

# Appendix C

## Consultation Responses Summary

### Land Rear of Central Garage, Cranfield, Development Brief

No.	Respondent	Summarised Comments	Response
01	Resident	<ul style="list-style-type: none"> <li>Do not feel the development is a good idea</li> <li>Will increase the existing traffic issues in the area</li> <li>Flitt Leys Road is considered too narrow to provide adequate access</li> </ul>	<p>The site is allocated in the Site Allocations DPD for residential development, including a lower school, if required.</p> <p>Noted. The development will provide planning obligations which can seek to mitigate any immediate traffic congestion.</p> <p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p>
02	Resident	<ul style="list-style-type: none"> <li>Flitt Leys Road is considered too narrow to provide adequate access</li> <li>Insufficient vehicle parking</li> <li>Insufficient access for emergency services</li> <li>Insufficient access for refuse vehicles</li> <li>Traffic noise will be increased for existing residents</li> </ul>	<p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p> <p>Noted. Opportunity to provide alternative parking for residents/visitors.</p>
03	Resident	<ul style="list-style-type: none"> <li>Ask that a green strip could be included for privacy between Lincroft and the proposed development</li> <li>Concerned regarding the impact additional residents will have on local services, such as the doctor's surgery and the schools.</li> <li>Flitt Leys Road is considered too narrow to provide adequate access</li> <li>Would like to see affordable housing built</li> </ul>	<p>The Development Brief identifies the retention of a mature tree barrier to the west of the site. A swale will be provided to the west of the site.</p> <p>Planning obligations will be available for education services, including the provision of land and funding for a new lower school. Planning obligations will be sought for health services. Planning permission was granted in 2009 for a PCT facility neighbouring the allocated site.</p> <p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p>

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			The current development plan for the area, the Core Strategy, identifies that sites of four dwellings or more will provide 35% affordable housing.
04	Resident	<ul style="list-style-type: none"> <li>Flitt Leys Road is considered too narrow to provide adequate access</li> <li>Insufficient access for emergency services</li> <li>Would be interested to see what contributions will be supplied to the area</li> <li>Flitt Leys residents pay a management company for the upkeep of the road and sewerage pump</li> </ul>	CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.
05	Resident	<ul style="list-style-type: none"> <li>Clarification was sought regarding whether any shared ownership properties would be available</li> <li>Clarification sought regarding the expected build time</li> </ul>	<p>There is expected to be shared ownership properties on site. The level of provision will be negotiated with CBC housing officers.</p> <p>Current estimation from promoters estimate the start of building work could begin by the end of 2014.</p>
06	Resident	<ul style="list-style-type: none"> <li>It is essential that the High Street/Flitt Leys junction has traffic light signalling</li> <li>The school and homes should have enforced completion dates</li> </ul>	The completion dates for facilities will be discussed through the development of a planning obligations agreement between the Council and promoter/developer.
07	Resident	<ul style="list-style-type: none"> <li>Concern regarding school (and bus) access</li> <li>Insufficient vehicle parking</li> <li>Question whether the school site, including the playing fields, is big enough for a 3FE school</li> </ul>	<p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p> <p>Noted. Opportunity to provide alternative parking for residents/visitors.</p> <p>CBC Education officers have confirmed that land set aside for a school site is sufficient to accommodate a 3FE school.</p>
08	Resident	<ul style="list-style-type: none"> <li>Will increase the existing traffic issues in the area</li> <li>An alternative entrance/exit should be considered at Mill Road</li> </ul>	Noted. The development will provide planning obligations which can seek to mitigate any immediate traffic

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			<p>congestion.</p> <p>Access via Mill Road been explored. It is not in the ownership of the landowner(s) and would likely lead to a ransom strip situation, rendering the development, as a result, unviable.</p>
09	Resident	<ul style="list-style-type: none"> <li>Flitt Leys Close is considered too narrow to provide adequate access</li> <li>Insufficient vehicle parking, making the site dangerous</li> </ul>	<p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p> <p>Noted. Opportunity to provide alternative parking for residents/visitors.</p>
10	Resident	<ul style="list-style-type: none"> <li>Unclear whether bungalows will be provided</li> <li>Flitt Leys Road is considered too narrow to provide adequate access</li> <li>Insufficient vehicle parking</li> <li>Considered a flood area by insurance companies (although area has never flooded)</li> </ul>	<p>There will be a range of housing provided. The exact nature of housing will be determined through discussions with CBC housing officers.</p> <p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p> <p>Noted. Opportunity to provide alternative parking for residents/visitors.</p> <p>The site is located outside the flood zone. While assessing sites during the Site Allocations DPD process the Environment Agency did not identify this site as an area which is liable to flooding. SUDs will be integrated into the development of the site.</p>
11	Resident	<ul style="list-style-type: none"> <li>Will increase the existing traffic issues in the area</li> <li>Insufficient vehicle parking, making the site dangerous</li> </ul>	<p>Noted. The development will provide planning obligations which can seek to mitigate any immediate traffic congestion.</p>

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		<ul style="list-style-type: none"> <li>The site, and surrounding area, is often subject to flooding</li> <li>Compensation</li> </ul>	<p>Noted. Opportunity to provide alternative parking for residents/visitors.</p> <p>The site is located outside the flood zone. While assessing sites during the Site Allocations DPD process the Environment Agency did not identify this site as an area which is liable to flooding. SUDs will be integrated into the development of the site.</p>
12	Resident	<ul style="list-style-type: none"> <li>The access from the High Street is totally unacceptable</li> <li>Any planning obligations funding should be spent responsibly</li> </ul>	<p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p>
13	Resident	<ul style="list-style-type: none"> <li>Land for a new school is welcomed</li> <li>Flitt Leys Road is considered too narrow to provide adequate access</li> <li>Insufficient access for emergency services</li> </ul>	<p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p> <p>CBC Highways satisfied that access is acceptable.</p>
14	Resident	<ul style="list-style-type: none"> <li>Flitt Leys Road is considered too narrow to provide adequate access</li> <li>There are no facilities in the village</li> <li>A new medical centre and library are required</li> </ul>	<p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p> <p>Planning obligations will be sought for health and library services. Planning permission was granted in 2009 for a PCT facility neighbouring the allocated site.</p>
15	Resident	<ul style="list-style-type: none"> <li>Flitt Leys Road is considered too narrow to provide adequate access</li> <li>Will increase the existing traffic issues in the area</li> </ul>	<p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p> <p>Noted. The development will provide planning obligations</p>

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			which can seek to mitigate any immediate traffic congestion.
16	Resident	<ul style="list-style-type: none"> <li>Will increase the existing traffic issues in the area</li> <li>Alternative locations for development, such as Salford End, are far more suitable</li> </ul>	<p>Noted. The development will provide planning obligations which can seek to mitigate any immediate traffic congestion.</p> <p>The site is allocated in the Site Allocations DPD for residential development, including a lower school, if required.</p>
17	Resident	<ul style="list-style-type: none"> <li>Alternative locations for development, such as Home Farm, are far more suitable</li> <li>Will increase the existing traffic issues in the area</li> <li>Flitt Leys Road is considered too narrow to provide adequate access</li> </ul>	<p>The site is allocated in the Site Allocations DPD for residential development, including a lower school, if required.</p> <p>Noted. The development will provide planning obligations which can seek to mitigate any immediate traffic congestion.</p> <p>CBC Highways Officers have confirmed that Flitt Leys Close has the potential to provide satisfactory access. The granting of planning permission will require the provision of acceptable access.</p>