

Flitwick Sites Summary

Following the call for sites, 9 sites were promoted for mixed use or housing purposes and 5 sites for employment. Of these sites, H062, H137, H248, H317, H345, E07 and E30 were discounted at the first assessment stage, due to their location within the Green Belt. An additional site, H114, was discounted from the assessment process as it gained planned permission in 2007, to build 6 dwellings and these have already been accounted for in the previous housing commitments.

Site H114 scored joint highest with H113/E17 at Stage 2 of the housing assessment, however as the housing numbers have already been included in the existing housing commitments, the numbers have not been included as part of the Site Allocations DPD. Site H124 was taken out following the second stage assessment as it is designated as a tennis club and its loss was not considered acceptable given there are no plans to relocate the facility. Site H077/E62 was the lowest scoring site in Flitwick. However, the site is designated as safeguarded land, identifying its potential for development. It is one of the few sites outside the Green Belt and the only large enough to meet the Core Strategy's housing allocation for Flitwick.

Sites E31 and E32 were being promoted for leisure uses rather than employment uses so were excluded from further assessment.

Therefore, sites H077/E62 and H113/E17 progressed to Stage 3 of the housing assessment process. This assessment identified some slight concerns, such as water supply and noise/odour/traffic concerns but these can be mitigated against and therefore do not prevent these areas from being allocated. The employment assessment identified these sites to be suitably located for employment development. It also recommended that the proportion of employment land proposed for H077/E62 should be increased to help meet the Council's Core Strategy requirements.

For these reasons, both sites have been allocated as part of the Site Allocations DPD. Site H077/E62 is allocated under Policy MA2 for mixed-use development. Site H113/E17 will form part of the Flitwick Town Centre redevelopment area under Policy TC2 also for mixed-use development.

H062 - Kiln Farm, Steppingley Road, Flitwick							
Size (ha)	5.3						
Proposal	130 dwellings, educational/sporting facilities and employment provision						
Description	Located to the west of Flitwick and east of Flitwick Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	94%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the <u>g</u>Green <u>b</u>Belt Increase in road congestion Erode the countryside gap between Flitwick, Ampthill and Steppingley. The site is within an Area of Great Landscape Value 						
Stage 1							
Green Belt	Yes	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor <u>being within the Green Belt</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anqlian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H077/E62 - Land at Steppingley Road and Froghall Road, Flitwick							
Size (ha)	19						
Proposal	475-500 dwellings, 0.6ha of employment land and 5ha of recreational space						
Description	Located to the north west of Flitwick and to the west of the railway line. The site is currently used partly for agriculture and partly for redundant allotments.						
Issue & Options Consultations							
Consultation Responses	Yes	29%	No	50%	Maybe	21%	
Consultation Comments	<ul style="list-style-type: none"> • Increase of road congestion • Negative impact on the countryside • Trains already overcrowded to London • Provision of jobs, a benefit for the area • Site not in the gGreen bBelt 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	<p>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>						
Stage 2							
Score	102						
Rank	4th ranked in settlement out of 4						
Conclusion	<p><u>The site is designated as Safeguarded Land in Saved Local Plan Policy GBT5. This land was safeguarded through the Local Plan for long-term development needs. Due to the lack of development opportunities beyond the Green Belt in Flitwick, the site has progressed to stage 3. Nothing to prevent progression to stage 3</u></p>						
Stage 3							
Access Highways Authority	Access w should not be fine a problem . The capacity will need to be improved.						
Highways Agency	<u>Transport assessment of the urban extension is required to ascertain potential impacts on the M1 corridor.</u>						
Environment Agency	<u>No site specific comments made</u>						
Archaeology	<u>No comment made</u>						
Built Conservation	<u>No comment made</u>						
Contaminated Land	<u>Former pit - low risk as wooded and apparently unfilled</u> none						
Internal Drainage Board	<u>Outside District. Downstream watercourses in IDB district overloaded.</u> Downstream watercourses overloaded						
Environmental	RAG rating is amber – <u>Road Traffic and Rail Noise will require</u>						

