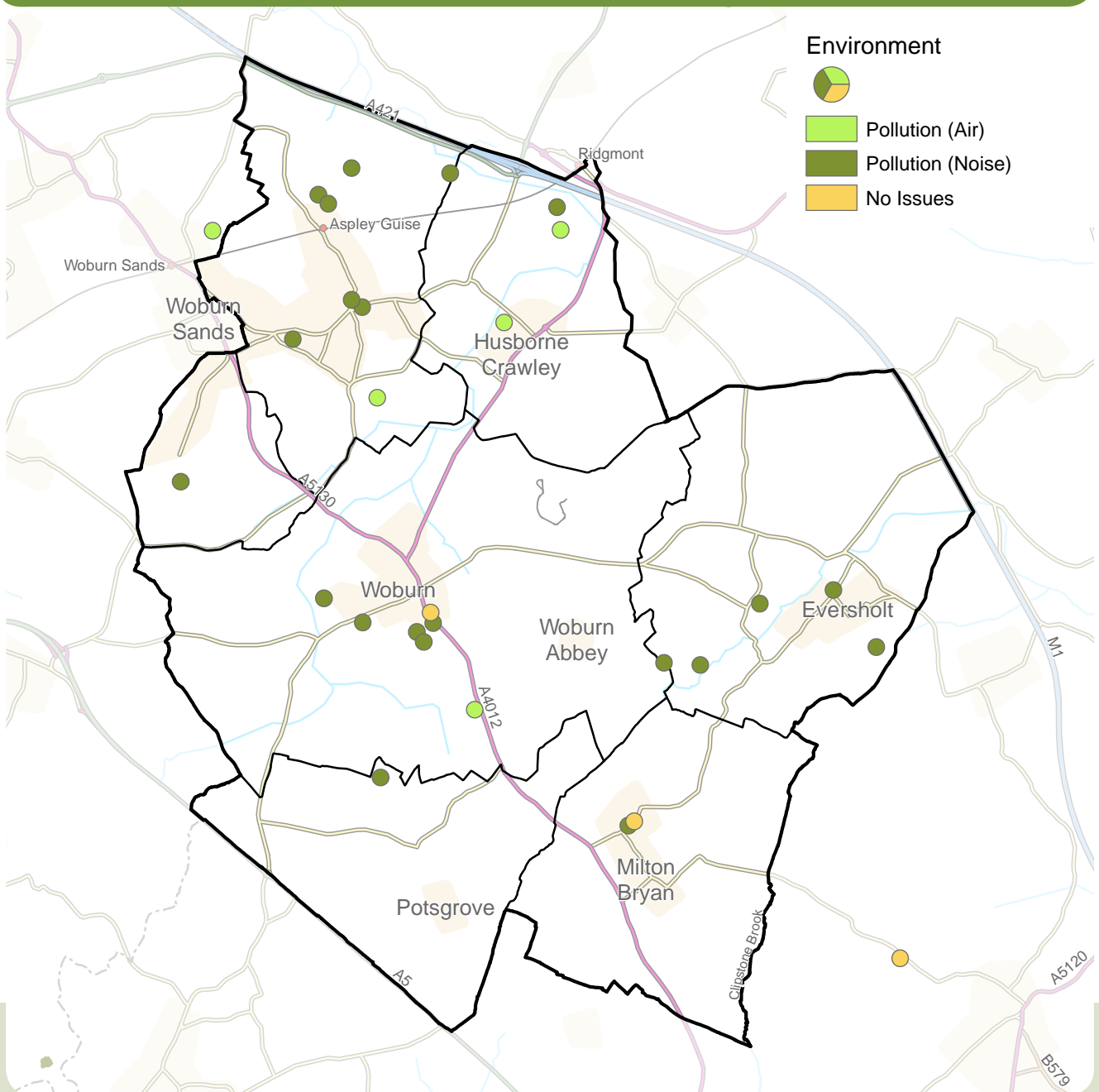
Other comments included concern over light pollution in Eversholt; noise pollution from HGVs in Woburn; and noise and air pollution issues from the M1 in Aspley Guise. A few people answered that land south of Woburn should be used as an area for solar and wind farms.

Trends

Opens spaces and wildlife habitats such as Mary Lane in Woburn and historic open spaces in Husborne Crawley should be protected.

