

Site Allocations, Issues and Options Consultation: Steppingley

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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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4.3.39 Steppingley

Round one consultation - Two sites have been submitted for potential development in Steppingley: one residential site and one employment site.

A public exhibition of these sites was held at The Rufus Centre in Flitwick on Saturday 15th March, 2008, between 9.00am and 1.00pm..

Round two consultation - One additional residential site/proposal has been submitted for consideration for potential development in Shillington.

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.

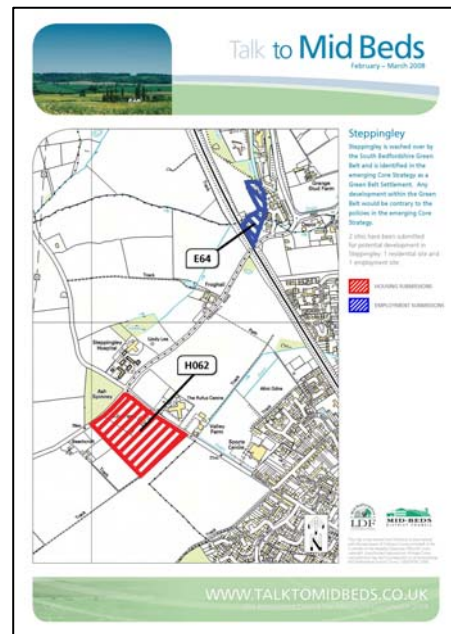


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 422 visits to the Steppingley parish pages (up to end of 22nd September 2008) while five postal packs were distributed during the two rounds of consultation.

101 surveys and representations were received relating to development in the parish and the submitted sites.



Figure 2 - Round two consultation sites

General issues with development in Steppingley

Steppingley Parish Council raised a number of issues that they think should be taken into consideration for future residential and commercial development in Steppingley. See table below:

Organisation	General issues with development
Steppingley Parish Council	<p>The Parish Council strongly object to those parts of the LDF proposals which further erode the Green Belt in Mid Bedfordshire. We have already lost over 365 acres of greenbelt to the Center Parcs development in this part of Mid Bedfordshire and further built development around Flitwick, Ampthill and surrounding villages will inevitably lead to coalescence of these conurbations and destruction of the rural character of historical Bedfordshire villages. In 2005 Mid Beds District Council successfully opposed the development on Maulden Road, Flitwick and argued that there was already sufficient development land available to meet housing targets without the need for green belt development. This argument should still prevail and green belt development is, in any case, contrary to Mid Bedfordshire's developing core strategy.</p>

Potential development sites in Steppingley

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

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- 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: 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

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- 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: E64

Submission type: Employment

Site Name/Address: Doolittle Mill Phase 2, Land at Doolittle Mill, Ampthill

Submitted proposal: B1 (Business)

Period of consultation: Round one

Please note this site is located within Ampthill and Steppingley.

Total number of surveys/representations submitted: 30

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"/>
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 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 employment 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	18	62.1%
No	5	17.2%
Maybe	6	20.7%
Total	29	100.0%

Additional Comments

29 people made additional comments about this site. In keeping with the table above, the additional comments are largely in support of development. Key reasons people think this site is appropriate for future employment in Mid-Bedfordshire are:

- Good location for much needed employment
- The site is on poor quality land while part of the site is already developed and is an extension of an adjacent good quality development.

However, a number of respondents did point out that this site is partially in the floodplain.

Views of town/parish council and civic organisations

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

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