

# **Central Beds Council proposing big new town in between Everton and Tempsford**

Central Bedfordshire Council (CBC) is creating a Local Plan to decide where housing is located in future.

It says it needs to provide 20,000-30,000 new houses across Central Beds, by 2035, on top of the 23,000 already given planning permission, in order to meet Government targets.

It has taken CBC a VERY long time to get this moving - which is why we've seen so many speculative developments in our area - but CBC has finally reached the stage where it has identified some general principles.

18 months ago CBC asked landowners to offer land and a large area around Tempsford Airfield was one of those proposed.

In its current draft plan, CBC has divided Central Beds up into four areas with Potton, Biggleswade and Sandy fall into the eastern area. The headline proposals for this area are:

- A new town with some 7,000 new houses in between Tempsford and Everton
- Another 3,000 new houses east of Biggleswade
- 40 hectares of 'employment' land south of Biggleswade

Elsewhere in Central Beds, there are proposals are for 5,000 houses around Marston, 3,000 houses near Aspley Guise, 4,000 houses north of Luton and 2,000 houses west of Luton

Apparently, no new large developments are proposed for Dunstable, Ampthill, Flitwick, Shefford or Leighton Buzzard.

CBC's report states the new Tempsford settlement could be for as many as 10,000 houses and is proposed for the area around the old WW2 airfield, on the plain between Everton and Tempsford. Remarkably, CBC refer to this as 'previously developed land'. A new railway station is also slated there, as an interchange between the existing Great Northern rail line and the new East West line to link Oxford and Cambridge. CBC's report includes a list of 'heritage assets' for the area which includes Gibraltar Farm barn but not the secret WW2 airfield from which so many daring raids from flown.

The land is believed to be owned by an Everton resident.

This doesn't mean CBC won't want to build more houses in other towns and villages in our area; I understand more detailed proposals on exact sites won't be available until late this year.

CBC also says it must find a further 71 pitches for travellers and 10 for travelling showpeople but does not, at this stage propose where it might put them.

A consultation on the Local Plan will begin on 4th July. Please email me at [adamzerny@hotmail.co.uk](mailto:adamzerny@hotmail.co.uk) if you don't already get my email newsletters and I'll make sure you get the details. My next monthly email update will be out in early July with more details. Further information can be found at [www.facebook.com/adamzerny](http://www.facebook.com/adamzerny)

**This Thursday (22nd June) there will be a public meeting covering local planning developments and an update on the Local Plan. Speakers include the local MP and the Leader of Central Bedfordshire Council. The meeting begins at 7.30pm and takes place at Potton Middle School**

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