Health	<u>careful consideration and assessment to make development acceptable.</u> <u>Noise/traffic requires consideration.</u>
English Heritage	<u>No comment made</u>
Landscape	<u>Include watercourse as part of Green Infrastructure through site to highlight local wetland landscape character, potential to link to SUDs.</u> Maintain existing footpath access/networks. Substantial planting to boundaries required
Natural England	Visitor pressure is already a known issue at this site (<u>Cooper's Hill in particular</u>)
<u>Anglian</u> Water	RAG rating is amber – Supply upgrade required. Water mains crossing site and sewers crossing site.
Conclusion	<u>Although issues have been raised at Stage 3, it is considered that these can be overcome. For this reason the proposal is acceptable for the Site Allocations DPD.</u> The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD.
Final Decision	
<u>There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The site is designated as Safeguarded Land, identifying it as one of the few sites outside the Green Belt. It is the only site which could meet the Core Strategy's housing and employment allocation for Flitwick outside the Green Belt. The Council has allocated the site within the Site Allocations Development Plan Document for residential development providing a minimum of 450 dwellings, at least 1.1ha of B1 and B2 employment and open space.</u> The Council has included the site within the Site Allocations DPD. There have been no exceptional issues identified within the three stages of assessment.	

H077/E62 - Land at Steppingley Road and Froghall Road, Flitwick							
Size (ha)	<u>19</u>						
Proposal	<u>475-500 dwellings, 0.6ha of employment land and 5ha of recreational space</u>						
Description	<u>Located to the north west of Flitwick and to the west of the railway line. The site is currently used partly for agriculture and partly for redundant allotments.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>29%</u>	No	<u>50%</u>	Maybe	<u>21%</u>	
Consultation Comments	<ul style="list-style-type: none"> • <u>Increase of road congestion</u> • <u>Negative impact on the countryside</u> • <u>Trains already overcrowded to London</u> • <u>Provision of jobs, a benefit for the area</u> • <u>Site not in the Green Belt</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes. The housing assessment is included in Appendix 1.</u>						
ELR Stage 2							
PDL	<u>Greenfield – Red</u>						
Accessibility to Housing	<u>0.1km from the outskirts of Flitwick – Amber</u>						
Road Access	<u>0.3km from the A507, although access through another site – Amber</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>Land is designated as Green Belt Safeguarded Land – Green</u>						
Number of 'Reds'	<u>1</u>			Number of 'Ambers'	<u>2</u>		
Rank	<u>26</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

ELR Stage 3	
Score	<u>22</u>
Rank	<u>1st out of 5 in Ampthill/Flitwick</u>
Conclusion	<u>The site scores well as it could be appropriately masterplanned within the mixed-use development and would have good access to the highway network. The proportion of the site used for employment could be altered to yield a greater amount of employment land.</u>
Stage 4	
Highways Authority	<u>Access should not be a problem. The capacity will need to be improved.</u>
Highways Agency	<u>Transport assessment of the urban extension is required to ascertain potential impacts on the M1 corridor.</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comment made</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>Former pit - low risk as wooded and apparently unfilled</u>
Internal Drainage Board	<u>Outside District. Downstream watercourses in IDB district overloaded.</u>
Environmental Health	<u>RAG rating is amber – Road Traffic and Rail Noise will require careful consideration and assessment to make development acceptable.</u>
English Heritage	<u>No comment made</u>
Landscape	<u>Include watercourse as part of Green Infrastructure through site to highlight local wetland landscape character, potential to link to SUDs. Maintain existing footpath access/networks. Substantial planting to boundaries required.</u>
Natural England	<u>Visitor pressure is already a known issue at this site</u>
Anglian Water	<u>RAG rating is amber – Supply upgrade required. Water mains crossing site and sewers crossing site.</u>
Conclusion	<u>Although issues have been raised at Stage 4, it is considered that these can be overcome. For this reason the proposal is acceptable for allocation in the Site Allocations DPD.</u>
Final Decision	
<u>There have been no issues identified within the four stages of assessment that prevent the allocation of this site. The site is designated as Safeguarded Land, identifying it as one of the few sites outside the Green Belt. It is the only site which could meet the Core Strategy's housing and employment allocation for Flitwick outside the Green Belt. The Council has allocated the site within the Site Allocations Development Plan Document for residential development providing a minimum of 450 dwellings, at least 1.1ha of B1 and B2 employment and open space.</u>	

