



## Flitwick Town Council

### Planning Report for Application – CB/22/04108/FULL

The Council **objects** to the application for the Land south of Steppingley Road on the following grounds:

- The proposal does not demonstrate that the highway network could safely accommodate traffic associated with the development, especially at junctions in the town centre, nor does it contain proposals to reduce the amount of traffic associated with the development through demand management measures. This makes this development contrary to the requirements of Policy T1 of the Local Plan.
- The proposal does not demonstrate that the impacts on biodiversity of the scheme will be mitigated, nor that it has been designed to mitigate the impact on local nature reserves, especially the impact on Flitwick Wood Local Nature Reserve which appears to have not been assessed. This makes the proposal contrary to Policy EE3 of the Local Plan and potentially contrary to Policy EE4 of the Local Plan
- Population growth and delivered development in Central Bedfordshire being in excess of that forecast in the Local Plan means that this application is premature in advance of the completion of a review of the Local Plan, which is required as part of Policy SP1a of the Local Plan

Previous objections made by the Town Council concerning the following matters are withdrawn, but the previous comments and concerns raised by the Town Council should be considered, and where appropriate actioned by way of planning condition or obligation.

- Maintaining a clear boundary on the north west and south western boundaries
- Lack of an up-to-date ecological assessment
- The loss of Grade 2 agricultural land

In the event that planning permission is granted, the Town Council recommends that the following conditions be associated with the granting of this planning permission. It should be noted that the inclusion of these does not resolve its objection to the application:

- Funding for improvements to local services like healthcare and education not be ring-fenced for infrastructure improvements (e.g. buildings) but also be considered for the provision of additional staff, such as teachers and GPs;
- Funding for improvements to local services like healthcare and education is released upon the commencement of the construction of the site at the very latest, ideally earlier;
- Funding for improvements to local services like healthcare and education is available for 5 years, so that the delivery of these improvements can be accelerated, and with a commitment to deliver such service improvements in advance of site completion;
- A commitment on behalf of the application to plant trees and border planting in a manner that shields the visual impact of the development, and maintaining this vegetation in an acceptable manner for 10 years in a way that boosts biodiversity;
- Any funding provided for improvements to local services like healthcare and education is ring-fenced so that it is spent on facilities in Flitwick, with the possible exception of funding for Redborne Upper School;
- An archaeological assessment of the site needs to take place in advance of construction proceeding, and any archaeological findings are preserved for the future interest of local people;

- The Framework Travel Plan, including its funding and the provision of a Travel Plan Co-ordinator, be secured via a Section 106 Planning Agreement;
- A dedicated walking and cycling route, either through a improvements to footpaths and a segregated cycle track or through a shared use path, be provided from the site to the town centre along Steppingley Road;
- Improvements to the Flitwick – Ampthill – Milton Keynes bus service along Steppingley Road to every half an hour be funded for a minimum period of 5 years;
- The planned toucan crossing of Steppingley Road for pedestrians and cyclists be secured via planning obligation
- The Town Council is willing to discuss matters concerning the adoption of open spaces and play areas in the site, subject to further discussions, successful completion of funding and legal agreements, and further resolutions of the Town Council.