

## Site Allocations, Issues and Options Consultation: Flitwick

September 2008

For further information please contact:

Tamsin Cowley  
Vision Twentyone  
Milton Hall  
Deansgate  
Manchester  
M3 4BQ

Tel: 0161 200 8000

Fax: 0161 200 8010

E-mail: [nick.carley@visiontwentyone.co.uk](mailto:nick.carley@visiontwentyone.co.uk)

[tamsin.cowley@visiontwentyone.co.uk](mailto:tamsin.cowley@visiontwentyone.co.uk)

**Requested by:**

Mid Beds District Council  
Priory House  
Chicksands  
Shefford  
SG17 5TQ

***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.

<b>CONTENTS</b>	<b>Page</b>
4.3.14 Flitwick	1384
Potential Development Sites in Flitwick	
H062	1385
H077	1387
H113/E17	1389
H114	1391
H124	1393
H137	1395
H248	1397
H317	1399
H345	1401
E07	1403
E30	1405
E31	1407
E32	1409
E62	1411
Appendices	1413
Appendix One - Survey Additional Comments	1414
Appendix Two - Email Representations	1457
Appendix Three - Letters and Reports	1466
Appendix Four - Respondent's Postcodes	1486

Site Allocations, Issues and Options Consultation

**4.3.14 Flitwick**

**Round one consultation** - 13 sites have been submitted for potential development in Flitwick: four residential sites and seven employment sites and two sites for mixed use.

A public exhibition of these sites was held at the Rufus Centre in Flitwick on Saturday 15th March 2008, between 9.00am and 3.00pm.

**Round two consultation** - Two additional residential sites/proposals have been submitted for consideration for potential development.

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.

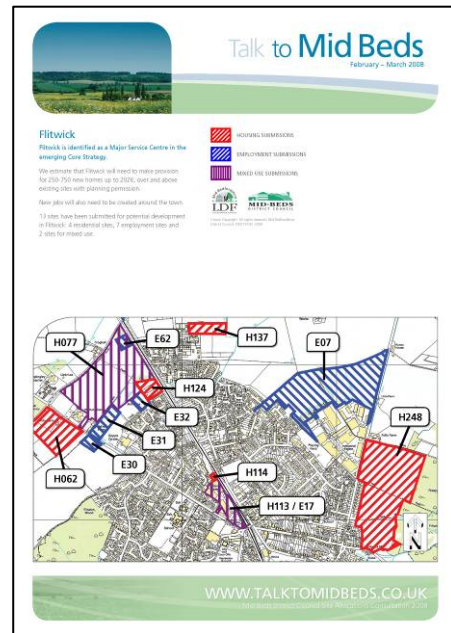


Figure 1 - Round one consultation sites

**Public response** - From the Talk to Mid Beds website going live in February 2008 there were 1597 visits to the Flitwick parish pages (up to end of 22<sup>nd</sup> September 2008) while 16 postal packs were distributed during the two rounds of consultation.

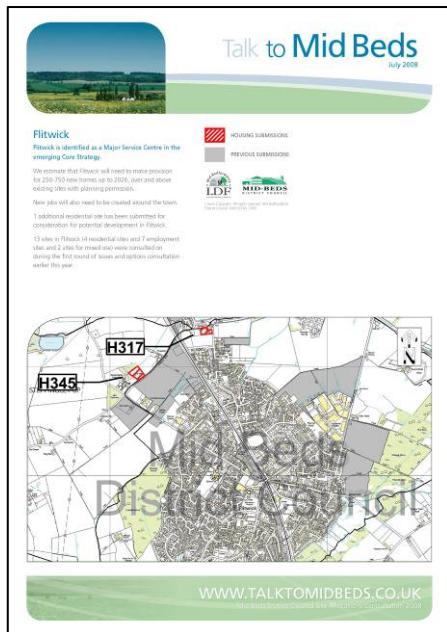


Figure 2 - Round two consultation sites

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

**General issues with development in Flitwick**

A number of respondents made representations highlighting parish wide issues that they think need to be taken into consideration in the site allocations process.

