



Flitwick Town Council

Planning Improvement Working Group – Briefing on the planning application for Land South of Steppingley Road, also known as Steppingley Road Field

What is being planned?

The applicant says that this is for the building of 200 homes on the site. This consists of 120 'market' homes (i.e. homes sold at the market price), 43 socially rented homes, 17 affordable homes, and 20 self-build homes. Supporting this is a variety of works to create open spaces, a new access road onto Steppingley Road, and facilities to support sustainable drainage. This includes the following:

- An open space in the centre of the development
- A green space that acts as an 'attenuation basin' on the north western part of the site (closest to the Rufus Centre)
- A pond in the north west corner of the site

The layout plan is shown below, but can be viewed online by [clicking here](#). The land is currently agricultural land.



The impact of the development on Flitwick

The Planning Improvement Working Group is still reviewing the supporting documentation for the planning application. This briefing note will be added to over time, and new versions will be published online.

In the meantime, if you want to understand the impact of the development, you can view the planning application online by doing the following:

1. Go to the Central Bedfordshire Council Planning web page:
https://www.centralbedfordshire.gov.uk/info/44/planning/478/view_and_comment_on_planning_applications
2. Click on 'View Central Bedfordshire Council Planning Applications'
3. On the page that comes up, scroll down to where it says 'Application Quick Search' and type the following into the box and then press 'Search': **22/04108**
4. On the screen that appears, where it says the application number in the brown box, click on the application number
5. On the next screen that appears, click where it says 'View documents (opens in new window)'
6. Then, you can browse the case documents at your leisure

If you are interested in particular parts of the application or how the application will impact particular things, you can look at the following documents. It should be noted that these are all documents prepared by the applicant.

Roads and Highways: [Proposed access locations](#) | [Transport Assessment Part 1](#) | [Transport Assessment Part 2](#) | [Travel Plan](#)

Nature and Wildlife: [Plan for Net Biodiversity Gain](#) | [Impact on Reptiles](#) | [Preliminary Ecological Appraisal](#) | [Impact on Flitwick Wood](#)

Impact on Landscape: [Landscape Visual Appraisal \(Main Report\)](#) | [Landscape Visual Appraisal \(Appendices\)](#) | [Plan for Green Infrastructure](#)

Layout: [Layout Plan](#) | [Open Space Plan](#)

If you want to make comments on the application

We recommend that you read [our planning guide](#) and [general guidance on making comments](#), so you can make the best possible comments that you can. In general, planners consider what are known as 'material planning considerations' and if you focus on these and provide evidence for your case, it will be considered seriously.

To make a comment on the application, [click here](#) and follow the prompts.

It should be noted that until there is a formal resolution, Flitwick Town Council does not have a formal view on the application yet. But it intends to comment on this application.