Improve flood prevention measures across the Area and avoid future development within the flood plain.

Homes

Feedback

91% of the people who attended the event answered one or both questions on Homes.

The most popular category of Homes that people considered was needed with the Community Area was Affordable Homes (at 50%), followed by New Starter Homes (at 25%).

Analysis

Responses in relation to Homes were dispersed throughout the Community Area, with no particularly notable concentrations of responses.

Responses indicated that there was a need for all different types of housing in the Area. Many people answered that there was a need for affordable housing and new starter homes for the younger generation throughout the Area. It was suggested that there was a proven need for affordable homes in Aspley Guise, and Meadow View was suggested as a suitable location. Timber Lane and the land next to Drakeloe Close and Eleanor Walk were suggested as suitable
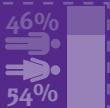
plots for affordable homes in Woburn. Several people answered that there was a need for new starter homes in Eversholt, both low and high cost.

Other comments included that new starter homes should only be built on brownfield sites in Woburn; a need for family homes for larger families in Eversholt; a suggestion of a few small homes in Husborne Crawley; and a need for older generation homes in Aspley Guise due to an ageing population. It was indicated that developers should only be allowed to build a limited number of homes and a site north of Aspley Guise was suggested for new starter homes, that could eventually link with Milton Keynes.

Single Living 0%

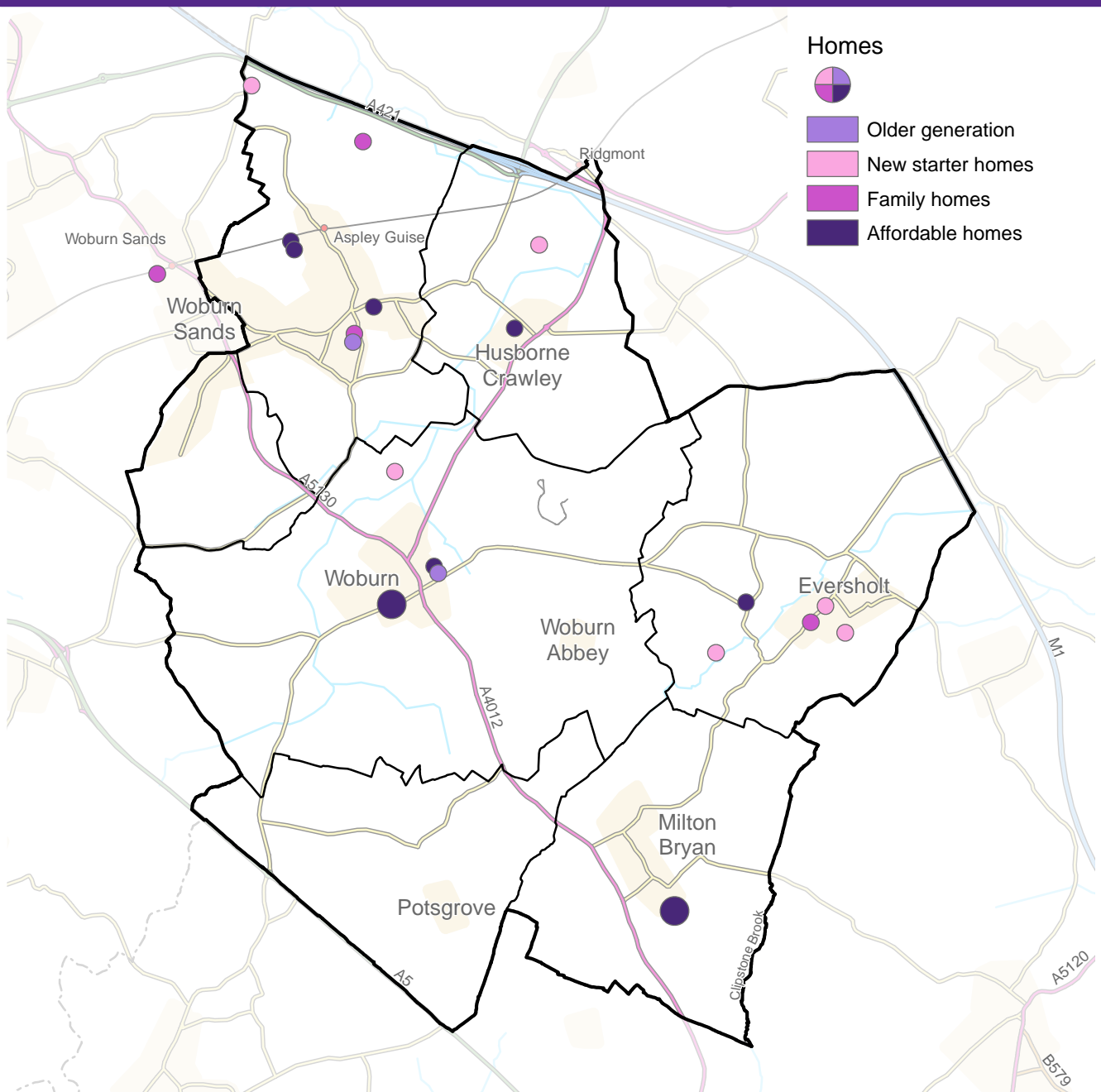| Affordable Homes 50%	New Starter Homes 25%	Family Homes 14%	Older Generation 11%
46% / 54%	67% / 33%	100% / 0%	33% / 67%

