

Site Allocations, Issues and Options Consultation: Flitton & Greenfield

Final Version – December 12th 2008

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***Please Note:** that the Consultation Report is a collection of all comments received during the consultation process. Comments included within this document are those of individuals and organisations and do not necessarily represent the views of the District Council.*

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4.3.13 Flitton and Greenfield

Round one consultation - Four sites have been submitted for potential residential development in Flitton and Greenfield

A public exhibition of these sites was held at Silsoe Village Hall on Friday 22nd February 2008, between 1.00pm and 8.00pm.

Round two consultation - Two additional residential sites/proposals have been submitted for consideration for potential development in Flitton and Greenfield.

A public exhibition of these sites was held at the Maulden Church Hall, Church Road, Maulden on Friday 11th July 2008, between 2.00pm and 8pm.

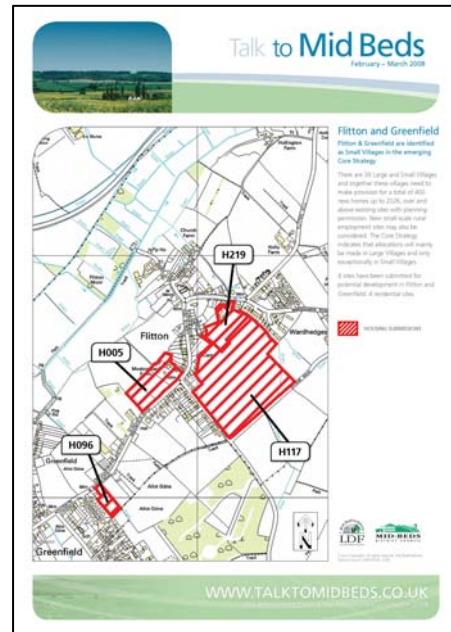


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 919 visits to the Flitton and Greenfield parish pages (up to end of 22nd September 2008) while 12 postal packs were distributed during the two rounds of consultation.



Figure 2 - Round two consultation sites

290 surveys and representations were received on sites in the parish.

General issues with development in Flitton and Greenfield

The following themes were recurrent in the consultation feedback:

- Roads – the narrow country roads in the area are not suitable for increase traffic volume
- Character of the village maintained – there were concerns that development would damage the village environment.

Potential development sites in Flitton and Greenfield

Ref Number: H005

Submission type: Housing

Site Name/Address: Moston Bank Farm, High Street/Greenfield Road, Flitton

Submitted proposal: Residential development of 15 dwellings.

Period of consultation: Round one

Total number of surveys/representations submitted: 53

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	3.7%
No	46	85.2%
Maybe	6	11.1%
Total	54	100.0%

Additional Comments

43 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- It would have a negative impact on the local countryside and especially views across the Flit Valley

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- The small roads around the village are un-suitable for more traffic. A number of respondents commented that the roads around the village are being used as a rat run to the A6 and Ampthill bypass
- Development on the site would be detrimental to the village character
- Lack of space in local schools.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill and District Preservation Society	Support with conditions	Any development should be restricted to housing alongside Greenfield Road to preserve the character of the area.

Ref Number: H096

Submission type: Housing

Site Name/Address: Land adj to 30 Flitton Road, Greenfield

Submitted proposal: Development of 12-18 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 41

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	10.0%
No	28	70.0%
Maybe	8	20.0%
Total	40	100.0%

Additional Comments

31 people made additional comments about this site. In keeping with the table above the additional comments are largely opposed to development. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- That it would increase traffic in and around the village
- That development of the site would cause significant damage to the local environment and may impinge on a Great Crested Newt breeding ground
- Lack of space in local schools

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- Development on the site would be detrimental to the village character.

It is worth noting that some respondents felt that the site could be appropriate, but for far fewer houses. Additionally, the Campaign for the protection of rural England believes this site could be suitable to deliver low cost housing for the village.

Organisation/ council	Support/do not support allocation	Comments
Ampthill & District Preservation Society	Support	No objection

Ref Number: H117

Submission type: Housing

Site Name/Address: Land at Sand Road, Flitton

Submitted proposal: Development of up to 200 dwellings. Site intended to offer a school site

Period of consultation: Round one

Total number of surveys/representations submitted: 81

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	3	3.8%
No	73	92.4%
Maybe	3	3.8%
Total	79	100.0%

Additional Comments

69 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The proposed number of dwellings is far too many
- The roads in and around the village are unsuitable to cope with the number of additional cars a development of this size would create

- 200 dwellings is not in-keeping with the village character
- Lack of facilities, services and amenities to cope with 200 new dwellings.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill and District Preservation Society	Do not support	An enormous expansion of the village which would more than double the size of Flitton and completely change its character.

Ref Number: H219

Submission type: Housing

Site Name/Address: Land rear of 58 High Street, Flitton

Submitted proposal: Development of 50 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 60

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	3.4%
No	54	93.1%
Maybe	2	3.4%
Total	58	100.0%

Additional Comments

47 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The number of dwellings proposed is not in-keeping with the village character
- The roads in and around the village are unsuitable to cope with the number of additional cars a development of this size would create

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- Development of the site would have a negative effect on the local environment. It is designated as green space in the Parish Green Infrastructure Plan and as one of the highest points in the village, development on the site would be visible and unsightly
- Lack of facilities, services and amenities to cope with 200 new dwellings.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Ampthill & District Preservation Society	Support	No objection

Ref Number: H342

Submission type: Housing

Site Name/Address: Moston Bank Farm, High Street, Flitton

Submitted proposal: Residential development of approximately 30 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 22

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	.0%
No	19	90.5%
Maybe	2	9.5%
Total	21	100.0%

Additional Comments

20 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The local road infrastructure is already busy and would be unable to cope with the increased traffic which would result from this development
- There is a lack of local services
- Development would result in a loss of open space.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Flitton and Greenfield Parish Council	Do not support	The site should not be developed for it provides a perfect view of Flitton Moor and is essential open space. There are no exceptional needs for such a development in this small village. You are therefore requested to reject this application.
Ampthill & District Preservation Society	Support	No objection

Ref Number: H355

Submission type: Housing

Site Name/Address: Land off Wardhedges Road, Flitton

Submitted proposal: Residential development of 41 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 33

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	3.2%
No	29	93.5%
Maybe	1	3.2%
Total	31	100.0%

Additional Comments

27 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of this site will encroach on the land which separates the settlements of Flitton and Wardhedges
- There is a lack of local services
- Development of this site would result in an increase in traffic on the local road infrastructure.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Flitton and Greenfield Parish Council	Do not support	This site should not be developed for it would merge the hamlet of Wardhedges with Flitton. It is an essential green wedge between Flitton and Wardhedges. The site fails all the criteria for development as there is no exceptional need for development. You are therefore requested to reject this proposal.
Amphill & District Preservation Society	Do not support	This site would further extend the adjacent enormous site within the Flitton triangle which if approved would completely change the character of the small village and more than double its size. We OBJECT.

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A full list of survey additional comments to sites in Flitton & Greenfield can be found in Appendix One. Representations made by email are shown in Appendix Two. Full written responses (letters and reports) are displayed in Appendix Three while a list of respondents' postcodes (where available) who completed surveys about sites in Flitton & Greenfield can be found in Appendix Four.