The three key issues were:

- Roads – both congestion in and around Flitwick and the number of heavy goods vehicles on the roads in the area were a concern
- Loss of green space – many people feel that green space, especially that around Flitwick Moor, is under threat both in the parish and across the district
- Protection of Green Belt – All representations were against any residential or commercial development on Green Belt land. This issue is also emphasised in representations made by the Campaign to Protect Rural England.

**Potential development sites in Flitwick**

**Ref Number: H062**

**Submission type:** Housing

**Site Name/Address:** Kiln Farm, Steppingley Road, Flitwick

**Submitted proposal:** Development of approximately 130 dwellings

**Period of consultation:** Round one

*Please note this site is located in Steppingley adjacent to the boundary with Flitwick.*

**Total number of surveys/representations submitted: 55**

**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 checked="" type="checkbox"/>	<input 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 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	3	5.7%
No	50	94.3%
Maybe	0	0.0%
Total	53	100.0%

**Additional comments**

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

- The site is in Green Belt

Site Allocations, Issues and Options Consultation

- Development of the site has the potential to worsen the already heavy flow of traffic along Steppingley Road and Froghall Road
- Development of the site has the potential to damage the countryside around Flitwick and erode the “green-wedge” between Ampthill, Flitwick and Steppingley. Many representations also stated that the site is within an Area of Great Landscape Value.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Flitwick Town Council	Do not support	FTC supports MBDC comments with regard to such a development in the Green Belt
Ampthill & District Preservation Society	Support	No objection

**Ref Number: H077**

**Submission type:** Mixed Use

**Site Name/Address:** Land at Steppingley Road and Frognall Road, Flitwick

**Submitted proposal:** Development of 475-500 dwellings and commercial development

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 38

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	11	28.9%
No	19	50.0%
Maybe	8	21.1%
Total	38	100.0%

**Additional comments**

33 people made additional comments about this site. In keeping with the table above, the additional comments demonstrated mixed local views on the site. Key reasons people do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The pressure that a development of this size would place on roads in and around Flitwick, especially Steppingley Road and Frognall Road
- The negative impact it would have on the surrounding countryside
- Overcrowding on train services to London.

However, some respondents highlighted that not being in Green Belt was in the site's favour. The provision of jobs was also seen as a benefit for the area.

**Views of town/parish council and civic organisations**

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Flitwick Town Council	Support	FTC supports these proposals

**Ref Number: H113/E17**

**Submission type:** Mixed Use

**Site Name/Address:** Flitwick Town Centre

**Submitted proposal:** 250-300 dwellings and employment, retail and leisure use with transport interchange

**Period of consultation:** Round one

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	16	47.1%
No	13	38.2%
Maybe	5	14.7%
Total	34	100.0%

**Additional comments**

30 people made additional comments about this site. In keeping with the table above, the additional comment demonstrated mixed local views on the site. The key reasons respondents do not think this site is appropriate for future housing and employment in Mid-Bedfordshire is that it has the potential to worsen traffic congestion in the town centre and that an extension of Tesco may have an effect on local business.

However, some respondents highlighted the benefit of developing a brownfield site to create jobs and meet housing targets.

**Views of town/parish council and civic organisations**

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Flitwick Town Council	Support	FTC supports these proposals
Ampthill & District Preservation Society	Support	No objection

**Ref Number: H1 14**

**Submission type:** Housing

**Site Name/Address:** Flitwick Town Centre - Further land off Beaumont Road

**Submitted proposal:** Development of 1-10 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 13

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	10	71.4%
No	3	21.4%
Maybe	1	7.1%
Total	14	100.0%

**Additional comments**

Seven people made additional comments about this site. In keeping with the table above, the additional comments were largely supportive of development on this site. The key reasons respondents think this site is appropriate for future housing in Mid-Bedfordshire are:

- It is a good location, especially for commuters
- Close to existing development
- Support town centre facilities.

**Views of town/parish council and civic organisations**

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Flitwick Town Council	Support	FTC have no objection

**Ref Number: H124**

**Submission type:** Housing

**Site Name/Address:** Flitwick Tennis Club, Astwick Drive, Flitwick

**Submitted proposal:** Development of 30-60 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 20

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	4	19.0%
No	12	57.1%
Maybe	5	23.8%
Total	21	100.0%

**Additional comments**

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

- Half the site is currently used for allotments, which are well utilised
- It would mean the loss of the tennis centre
- The site is in Green Belt
- Concerns regarding traffic congestion.