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

- Older generation
- New starter homes
- Family homes
- Affordable homes

Woburn Sands
Aspley Guise
Ridgmont
Woburn Sands
Husborne Crawley
Woburn
Woburn Abbey
Eversholt
Milton Bryan
Potsgrove

Trends

Provide affordable housing and new starter homes for the younger generation throughout the Area.

Growth & Infrastructure

Feedback

88% 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 needed to be improved was Utilities Improvements (at 33%). Healthcare, Leisure Facilities and Schools all had similar, smaller numbers of responses.

Analysis

The main area where people felt strongly about Growth and Infrastructure was Woburn. Several people placed their stickers in other locations such as Woburn Sands and outside the Community Area at Ampthill.

Several people commented on improving broadband speeds in Woburn. Other comments relating to Woburn included the introduction of a leisure facility at the Village Hall and a need for improved healthcare. A further suggestion was that smaller healthcare hubs should be favoured over more centralised healthcare. Healthcare concerns were echoed in Ampthill where

people suggested the introduction of an integrated healthcare hub with a greater provision of healthcare professionals, in the location of an existing doctor's surgery.
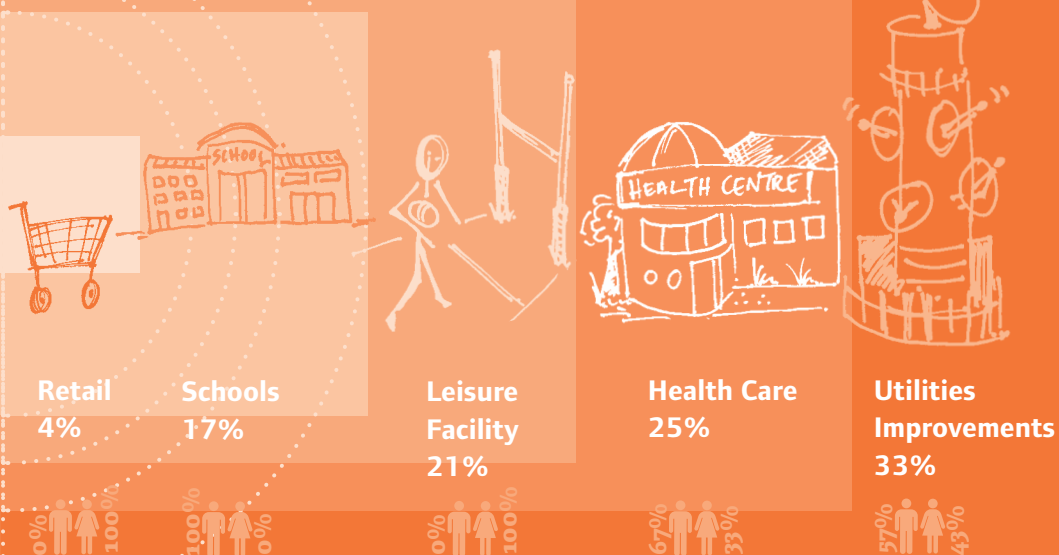
Some people indicated that there was a need for more schools in the area, given the increasing population. It was suggested that there was a need for a secondary school in Woburn Sands, which would stop children from having to travel long distances for school.

