EXTRAORDINARY MEETING OF CAMPTON AND CHICKSANDS PARISH COUNCIL

Minutes of a Meeting of the Council held in Campton Village Hall on Monday 13TH July 2026.

Present: Cllr Booton, Cllr Wootton, Cllr Sibley, Cllr Turton, Cllr Ash, Cllr Griffiths.

82/26 APOLOGIES FOR ABSENCE/ DECLARATION OF INTEREST:

Bedfordshire Councillor Tony Brown.

83/26 MINUTES:

The Minutes of the meeting held on 29th June 2026 were signed as a true record of the meeting. Proposed by Cllr Turton, seconded by Cllr Sibley, all agreed.

Matters arising:

84/26 PUBLIC PARTICIPATION:

All present to discuss the next item on the agenda

85/26 TO DISCUSS THE CENTRAL BEDFORDSHIRE CALL FOR SITES CONSULTATION AND TO AGREE KEY POINTS FOR THE PC RESPONSE:

Cllr Booton provided information to residents:

Brief background

Central Beds

developments. (Welcome to local democracy) The Parish Council also has in place a Neighbourhood Plan which is a legal document and has to be considered. However, the Local Plan trumps this.

On the 6th July Central Beds published the sites which being considered for inclusion in the new Local Plan. 7 of which are in the Parish, 1 on edge of Parish. Central Beds have asked for comments by 17th August. The comments are limited to 100 words.

There are three documents which give guidance; Landscape Character Assessment, the Strategic Land Availability Assessment and Strategic Environmental Assessment Scoping Report June 2026

1. Sustainability : There are three parts to this, economics (jobs), transport and environmental

2. Highways

3. Health

4. Environment. What they see as environment is slightly different to what we think of Biodiversity gain

7 out of the 8 sites will not bring long term economic benefits.

Travel - the aim is that people will use the bus/walk or cycle to where ever they are going. Most people travel out of the area for employment. Data shows that twenty minutes is the max people will walk. From the Church to Morrisons is 27 minutes on average. People don't catch the buses due to times, the length of time it takes to get to places. Again, there is evidence that has been collected over a period of time to show that on average 1 person a week catches the bus from the church

which means more cars on the road. One of CBC documents shows that the number one thing people want from new houses is plenty parking.

Highways A507 Which ever documents you read, the A507 is identified as a major road, which is near capacity . We have tried to explain to CBC the problems, the PC have written to CBC asking for a meeting to discuss this issues we face so far no reply.

Health: The Shefford ward which we are part of is ranked 29/31 of the worst areas for air quality in the whole of Central Beds nearly all due to the A507. Increased cars can only make this worse.

Sites

135332 Chicksands: Only comment received when compiling the Neighbourhood, Plan the Parish Council asked if this area and others wanted to be classified as Green Open Space but residents said no. So it was removed from the plan.

135334 The Ministry of Defence had a lease on this land until 2031. However, this has been extended until 2035 while another review of military spending takes place. I understand that this land will then revert to the original owner's of the land. We know that parts of the area have national significance. The original monastery was the only English monastic Order. There are listed buildings. The site is also very close to Greensands Ridge which has protection on it.

Site 136408/136409 Owners keen to sell the land

Site : 136505 Golf Course: This has been put forward before and refused due to concerns over traffic on the A507. However, it would fit into the Governments strategy.

Site 136723 Glebe land: Land owned by the Church: When we complied the Neighbourhood Plan an independent study was carried out on areas that could be classified as Green Open space. Part of this area was classified as such. The Parish Council were under the impression that this was protected. There is some confusion as there is a new plan being prepared for Green Open Spaces but that will not be published until after the sites for development have been produced.

Site 136747 Greenway: This site includes the 66 houses. It makes it look like one site not two separate sites. The question is why? Is it a mistake? Is it a chance in site rules? Is it deliberate to show this as a site that has started. The site has already been rejected for development.

Local Plan Early Engagement Feedback Report June 2026. This document just illustrates residents thoughts and that woodland should be preserved as an important part of central Bedfordshire character

Water: Recently Anglian water came to an agreement (imposed by Central Government) to allow 20000 new homes to proceed after the Sectary of State for Housing intervened. What would you do as a developer - build 300 and later 200 more, therefore no financial penalty.

Please respond to request for sites. There are lots of people who will help. Failure to respond means we don't care. They took notice of the 1000 name petition for the 250 house development

Residents raised the following points:

1. The A507 is almost at capacity, is the data collected during peak times? Travel studies are taken as a block. The developer confirmed in the recent application that the A507 was at capacity.
2. Residents chose to live in a rural location, 66 homes have been accepted, this should be a sufficient contribution.