H113/E17 - Flitwick Town Centre							
Size (ha)	2.87						
Proposal	200-300 dwellings, B1 employment use, retail units, leisure facilities and a transport interchange.						
Description	Located in the centre of Flitwick to the west of the railway line. The site currently includes the Flitwick Train Station, employment units and car parking.						
Issue & Options Consultations							
Consultation Responses	Yes	47%	No	38%	Maybe	15%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Extension of Tesco will have a negative effect to local businesses • Good use of re-development of brown field land • New jobs will be created • Site will meet housing targets 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. <u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
Stage 2							
Score	247						
Rank	2nd 1st ranked in settlement out of 4						
Conclusion	The site scores very highly within Flitwick. For these reasons <u>The site is the highest scoring within the settlement and for this reason the site it</u> has progressed to Stage 3.						
Stage 3							
<u>Access</u> Highways Authority	<u>Access to the existing network should not be a problem subject to capacity assessment of town centre junctions</u> none						
<u>Highways Agency</u>	<u>No comment made</u>						
<u>Environment Agency</u>	<u>No site specific comments made</u>						
<u>Archaeology</u>	<u>No comment made</u>						
<u>Built Conservation</u>	none <u>No comment made</u>						
Contaminated Land	<u>Mixed Industrial use/railway - medium risk site from fuels/sidings</u> none						
<u>Internal Drainage Board</u>	none <u>No comment made</u>						
Environmental Health	RAG rating is amber – <u>Environmental Health already involved in discussion. Noise / odour and mixed use require careful consideration</u> Noise/odour considerations						
English Heritage	none <u>No comment made</u>						

Landscape	Opportunity to regenerate and enhance key town centre site / Flitwick station. Railway line needs to be treated as a 'positive' element as point of arrival to Flitwick and backs of buildings onto railway avoided to allow views through. Opportunity for cycle/footpath links
Natural England	none No comment made
Anglian Water	RAG rating is amber – Supply upgrade required. Water mains crossing site and sewers crossing site.
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. The site is also identified as part of the Flitwick Town Centre Redevelopment Masterplan. For these reasons the proposal is acceptable for the Site Allocations DPD.
Final Decision	
The Council has included the site within the Site Allocations DPD. There have been no exceptional issues identified within the three stages of assessment <u>and the site is identified as part of the Flitwick Town Centre Redevelopment Masterplan. The Council has therefore allocated this site for a mixed use development providing a minimum of 85 dwellings, employment uses, retail and leisure use with transport interchange.</u>	

H113/E17 - Flitwick Town Centre							
Size (ha)	<u>2.87</u>						
Proposal	<u>200-300 dwellings, B1 employment use, retail units, leisure facilities and a transport interchange.</u>						
Description	<u>Located in the centre of Flitwick to the west of the railway line. The site currently includes the Flitwick Train Station, employment units and car parking.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>47%</u>	No	<u>38%</u>	Maybe	<u>15%</u>	
Consultation Comments	<ul style="list-style-type: none"> • <u>Increase in road congestion</u> • <u>Extension of Tesco will have a negative effect to local businesses</u> • <u>Good use of re-development of brown field land</u> • <u>New jobs will be created</u> • <u>Site will meet housing targets</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
ELR Stage 2							
PDL	<u>Existing industrial/employment units – Green</u>						
Accessibility to Housing	<u>Within Flitwick conurbation – Green</u>						
Road Access	<u>Adjacent to A5120 – Amber</u>						
Availability	<u>Multiple ownership – Amber</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>0</u>			Number of 'Ambers'	<u>2</u>		
Rank	<u>6</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