Other comments included a need for a local fitness centre in Woburn Sands; improved drain maintenance in Aspley Guise to combat flooding issues; and improving gas and electricity supply issues in Milton Bryan, the latter causing frequent water outage in the village due to its pump station being tripped. It was also suggested that transport infrastructure should be considered on a cross border basis, along the boundary with Milton Keynes and around J13 of the M1.

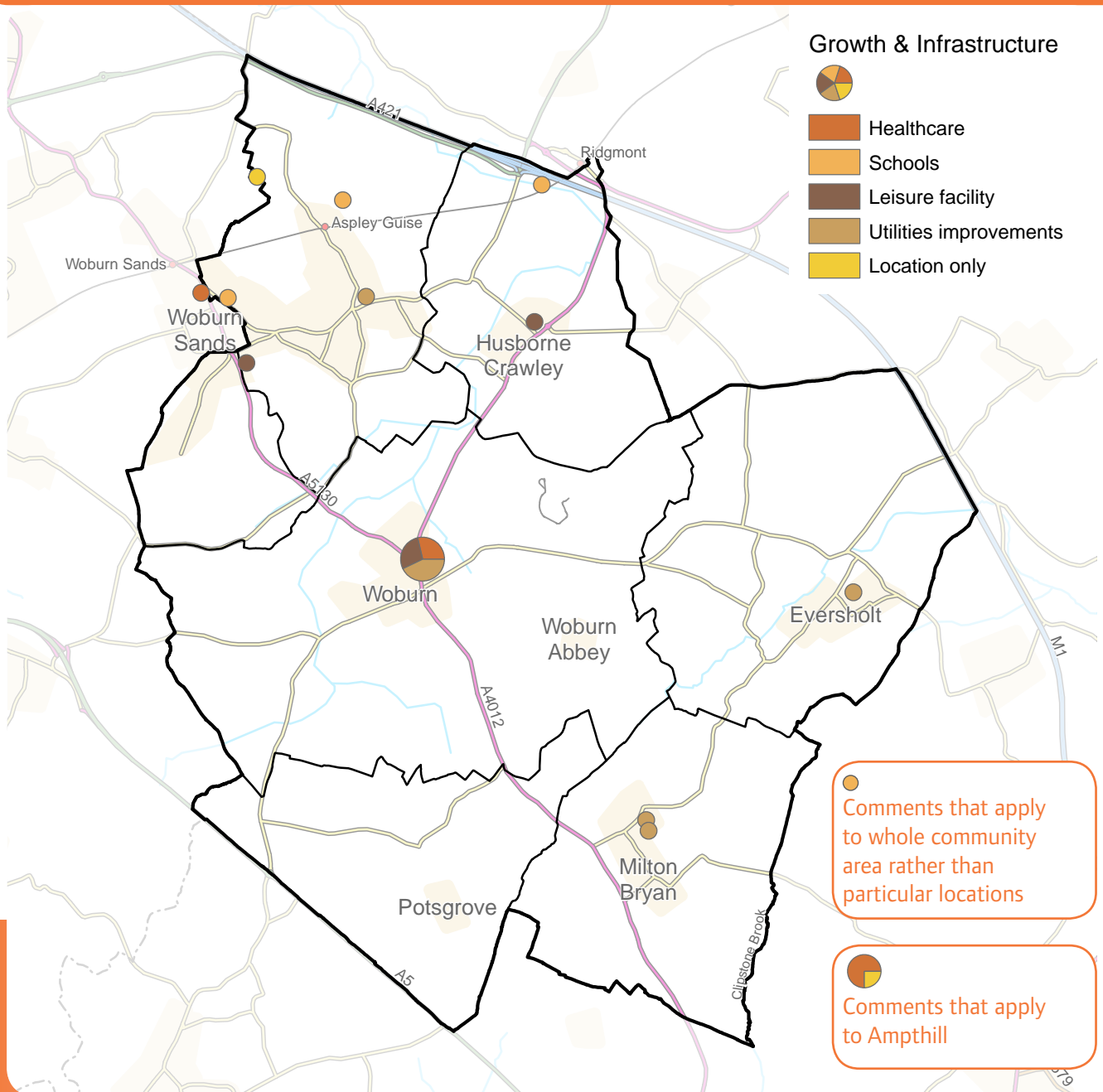Community Centre 0%

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

Retail
4%

Schools
17%

Leisure Facility
21%

Health Care
25%

Utilities Improvements
33%

0% 100% | 100% 0% | 0% 100% | 67% 33% | 57% 43%

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

Growth & Infrastructure

- Healthcare
- Schools
- Leisure facility
- Utilities improvements
- Location only

Comments that apply to whole community area rather than particular locations

Comments that apply to Ampthill

Trends

Improvements to broadband speed.

