

# Campton & Chicksands Parish Council Newsletter October 2025



Parish Council Meeting  
Thurs 2nd October and Thurs 6th November  
7pm start at Campton Village Hall or via Zoom

Carpet Bowls (see page 8 for more details)  
Starts back Thursday 2nd October, 2-4pm  
at Campton Village Hall

Coffee and Chat  
Friday 3rd October 10:30am - 12 noon  
at All Saints Church, Campton



Hitchin Triangle Garden Talk  
Monday 6th October at 7:30pm  
at Campton Village Hall

All Saints Church Quiz (see page 8 for more details)  
Saturday 11th October 7pm for 7:30pm start  
at All Saints Church - please book in advance

Welcome to the Campton & Chicksands Newsletter  
published by the Parish Council  
[www.camptonandchicksands-pc.gov.uk](http://www.camptonandchicksands-pc.gov.uk)  
If you have any news or views you wish to share  
please contact the Editor, Liz Bishop - details on back page

## Campton & Chicksands Parish Council

The Parish Council (PC) held their most recent meeting on Thursday 4<sup>th</sup> September 2025.

Central Bedfordshire Council have launched a Public Consultation looking at the Waste Strategy for the next 25 years. Posters will be out 1<sup>st</sup> October, and an information session will be held by CBC at Shefford Library on 2<sup>nd</sup> October 12noon-2pm, all residents are welcome to attend for more information. More details of the Consultation are available online or in the Shefford library.

The CBC Home to School transport plan has been approved, meaning that all pupils will now need to attend their nearest school, if parents would like to choose a different school, then they will need to provide or pay for transport. If the pupil is currently in the two or three tier system, they will be able to stay in their tier system and will not be asked to move. CBC are obliged to offer every pupil a school place within Central Bedfordshire; they will not need to attend out of area schools.

The Parish Council have had a response from CBC to confirm that the proposed developers on the land off Greenway, Richborough, have not been in touch. Following the last Parish Council meeting twenty residents have been in contact regarding setting up an Action Group. The first meeting was held on 20th Aug where they agreed on an Action Plan. The Developer has tried to consult with the Parish Council, but it was decided that the PC should not engage with the Consultation. PC Clerk responded, as was agreed, stating that both the PC and residents felt that the development plan was totally inappropriate for the Village. Cllr Mark Liddiard discussed the potential development at the meeting and has provided an update for residents page 3 onwards.

Thank you to the residents that have expressed an interest in being part of the Good Neighbour Scheme, a meeting was held in the village hall on Thursday 4<sup>th</sup> September and it was agreed that we have sufficient volunteers to start up the group. A follow up meeting is to be arranged to agree the volunteering tasks that the group will carry out and to arrange for the relevant DBS checks and then we will be able to start offering the service to residents in the Parish.

The next meeting of the Parish Council will be on Thursday 2<sup>nd</sup> October 2025. The following meeting will be on Thursday 6<sup>th</sup> November at 7pm. Both meetings will take place in Campton Village Hall.

Clerk to the Parish Council, Tammy Medley  
01908 505558 / 07955 521174

[clerk@camptonandchicksands-pc.gov.uk](mailto:clerk@camptonandchicksands-pc.gov.uk)  
<https://camptonandchicksands-pc.gov.uk/>



### Cllr Mark Liddiard's report on future development in the Parish

Campton is a village of approximately 1,700 residents and around 580 dwellings taking into account Chicksands. It is a community with a rich heritage, a strong identity, and a rural character that is deeply valued. The scale of the proposed development—on top of the 66 homes already approved—would represent a near doubling of the village's housing stock. As your elected Ward Councillors, we believe this proposal is completely disproportionate and fundamentally unacceptable. It would irreversibly alter the character of Campton village and place unsustainable pressure on local infrastructure.

#### **Planning Context**

Central Bedfordshire Council is currently operating under its adopted Local Plan (2021), in which 90 sites were selected from over 400 submissions. These ranged from small infill plots to strategic sites delivering thousands of homes. The site east of Greenway has been submitted through the Call for Sites process as part of the evidence-gathering phase for the new Local Plan, scheduled for adoption in late 2028. Inclusion in the Strategic Land Availability Assessment (SLAA), expected later this year, does not guarantee allocation.

There is nothing wrong with submitting land through the Call for Sites process—it is a legitimate part of shaping future development. However, each site must be rigorously assessed for suitability, availability, and achievability which the developer is presenting as a done deal.