However, a number of respondents noted that they would support development on the site if the tennis facility was relocated rather than lost.

**Views of town/parish council and civic organisations**

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Flitwick Town Council	-	No Comment.
Ampthill & District Preservation Society	Support	No objection

**Ref Number: H137**

**Submission type:** Housing

**Site Name/Address:** Land rear of 92 Amphill Road, Flitwick

**Submitted proposal:** Development of 20-60 dwellings

**Period of consultation:** Round one

**Total number of surveys/representations submitted: 27**

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	5	17.9%
No	21	75.0%
Maybe	2	7.1%
Total	28	100.0%

**Additional comments**

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

- The site is in Green Belt
- Traffic and congestion, especially on Amphill Road
- Lack of infrastructure.

**Views of town/parish council and civic organisations**

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Flitwick Town Council	Do not support	FTC is concerned about the access to this site and the impact on the proposed Football Centre on adjacent land

**Ref Number: H248**

**Submission type:** Housing

**Site Name/Address:** Maulden Road, Flitwick Flitwick

**Submitted proposal:** Development of 250-275 dwellings and woodland buffer

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 115

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	4	3.5%
No	108	94.7%
Maybe	2	1.8%
Total	114	100.0%

**Additional comments**

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

- The proximity of the site to Flitwick Moor – an area of Special Site of Scientific Interest
- The site is in Green Belt
- Potential to worsen traffic congestion, especially on Maulden Road.

**Views of town/parish council and civic organisations**

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Flitwick Town Council	Do not support	FTC is concerned at the possible impact on the SSSI site at Flitwick Moor and supports the District Councils concerns about Green Belt.
Ampthill & District Preservation Society	Support	No objection

**Ref Number: H317**

**Submission type:** Housing

**Site Name/Address:** Land at One-O-One Garage, Ampthill Road, Flitwick

**Submitted proposal:** Residential development of 12 dwellings

**Period of consultation:** Round two

**Total number of surveys/representations submitted:** 10

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Site development suitability**

	Count	Percent
Yes	3	30.0%
No	6	60.0%
Maybe	1	10.0%
Total	10	100.0%

**Additional comments**

Nine people made additional comments about this site. In keeping with the table above, the additional comments are mixed. It was noted that the site is brownfield, however, its development would result in the erosion of the brown wedge that separate Ampthill and Flitwick, and would generate an increase in traffic.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Amphill District Preservation society	Do not support	Green Belt land on a flood plain, this development would erode the essential green buffer which separates Amphill from Flitwick. We Object
Amphill Town Council	Do not support	As this land is within the Green Belt, the Town Council do not support development within the Green Belt areas as it is contrary to the emerging core strategy.

**Ref Number: H345**

**Submission type:** Housing

**Site Name/Address:** Lindy Lea, Ampthill Road, Steppingley

**Submitted proposal:** Residential development of 6-10 dwellings

**Period of consultation:** Round two

*Please note this site is located in Steppingley adjacent to the boundary with Flitwick.*

**Total number of surveys/representations submitted:** 16

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	16	94.1%
Maybe	1	5.9%
Total	17	100.0%

**Additional Comments**

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

- Mainly that it is currently greenbelt land and as such most people are opposed to any development

Site Allocations, Issues and Options Consultation

- The only development that would be considered, mentioned by one respondent, would be if the land was required for expansion by Steppingley Hospital
- The access road to the site is considered dangerous due to the Froghall Road bend resulting in increased traffic and a decrease in safety.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Amphill & District Preservation Society	Support	No objection
Amphill Town Council	Do not support	As the land is within the Green Belt, the Town Council do not support development within the Green Belt as it is contrary to the emerging core strategy.

**Ref Number: E07**

**Submission type:** Employment

**Site Name/Address:** Land at Maulden Road, Flitwick

**Submitted proposal:** B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) and Country Park

**Number of jobs proposed:** 375-400

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 37

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	6	16.7%
No	25	69.4%
Maybe	5	13.9%
Total	36	100.0%

**Additional comments**

35 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development on this site. The key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- The site is in Green Belt
- The site would have a negative effect on the local countryside, especially the nearby Pussy Pond, Flitwick Moor, Moors Heritage trail and Ruxox Archaeological site.