Improvements to healthcare, potentially as a healthcare hub in Ampthill.

Increased school provision throughout the Area.

Event: Findings

The people who attended the drop-in event for this Community Area identified the following Future Opportunities to protect or improve their locality under the growth themes:

Local Character

- Open spaces and open countryside, particularly Green Belt land should be protected for its wildlife and recreational value, as well as the views it allows.

- Local heritage should be protected.
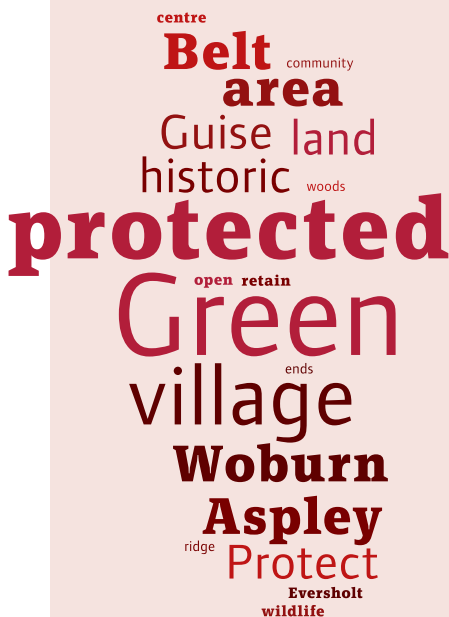
Transport

- Improved bus services linking Woburn to surrounding towns and linking smaller settlements to the surrounding area.

- Improvements to parking at train stations.

- Cycleways/footpaths – improved connections to Milton Keynes.

- Vehicular – improved traffic calming, congestion and condition of roads.
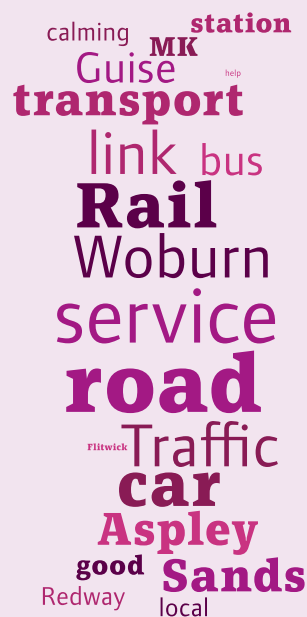
Jobs & Business

- Opportunities for small start-up businesses and innovations hubs to diversify the types of jobs available within the Community Area.

- Local shops and the post office should be supported.

- Improved internet connection needed throughout the Community Area to encourage home working.

centre Belt community area Guise land historic woods protected open retain Green village ends Woburn Aspley ridge Protect Eversholt wildlife

calming station MK Guise help transport link bus Rail Woburn service road Flitwick Traffic car Aspley good Sands Redway local

Guise parking Aspley opportunity warehouses employment rail business local Farm small Husborne centre office don home innovation support shop good

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 opens spaces and wildlife habitats such as Mary Lane in Woburn and historic open spaces in Husborne Crawley.

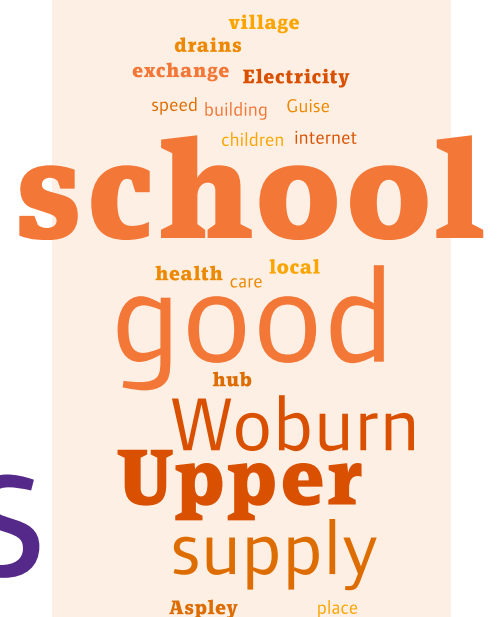- Improve flood prevention measures across the Area and avoid future development within the flood plain.

