

## **Stondon Parish Council Community based projects**

Stondon has grown around two key roads. We have the Bedford Rd (A600) which runs parallel to several developments from the Neighbouring parish – Henlow. This is a very busy road with circa 10,000 vehicles a day and runs north south connecting the village to Shefford and Hitchin.

The other key road is Station Road that connects to on Shillington Road. This connects to Henlow Camp and Arlesey.

Both have challenges and provide no real centre to the village.

Developers put forward proposals to build homes in Stondon. They consult with the Parish Council, the community, and Central Bedfordshire Council.

This process can highlight opportunities for community gains. These can be in form of open spaces, play parks, community centres, highway improvements, schools, or other facilities to support the current community and any additions.

Some of these opportunities have been identified through the Village Plan and expanded and extended as part of the Neighbourhood Plan (NP). The following document is a draft set of concepts and will evolve and change over time. They are not fixed and may not be fully detailed.

CBC also have a list of current S106/CIL funding that can be aggregated for a project, but we must ensure they are spent within the time limits (usually within ten years of them being allocated) and we have the location or resources to implement.

It should be noted that larger developments can provide greater benefits to the community as this can be a single project rather than trying to fit with the current spaces available. However, these benefits are often significantly outweighed by the impact of the influx of new homes and residents on the limited resources in the community.

The Council has always been keen to be involved in any discussions with developers to ensure opportunities are not missed and that we can try and limit the impact of new homes.

Generally, the Council request that any developer offer the Council any open spaces for their management and not employ a management company. This will allow the Council to implement projects as they see fit, along with suitable mitigation. The Council has several play areas which have standard items of play. Going forward we would like to see larger play resources combined with open spaces. Any larger play resource should provide interesting possibilities for imaginative play. Any possible sites we would want to understand how we could take on management of open spaces.

The Council would be keen to engage with any potential developer to discuss what mitigation we could obtain, more input on the play equipment and what open spaces with sports options. Sadly, we have seen Central Bedfordshire miss opportunities or have given away local facilities to broad projects outside the Parish.

The NP has already identified the need for greater north-south paths, e.g. to improve walking to school and facilities.

The NP also identified the desire for better east-west connectivity, including connections to Arlesey train station.

### Potential ideas

Central location for a community centre that would include

- Large internal space for theatre productions
- Office for Parish Council
- Community meeting rooms
- Community run café
- Adult sized grass football pitch(s) with lighting
- Adult sized artificial (4g) football pitch(es) with lighting
- Tennis Court or MUGA
- Large imaginative play facilities

Modern School for Infant/Junior group(s)

- Include play group
- Include pre-school

## Highways improvements

With the increase in the volume of cars we want to see more sustainable transport options (some detailed below) for Bedford Road and Station Road creating a greater level of interconnectivity.

With the rise of Battery Electric Vehicles perhaps any community centre could host rapid charging station(s).

With an active Speed-watch group it is clear that better monitoring of traffic patterns is needed. This could be achieved with VAS or SID's that offer either real time data capture or collection of data via Bluetooth or similar technologies.

It has already been identified that the local road network is under strain and new ideas need to be looked at.

### Sport, Open Spaces and Paths

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| Open access Tennis court facilities at one of the open spaces in control of the PC                                                        | <p>We have limited areas that are large enough to accommodate some suitable open sports options.</p> <p>One such option is a Tennis Court. This would need to have suitable fencing to prevent balls leaving the court.</p> <p>The suggested cost such a project is indicated at £75,000 to £90,000 for an acrylic painted porous Macadam tennis court that plays at a medium pace with fencing.</p> |
| MUGA at one of the open spaces in control of the PC                                                                                       | <p>The MUGA based on the install done by Bovis was in the region of £215,000. This would be approx. 40x20m hard all weather surface. This might include lines and facilities to accommodate Netball and Tennis.</p> <p>This might not be floodlight and could only be used during daylight hours.</p>                                                                                                |
| Running/jogging track at one of the large open spaces in control of the Council. For example Pollards Way or The Pastures                 | <p>Lay a path suitable for running and pushchairs. Proposed 2m wide. 0.5km to 1km loop with adjoining loops to play area. £42,000.00</p> <p>This excludes any trail equipment and landscaping and fixing any other issues</p>                                                                                                                                                                        |
| Trim Track Trail and equipment                                                                                                            | <p>Along the edge of the path above or at suitable alternative location.</p> <p>Source suitable outdoor trim trail equipment for distribution around open space. Budget £15,000</p>                                                                                                                                                                                                                  |
| Improve Connectivity around village with Cycleways and footpaths – aim to promote safe & sustainable access around and within the village | Cycleway link to Hitchin – promoting safer routes                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                           | Cycleway link from Holwellbury to Station road (encompassing new estates (Mulberry) and promoting safer routes to schools)                                                                                                                                                                                                                                                                           |
|                                                                                                                                           | Cycleway link to Arlesey Station – promoting safer routes                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                           | Cycle routes to Cycle ways away from traffic by improving paths and moving them away from busy roads. Possibly add trees to line the routes.                                                                                                                                                                                                                                                         |
| Pathways / bridleways with designated walks to help link the village together                                                             | Connectivity from site to the North East of Station Road, via the BMX Park to Station Road.                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                           | Better connectivity between the new developments creating a sense of community                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                           | Circular path to walk round village with suitable interpretation boards and information - £150,000 per mile                                                                                                                                                                                                                                                                                          |
| Improve safety in developments with limited space and shared pedestrian and traffic routes                                                | Promote 20 mph within developments with various mechanical methods (and signs) to remind people                                                                                                                                                                                                                                                                                                      |