ELR Stage 3	
Score	<u>21</u>
Rank	<u>Joint 2nd out of 5 in Amptill/Flitwick</u>
Conclusion	<u>The site scores well due to its proximity to services and public transport and provides valuable lower-cost industrial space. This site and the wider town centre redevelopment proposals have the potential to deliver some office provision. Potential remediation issues and multiple ownership could harm the deliverability of this scheme, although some funding has been secured. As the site is an existing employment site and in accordance with the methodology cannot be counted towards the total requirement for employment land in Flitwick.</u>
Stage 4	
Highways Authority	<u>Access to the existing network should not be a problem subject to capacity assessment of town centre junctions</u>
Highways Agency	<u>No comment made</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comment made</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>Mixed Industrial use/railway - medium risk site from fuels/sidings</u>
Internal Drainage Board	<u>No comment made</u>
Environmental Health	<u>RAG rating is amber – Environmental Health already involved in discussion. Noise / odour and mixed use require careful consideration</u>
English Heritage	<u>No comment made</u>
Landscape	<u>Opportunity to regenerate and enhance key town centre site / Flitwick station. Railway line needs to be treated as a 'positive' element as point of arrival to Flitwick and backs of buildings onto railway avoided to allow views through. Opportunity for cycle/footpath links</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is amber – Supply upgrade required. Water mains crossing site and sewers crossing site.</u>
Conclusion	<u>The Stage 4 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD.</u>
Final Decision	
<u>The housing assessment concludes that the site is the highest scoring within the settlement and is identified as part of the Flitwick Town Centre Redevelopment Masterplan. For these reasons the Council has allocated this site for a mixed use development providing a minimum of 85 dwellings, employment uses, retail and leisure use with transport interchange.</u>	

H114 - Flitwick Town Centre - Further land off Beaumont Road

Size (ha)	0.2
Proposal	1-10 dwellings
Description	Located in the centre of Flitwick to the east of Beaumont Road. The site is currently a buffer for the railway.

Issue & Options Consultations

Consultation Responses	Yes	71.4%	No	21.4%	Maybe	7.2%
Consultation Comments	<ul style="list-style-type: none"> • Good location, in particular to commuters • Close to existing development • Will support town centre facilities 					

Stage 1

Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						

Stage 2

Score	247
Rank	1st ranked score in settlement out of 4
Conclusion	<u>The site has been granted planning permission for 6 dwellings. The number of homes has previously been incorporated into the housing commitments. Allocation is therefore not necessary. Site already granted planning permission</u>

Stage 3

<u>Access</u> Highways Authority	Not applicable
<u>Highways Authority</u>	<u>Not applicable</u>
<u>Environment Agency</u>	<u>Not applicable</u>
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> Conservation	Not applicable
Contaminated Land	Not applicable
<u>Internal</u> Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anqlian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document. The site has already been granted planning permission and the number of homes has been incorporated in the housing commitments. The site has therefore not been included as part of the Site Allocations Development Plan Document.