Homes

- Provide affordable housing and new starter homes for the younger generation throughout the Area.
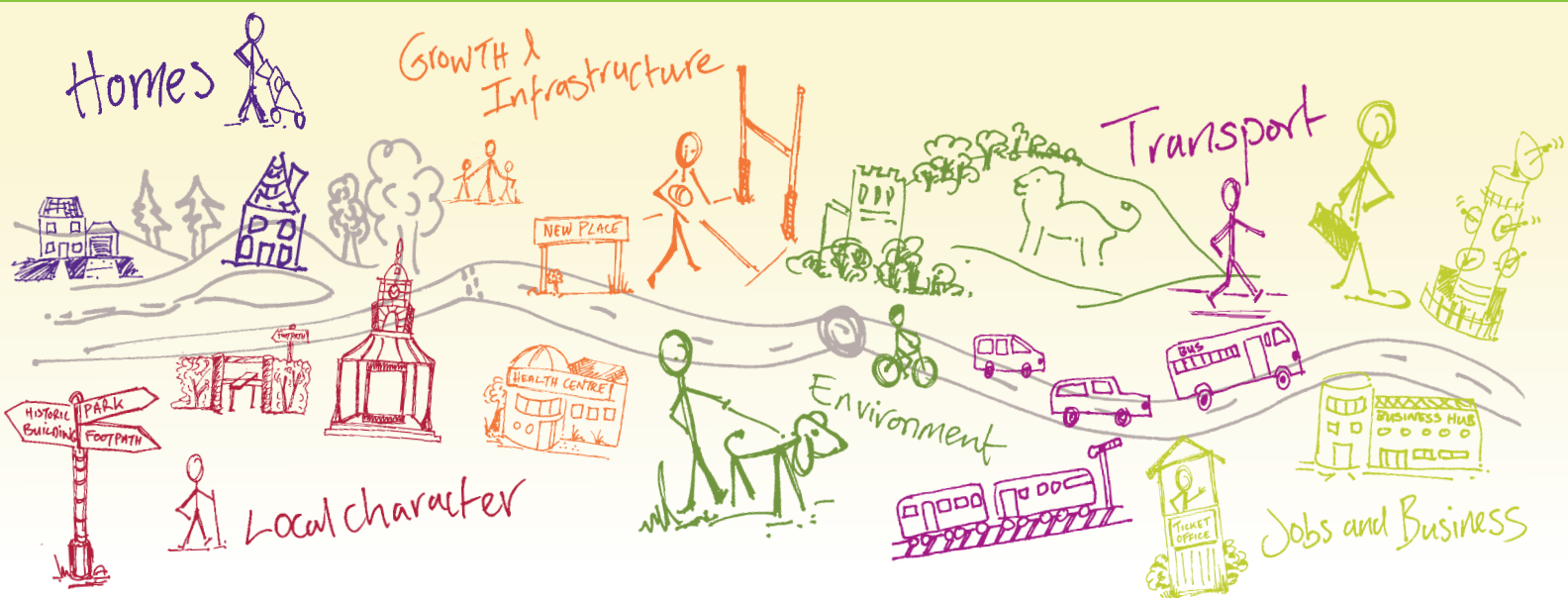
Growth and Infrastructure

- Improvements to broadband speed across the Area.

- Improvements to healthcare provision, potentially as a healthcare hub in Ampthill.

- Increased school provision throughout the Area.

Environment word cloud: Guise, light, location, green, open, village, development, consideration, term, solar, Aspley, pollution, space, build, flooding, land, wildlife, planning, protected, risk

Homes word cloud: brown, housing, types, Green, village, Leys, location, Farm, site, field, Build, cost, developers, large, houses, Affordable, homes, Belt, place, development

Growth and Infrastructure word cloud: village, drains, exchange, Electricity, speed, building, Guise, children, internet, school, health, care, local, good, hub, Woburn, Upper, supply, Aspley, place

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.