## Play and Open spaces

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| Play – Fakeswell Lane Update               | <p>This area is enclosed and had minimal maintenance but is well used. The equipment is very old.</p> <p>The whole open space is in need of a major reworking with replacement fencing, creating improvements in the open space and increasing biodiversity with planted, managed areas</p> <p>It will need a complete Community involvement and review.<br/>Cost suggested £150,000</p>                                                                                                                                                                                                                                                                                                                                                                          |
| The Pastures/Hillside Rd Open Space        | <p>This is an area with a MUGA and a small football pitch. The football pitch is of low quality and needs significant investment to rework and improve.</p> <p>Currently there is the potential for replacement scheme for the changing rooms. They have suffered extensive damage over the years and not suitable for purpose.</p> <p>This site will need to have the old changing rooms demolished and new facilities built. The changing rooms could be part of a Community facilities providing suitable facilities for a broader range of groups. This would be hired out to both teams and members of the public for events. This should provide suitable facilities for Cubs, Brownies and similar organisations.</p> <p><b>Suggested budget £1.6M</b></p> |
| Cycleway/BMX/Skateboard – Outdoor facility | <p>BMX Track – This area has limited use and would benefit from expansion and rework. We will have more detail as we are looking at expansion of the area. (i.e. it is not attractive to kids).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Open Spaces                                | <p>Open spaces must come under control of Parish Council and with suitable mitigation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Development edges                          | <p>Extensive planting of trees and improved and agreed biodiversity to hide the hard edges of any development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## Halls and Indoor community benefits

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| Community Sports<br>Indoor sports facility /<br>or covered area for<br>sports. Land available<br>on Bloor Estate (behind<br>Surgery) | <p>Space on Bloor Site for Community Sports Facility close to centre of Village. Will need significant funding as well as all the supporting documentation.</p> <p>Currently a concept, as supported by the Village plan, for a simple sports hall to all the use of Indoor games for the community. Aimed as a community space. This would support the main Village Hall, as a more open space, for sports such as walking football, badminton or indoor tennis. As this would be in a different part of the Village this will also provide a sense of belonging to the different part of the Village. Develop a simple multipurpose facility for use by residents and aimed to have low hire costs.</p> <p>Estimated to cost in the region of £1.2M</p> |
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| Land next to Village Hall      | Land Swap - School land swap involving land near Village Hall<br>Will need new Car park and changes to kerbs, fencing, lockable gates and security system.                                                                                                                     |
| Re-Development of Village Hall | <p>We have some funding secured from developer for the Play Group and they could be offered a lease for the hall, allowing them longer hours. This can not move forward until the new hall has been completed.</p> <p>The hall is currently constrained in terms of space.</p> |

**Additional Requirement for allotments**

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| Allotments | <p>The Council has filled all the current allotment spaces and would like to reproduce the provision elsewhere in the village as we now have a waiting list.</p> <p>We would like to have space for another 100 to 200 half plot sized allotments. The site will need to have water tanks for watering cans, access road as well as secure fencing and access to protect allotment holders plots from animals (including the human type).</p> |
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### Other Projects and requirements

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| Surgery – NHS Provision                          | Development of Doctors Surgery Requires NHS England involvement. – this is an on-going project and will require significant funding.                                                                                                                                                           |
| Traffic Monitoring                               | Deployment of VAS or SID's with Bluetooth or real-time data capture that would allow tracking of volumes and speed. This information would be used to shape ways forward and working with CBC Highways on suitable measure relating to potential risk.                                         |
| Access to facilities<br>Pharmacy and Post office | The current location of the pharmacy/post office has very limited parking (one cars) this cause problems with poor parking. Would like to have small managed car park close to site that can be used for this purpose but unfortunately we do not have a suitable section of land we can offer |