#### **Richborough and Orchestra Land Proposal**

The land east of Greenway is being jointly promoted by Richborough Estates and Orchestra Land. Their proposal—referred to as *Campton Phase 2*—includes:

- Up to 290 homes, including up to 90 affordable units
- Around 11 hectares of public open space, with a nature trail and play area
- Enhanced pedestrian and cycle links to Campton and Shefford
- A mix of market, affordable, and self/custom-build housing

While the developers have launched a public consultation website and are positioning the scheme as a sustainable extension to the village, this site is not allocated in the current Local Plan or the Campton & Chicksands Neighbourhood Plan. We believe the scale and location of this proposal are entirely inappropriate for Campton as we will highlight below. We know that Richborough Estates and Orchestra Land are promoting the proposal as a done deal, all sites not allocated in the current local plan would be subject to consultation and go to the Councils Development Management Committee. **3**

### **Campton's Position**

Campton has several documented constraints that must be considered in any planning application:

- Flood risk and proximity to the endangered chalk stream
- Sewage infrastructure failures and recurring road closures on Greenway
- Traffic congestion on the A507 and limited public transport
- Pressure on schools and GP surgeries, with limited capacity to absorb significant population growth
- Potential coalescence with Shefford, which risks undermining Campton's distinct identity and rural separation
- Impact on the landscape, including the loss of open views and disruption to the village's historic setting
- Encroachment into the countryside, which would erode the green buffer that defines Campton's rural character
- Lack of school places, which would be exacerbated by a development of this scale
- Ecological impact, including bat habitats in nearby woodland

If a planning application were submitted now, it would be assessed against the current Local Plan, the Campton & Chicksands Neighbourhood Plan, and national planning policy. These constraints would be central to that assessment, and we will continue to ensure they are fully considered.

#### **Housing Land Supply and Appeal Risk**

As of April 2025, Central Bedfordshire Council's housing land supply stands at 4.85 years, which falls short of the national requirement of five years. This shortfall can trigger what's known as the "tilted balance" under national planning policy, meaning that planning applications may be more likely to be approved unless the adverse impacts clearly and demonstrably outweigh the benefits.

A recent example is the Potton appeal, where a proposal for 125 homes was approved by the Planning Inspectorate in September 2025. The Inspector cited the housing shortfall and the benefits of housing delivery and infrastructure contributions as justification for approval.

However, it's important to note that Potton is a significantly larger town, with more infrastructure, services, and transport connections. In contrast, Campton and Chicksands parish has around 1,700 residents including RAF Chicksands. The proposed development east of Greenway—at nearly three times the scale of the Potton appeal—would be entirely disproportionate in this context. **4**

Planning Inspectors do not approve every appeal simply because of a housing shortfall. They consider a wide range of factors, including:

- Whether the scale of development is appropriate for the settlement
- The impact on landscape and village character is very important for this location.
- Infrastructure capacity, including schools, roads, and utilities
- Environmental constraints, such as flood risk and proximity to protected habitats
- Accessibility and sustainability, including reliance on car travel
- Alignment with Local and Neighbourhood Plans
- Risk of coalescence with nearby Shefford

Campton faces documented challenges in all these areas. These are material planning considerations that must be taken seriously, and we believe they provide a strong basis for resisting speculative development—even under the tilted balance.

How You Can Help

We strongly encourage residents to make their voices heard. Here’s how you can take action:

- mail the Planning Team: Send your concerns to [localplan@centralbedfordshire.gov.uk](mailto:localplan@centralbedfordshire.gov.uk). Be specific about the issues—flooding, traffic, infrastructure, village character. Any evidence you can provide is vital especially landscape and ecological impact.
- Complain to your MP - [alistair.strathern.mp@parliament.uk](mailto:alistair.strathern.mp@parliament.uk) – The current Government have taken a position to ignore the local planning process of Local authorities.
- Prepare for Formal Consultation: The Regulation 18 consultation in early 2026 will be your first formal opportunity to influence the Local Plan. We will keep you informed and help coordinate responses.

We remain firmly opposed to this proposal and will continue to advocate for development that is sustainable, proportionate, and respectful of Campton’s character and capacity.

News from the Pews

October comes as a time of thanksgiving - Thanksgiving for the Harvest (although in fact our fields locally seem to be harvested earlier and earlier each year!) and for the abundance of food that we enjoy... It is a time when many of us are so grateful for what we have that we think about those who ‘have not’.

How much need is there locally? You might like to know that the Need Project reported that in August 2025 they delivered 504 food parcels and 457 top up bags to individuals and families in need; helping 754 adults, 34 pensioners & 613 children.

This year we will again be collecting tins and dried goods for the Need Project - gifts for those who are in need locally, especially offering our gifts with thanksgiving at our Harvest Service on Sunday 5th October.

We will also be looking further afield and supporting the Bishop of St Albans Harvest Appeal for 2025. This year’s appeal is called “Rewrite Their Future”, once again partnering with Mission Direct. Their work in Uganda and Zambia is focused on building schools and improving access to education in some of the world’s most under-resourced communities.