H124 - Flitwick Tennis Club, Astwick Drive, Flitwick							
Size (ha)	0.4						
Proposal	30-60 dwellings						
Description	Located to the west of Flitwick and to the west of the railway line. The site is currently the Flitwick Tennis Club						
Issue & Options Consultations							
Consultation Responses	Yes	19%	No	57%	Maybe	24%	
Consultation Comments	<ul style="list-style-type: none"> • Half the site is used for allotments, of which half are in use • Loss of a tennis centre • Site is in the green belt • Increase in road congestion • Support if the tennis club is relocated rather than lost 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	no	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	175						
Rank	3rd ranked score in settlement out of 4						
Conclusion	The site scored well within Flitwick. However, as the site is currently used as Flitwick Tennis Club, the loss of this facility is not considered acceptable. Therefore, the site has not been taken forward to Stage 3.						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H137 - Land rear of 92 Ampthill Road, Flitwick							
Size (ha)	2.0						
Proposal	20-60 dwellings						
Description	Located to the north of Flitwick and to the south of the A507. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	18%	No	75%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the Green Belt Increase in road congestion Lack of infrastructure 						
Stage 1							
Green Belt	Yes	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor of being within the Green Belt . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H248 – Maulden Road, Flitwick							
Size (ha)	20.24						
Proposal	250 - 275 dwellings						
Description	The site, located to the east of Flitwick, is currently used for arable farmland.						
Issue & Options Consultations							
Consultation Responses	Yes	3.5%	No	94.7%	Maybe	1.8%	
Consultation Comments	<ul style="list-style-type: none"> • Site is close to Flitwick Moor which is a SSSI • The site is in the Green Belt • Increase in road congestion 						
Stage 1							
Green Belt	Yes	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor of being within the Green Belt . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H317 - Land at One-O-One Garage, Ampthill Road, Flitwick							
Size (ha)	0.41						
Proposal	12 dwellings						
Description	The site is located to the North of Flitwick. The site contains both residential and commercial uses.						
Issue & Options Consultations							
Consultation Responses	Yes	30%	No	60%	Maybe	10%	
Consultation Comments	<ul style="list-style-type: none"> • <u>The Site is brown field land is in the Green Belt</u> • Erosion of land separating Ampthill and Flitwick • Increase in road congestion 						
Stage 1							
Green Belt	Yes	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor of being within the Green Belt . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H345 – Lindy Lea, Ampthill Road, Steppingley							
Size (ha)	0.97 ha						
Proposal	6 - 10 dwellings						
Description	The land is situated to the North West of Flitwick, just outside the parish boundary. The plot is comprised of a farm and the surrounding land.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	94%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the gGreen_bBelt The site should only be considered if an expansion to Steppingley Hospital is needed Access road is dangerous 						
Stage 1							
Green Belt	Yes	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor of being within the Green Belt . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anqlian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

E07 - 'Land at Maulden Road, Flitwick'

Size (ha)	<u>17.9</u>
Proposal	<u>B1 Business, B2 General Industry, B8 Storage and Distribution and a country park; 375-400 jobs</u>
Description	<u>Located to the north east of Flitwick and to the north of the existing industrial estate off Maulden Road. The site is currently used for agriculture</u>

Issue & Options Consultations

Consultation Responses	Yes	<u>17%</u>	No	<u>69%</u>	Maybe	<u>14%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>The site is in the Green Belt</u> <u>Loss of countryside</u> 					

ELR Stage 1

Green Belt	<u>Yes</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance</u>	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance</u>			
Conclusion	<u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>						

ELR Stage 2

PDL	<u>Not applicable</u>						
Accessibility to Housing	<u>Not applicable</u>						
Road Access	<u>Not applicable</u>						
Availability	<u>Not applicable</u>						
AGLV/Gap	<u>Not applicable</u>	Flood Zone	<u>Not applicable</u>	Important Open Space			<u>Not applicable</u>
Other Important Land Uses	<u>Not applicable</u>						
Number of 'Reds'	<u>Not applicable</u>			Number of 'Ambers'			<u>Not applicable</u>

			<u>cabl e</u>
Rank	<u>Not applicable</u>		
Conclusion	<u>Not applicable</u>		
ELR Stage 3			
Score	<u>Not applicable</u>		
Rank	<u>Not applicable</u>		
Conclusion	<u>Not applicable</u>		
Stage 4			
Highways Authority	<u>Not applicable</u>		
Highways Agency	<u>Not applicable</u>		
Environment Agency	<u>Not applicable</u>		
Archaeology	<u>Not applicable</u>		
Built Conservation	<u>Not applicable</u>		
Contaminated Land	<u>Not applicable</u>		
Internal Drainage Board	<u>Not applicable</u>		
Environmental Health	<u>Not applicable</u>		
English Heritage	<u>Not applicable</u>		
Landscape	<u>Not applicable</u>		
Natural England	<u>Not applicable</u>		
Anglian Water	<u>Not applicable</u>		
Conclusion	<u>Not applicable</u>		
Final Decision			
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>			