3. The changes since the 1990's has been vast and there is no protection in place for wildlife.
4. The data does not seem to take into account what space has been lost, only refers to what remains.
5. Nationally lots of villages are now being over developed. What is CBC's rural vision?
6. The last application form a developer was refused so why now is the land being considered for the Local plan? Cllr Booton explained that the developer still can go to appeal or may choose to wait to see if the site is part of the plan?
7. Concerns were raised for supply of water and collection of sewerage.
8. The areas identified are not sustainable, there is very little public transport and what there is takes a long time to travel a short distance and is underused.
9. CBC Ward Cllr Tony Brown referenced the recent Friends of the Earth survey which concluded that the Shefford Ward was 29th out of 31 Wards in Central Bedfordshire in terms of air pollution, this will deteriorate further with increased homes and vehicle movements.
10. The risk of flooding was raised. The National rivers Agency and Environment agency have both issued documents highlighting concerns if the areas. Photographic evidence of recent floods highlights that the situation is worse than in the reports.
11. Natural beauty and wildlife are a consideration, but this was not a key factor in the recent Planning report which refused planning to the developer.
12. Residents questioned whether CBC were aware of the stress and anxiety this process was causing to residents?
13. A resident asked what will CBC do with the feedback obtained from this consultation? Cllr Booton urged residents to submit their comments, its vital. When the recent application was refused, reference was made to the number of residents who had objected.
14. A resident referred to the roads, at peak times, cars can sit for 10 minutes easily waiting to get out onto the A507. The village is already a rat run and due to parked cars, it is a single road in places. Cllr Booton commented that Highways originally rejected the recent application form the developer, concerned that the time to exit Greenway would be worse than anticipated by the developer. The developer and Highways discussed this, and the Highways overturned their decision. Cllr Booton is trying to meet with Highways to establish why?

The developer recently admitted that the A507 was at capacity and that Priory Rd and Gravenhurst Rd are single roads, last weekend the village became gridlocked. Requests have been submitted to CBC for a meeting with Highways.

Cllr Booton been in contact with MPs regarding Tempsford and whether this new Town that stretches across three Authorities will be taken into account when looking at housing supply numbers. It has been confirmed it will but not for this Local Plan.

The Glebe land is owned by the Church, a resident suggested the Village could raise money and but the land from the Diocese in order to protect it? This is a good suggestion but would be dependent on the purchase costs from the Diocese. A Church Warden confirmed they have approached the Diocese to discuss the land.

Cllr Booton will be in contact with CPRE, who will offer advice.

A resident and Cllr Booton asked that residents respond in relation to all sites in the village, not just choose which ones.

Chicksands Private may not be deliverable due to ownership, the residents own a share of the land.

Local schools are at capacity, a resident asked what are CBC's plans for providing education to the new 6 homes and more? CBC have reported that there is a decline in the birth rate and therefore the demand for school places will be reduced.

A resident also asked about vehicle access for parents taking children to and from school, this would mean an increase in parked cars and traffic.

Cllr Booton urged residents to respond to the Consultation, write to MPs, write to the Leader of CBC.

A resident asked how many houses could be built per hectare? It is not clear.

Cllr Booton requested the chance to speak at the meeting as a resident, Cllr Turton took the role of Chair for the next section:

Paul Booton has been researching the Local Plan and associated documents ad wished to provide residents with his personal view as a resident:

Trying to read all of the documents is very time consuming and does have an impact on health.

Paul confirmed that CBC are great at asking for opinions and Central Government want more Democracy and the residents of Campton are great at getting involved. For the last Local Plan, Campton and Chicksands were the fourth highest in responding, even against the bigger towns.

In the last Nature consultation Campton and Chicksands submitted 84 responses, below them was Ampthill with 76.

The same issues and concerns arise, the A507 is at capacity, the water and sewage system can't cope, residents want more woodland and green spaces, Infrastructure is not there.

There are planned works by Anglian water in Late August meaning road closures for a m=number of weeks to repair a pipe.

Paul thanked everyone working on the Save Campton campaign, for all of the work they have put in.

Paul thanked everyone who has put green ribbons on their properties to show support of the campaign.

He urged all residents to respond to this consultation; this is a small Parish and needs to be protected.

There is no data showing how much agricultural land has been lost across Central Bedfordshire. There is currently development of 66 houses if the more recent application had gone through this would have meant a 17% loss of Agricultural land for the Parish.

Cllr Booton took back the role of Chair.

Cllr Booton thanked everyone for attending.

Cllr Booton requested help with watering the trees in the new area, a team of volunteers are watering, but more help is needed.

86/26 FINANCES:

Payments: July 2026
Talk Talk £33.27
D Granger £463.50
Hrj Foreman Solicitors £993.00 registration of land
A Muskett £104.40
BATPC £336.00
Printing costs £50
Cllr Sibley has researched a new laptop for the Clerk at a cost of £438.

Payments proposed by Cllr Ash, seconded by Cllr Sibley, all agreed.

87/26 AOB:

Cllr Booton will visit the developer to discuss dust from the building site effecting the residents of Greenway cars and windows. He will also request that they keep to appropriate working hours.

88/26 DATE OF NEXT MEETING:

Thursday 3rd September 2026