Site Allocations, Issues and Options Consultation

However, a number of representations supported the principle of a country park and others suggested that the site was sensible for industrial use, as much of the land surrounding it is already designated as such.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Flitwick Town Council	Support with conditions	Whilst FTC is aware of the Green Belt impact of this development it supported an original plan for development of this type because of the additional employment this would bring to the community. FTC would wish to have the future of the Pussy Pond protected if this development went ahead.
Amphill & District Preservation Society	Support	No objection

**Ref Number: E30**

**Submission type:** Employment

**Site Name/Address:** Land South West to Steppingley Road, Flitwick

**Submitted proposal:** D2 (Leisure)

**Number of jobs proposed:** 4

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 15

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	3	20.0%
No	12	80.0%
Maybe	0	0.0%
Total	15	100.0%

**Additional comments**

13 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development on this site. The key reason respondents do not think this site is appropriate for future employment in Mid-Bedfordshire is that it is both in the Green Belt and an Area of Great Landscape Value.

**Views of town/parish council and civic organisations**

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Flitwick Town Council	Do not support	FTC supports MBDC comments with regard to such a development in the Green Belt.
Ampthill & District Preservation Society	Support	No objection

**Ref Number: E31**

**Submission type:** Employment

**Site Name/Address:** Land North East to Steppingley Road, Flitwick

**Submitted proposal:** D2 (Leisure)

**Number of jobs proposed:** 4

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 16

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	2	12.5%
No	12	75.0%
Maybe	2	12.5%
Total	16	100.0%

**Additional comments**

16 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development on this site. The key reason respondents do not think this site is appropriate for future employment in Mid-Bedfordshire is that it would mean the loss of an important area of open space.

A few respondents said that they had no objections providing that the sports facilities and allotments are preserved.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Flitwick Town Council	Do not support	FTC has not discussed or agreed a proposal with the promoter for an indoor Tennis Centre on this site and would not be in agreement with it. This land forms part the current Leisure Centre football pitches.
Amphill & District Preservation Society	Support	No objection

**Ref Number: E32**

**Submission type:** Employment

**Site Name/Address:** Land at Allotment site, Steppingley Road, Flitwick

**Submitted proposal:** D2 (Leisure)

**Number of jobs proposed:** 4

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 15

**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"/>
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 checked="" type="checkbox"/>	<input 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	0	0.0%
No	13	86.7%
Maybe	2	13.3%
Total	15	100.0%

**Additional comments**

15 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development on this site. The key reason respondents do not think this site is appropriate for future employment in Mid-Bedfordshire is that it is currently a well utilised allotment space.

**Views of town/parish council and civic organisations**

Organisation/ council	Support/do not support allocation	Comments
Flitwick Town Council	Do not support	FTC has not discussed or agreed a proposal on the allotment land shown on this plan.

<b>Organisation/ council</b>	<b>Support/do not support allocation</b>	<b>Comments</b>
Amphill & District Preservation Society	Support	No objection

**Ref Number: E62**

**Submission type:** Employment

**Site Name/Address:** Land off Steppingley Road, Flitwick

**Submitted proposal:** B1 (Business), C2 (Education Centre) & D1 (Nursery, Health Centre)

**Number of jobs proposed:** Unknown

**Site Area (hectares):** 0.56

**Period of consultation:** Round one

**Total number of surveys/representations submitted:** 12

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	3	23.1%
No	8	61.5%
Maybe	2	15.4%
Total		

**Additional comments**

11 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development on this site. The key reason respondents do not think this site is appropriate for future employment in Mid-Bedfordshire is that it is remote from the main settlement forcing people to travel by car, and would therefore contribute to congestion.

However, the Campaign for the protection of rural England are supportive, believing that the facility could perform an important community infrastructure role.

Site Allocations, Issues and Options Consultation

A full list of survey additional comments to sites in Flitwick 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 Flitwick can be found in Appendix Four.