E30 - Land South West to Steppingley Road, Flitwick

Size (ha)	<u>5.0</u>
Proposal	<u>D2 Leisure (Indoor Tennis club); 4 jobs</u>
Description	<u>Located to the north west of Flitwick and to the west of Steppingley. The site is currently used for agriculture</u>

Issue & Options Consultations

Consultation Responses	Yes	<u>20%</u>	No	<u>80%</u>	Maybe	<u>0%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>The site is in the Green Belt</u> 					

ELR Stage 1

Green Belt	<u>Yes</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance identified in the Minerals & Waste Local Plan or emerging LDF for other uses</u>	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance</u>			
Conclusion	<u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>						

ELR Stage 2

PDL	<u>Not applicable</u>						
Accessibility to Housing	<u>Not applicable</u>						
Road Access	<u>Not applicable</u>						
Availability	<u>Not applicable</u>						
AGLV/Gap	<u>Not applicable</u>	Flood Zone	<u>Not applicable</u>	Important Open Space			<u>Not applicable</u>
Other Important Land Uses	<u>Not applicable</u>						
Number of 'Reds'	<u>Not applicable</u>			Number of 'Ambers'			<u>Not applicable</u>

Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
ELR Stage 3	
Score	<u>Not applicable</u>
Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E31 - Land North East of Steppingley Road, Flitwick							
Size (ha)	<u>5.0</u>						
Proposal	<u>D2 Leisure (Tennis club); 4 jobs</u>						
Description	<u>Located to the north west of Flitwick and to the north of Steppingley Road. The site is currently used for playing fields</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>12.5%</u>	No	<u>75%</u>	Maybe	<u>12.5%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside</u> <u>Residents would be ok with the development if the sport facilities and allotments are preserved</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance identified in the Minerals & Waste Local Plan or emerging LDF for other uses</u>	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance</u>			
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Greenfield - Red</u>						
Accessibility to Housing	<u>0.2km from outskirts of Flitwick - Amber</u>						
Road Access	<u>Access to A5120 1.2km to the south-east - Red</u>						
Availability	<u>Being Promoted for Tennis Centre - Amber</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>Y-Red</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>2</u>		
Rank	<u>74th</u>						
Conclusion	<u>While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not</u>						

	<u>progressed to Stage 3.</u>
ELR Stage 3	
Score	<u>Not applicable</u>
Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E32 - Land at Allotment Site, Steppingley Road, Flitwick						
Size (ha)	5.0					
Proposal	D2 Leisure (Tennis club); 4 jobs					
Description	Located to the north west of Flitwick and to the north of Astwood Drive. The site is used for allotments					
Issue & Options Consultations						
Consultation Responses	Yes	0%	No	87%	Maybe	13%
Consultation Comments	<ul style="list-style-type: none"> Development should not occur due to the site being a well used allotment 					
ELR Stage 1						
Green Belt	No	Contrary to the aims of the Core Strategy	No	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	No	Detrimental effect upon a site of national or international biological or geological importance identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Detrimental effect upon a site of national or international biological or geological importance		
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
ELR Stage 2						
PDL	Allotments - Red					
Accessibility to Housing	Adjacent Flitwick – Green					
Road Access	Access to A1 1km to the south although involves travelling through Flitwick - Red					
Availability	Being Promoted for Tennis Centre - Amber					
AGLV/Gap	N/N	Flood Zone	1	Important Open Space		N
Other Important Land Uses	Designated as part of Green Belt and Safeguarded Land - Green					
Number of 'Reds'	2			Number of 'Ambers'	1	
Rank	50 th					
Conclusion	While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not					

	<u>progressed to Stage 3.</u>
ELR Stage 3	
Score	<u>Not applicable</u>
Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	