What has that to do with feeding the hungry? Well, remember the well known adage, "give a man a fish, and you feed him for a day; teach a man to fish, and you feed him for a lifetime". Our gifts of money will help bring lasting hope to these communities and grow their independence as more children go to school, unlock their potential and thrive, freeing themselves from poverty through education. If you would like to support this initiative you can make a bank transfer to their account with Barclays Bank. Please use the reference “Bishops Harvest Appeal”  
Sort code: 20-53-33 Account No: 30618527 Account Name: Mission Direct Ltd

We are also looking forward to another fun **Church Quiz Night** from Paul and Sue on the **11th October**. Also do look out for another **Cheese and Wine evening** to be hosted at the Church on **November 8th** by Michelle and her team! Details to follow.

Upcoming Services:

|                     |              |                          |
|---------------------|--------------|--------------------------|
| Friday 3rd October  | 10.30-12noon | Coffee and Chat          |
| Sunday 5th October  | 11.15am      | Holy Communion - Harvest |
| Sunday 12th October | 11.15am      | Morning Worship          |
| Sunday 19th October | 11.15am      | Holy Communion           |
| Sunday 26th October | 11.15am      | Morning Worship          |

Rector: The Revd Roni Goodman 01462 339962 / 07533 376880  
The Rectory, Church Road, Meppershall, SG17 5NA [ronigoodman@gmail.com](mailto:ronigoodman@gmail.com)  
Website: <https://churchofallsaintscampton.com/>  
Church Warden: Beth Sullivan Ash 07523 079507

# Trugs and Trowels Gardening Club

Hi everyone, here's hoping you all have enjoyed this wonderful summer and like me welcome a little rainfall and a little less watering.

October 6th we welcome Hitchin Triangle garden.

November 3rd Helen returns Wonkey basket Willow wreath making. Numbers limited, secateurs needed.

December 1st Christmas social.

A few tips until I see you next:

- to make sure Hyacinths are in flower at Christmas you need to plant them now
- get planting those daffodils and snowdrops for early spring flowers
- Autumn warm soil provides ideal planting conditions.
- its a good time to plant container grown shrubs trees and fruit bushes ensuring root balls are adequately moist, even when damp weather, as rainfall will not penetrate a dried out rootball so soak well before planting.

Everyone welcome, first Monday of the month 7:30pm at Campton Village Hall.

Maryika - Tel: 01462 851729



The Village Hall Management Committee would like to thank all those who have joined the 2025-2026 100 Club. This is an important fundraiser helping to keep your Village Hall open for the benefit of the whole community. We have sold 144 numbers at time of going to print which is excellent. Thank you! There will be three monetary prizes awarded each month, plus an additional bonus monetary prize in December, April & August.

A copy of the 100 Club Rules can be found on our website page:-  
<https://camptonandchicksands-pc.gov.uk/village-hall/100-club/>

**100 CLUB CONTACT:- Email: [villagehall100club@gmail.com](mailto:villagehall100club@gmail.com)**

## CONGRATULATIONS TO OUR

### SEPTEMBER WINNERS:

- 1st (£35) - No.64 - N Parrish
- 2nd (£25) - No.36 - L Whitton
- 3rd (£15) - No.75 - L Turner

## CONGRATULATIONS TO OUR

### OCTOBER WINNERS:

- 1st (£35) - No. 113 - M Crawley
- 2nd (£25) - No. 30 - M Talbot
- 3rd (£15) - No. 42 - R Farndon

# Carpet Bowls

Carpet bowls in Campton Village Hall will start again on Thursday 2nd October. We start at 2pm and play until 4pm.

No special clothing or equipment is needed, just come as you are.

The cost is £3 and a cup of tea and biscuit is included.

Any queries please contact Lesley on 01452 815606.

Everyone welcome! Come and have fun.

## All Saints Church Quiz

Saturday 11th October

7pm for 7:30pm start

Tickets £5 per person - Teams of 4/6

Bring your own refreshments

Tickets available

from [paulbooton10@btinternet.com](mailto:paulbooton10@btinternet.com)

Please book in advance!

## News from the Tower

Bellringing is an important, centuries-old tradition at All Saints Church and also for the wider community in Campton. We're keen to find and teach new ringers to join our team. Our ringers, all volunteers, ring for special occasions for the village as well as on Sunday mornings for 11.15am service.

We practice on Tuesday evenings 7.00pm to 9.00pm at All Saints Church, Campton. To find out more speak to any of our ringers or contact me, John Loveless, on 07803 206161 or email [jloveless5040@outlook.com](mailto:jloveless5040@outlook.com)

### Visiting bands of ringers in October:

- Thursday October 9th - Peal, Herts ringers 12.30 to 4pm approx
- Sunday October 12th - Beds Young ringers 2:30pm to 4:30pm approx
- Sunday October 19th - Leeds Minster ringers 1:30pm to 5pm approx

Items for the next Newsletter must be submitted to the Editor, Liz Bishop, no later than 15th October 2025  
Email: [candcnewsletter@gmail.com](mailto:candcnewsletter@gmail.com)