

---

**Meeting:** Traffic Management Meeting  
**Date:** 11 April 2018  
**Subject:** Flitwick Market Towns Regeneration Fund Scheme (Phase 1) Kings Road, Flitwick – Consider objections to proposed raised table.  
**Report of:** Paul Mason, Assistant Director Highways  
**Summary:** This report seeks the approval of the Executive Member for Community Services for the implementation of a raised table on Kings Road, Flitwick.

**RECOMMENDATION(S):-**

**That the proposed scheme to implement a raised table on Kings Road Flitwick be implemented as published.**

---

**Contact Officer:** Nick Shaw  
[Nick.Shaw@centralbedfordshire.gov.uk](mailto:Nick.Shaw@centralbedfordshire.gov.uk)  
**Public/Exempt:** Public  
**Wards Affected:** Flitwick  
**Function of:** Council

**CORPORATE IMPLICATIONS**

**Council Priorities:**

The proposal supports the Council 5 year plan priorities to make Central Bedfordshire 'A Great Place to Live and Work' through the objective of Enhancing Central Bedfordshire

The proposal also supports the following Local Transport Plan objectives:

(A) Increase the ease of access to employment by sustainable modes.

**Financial:**

This scheme is funded through the Market Town Regeneration Fund programme

**Legal:**

None from this report.

**Risk Management:**

None from this report.

**Staffing (including Trades Unions):**

None from this report.

**Equalities/Human Rights:**

None from this report.

**Community Safety:**

None from this report.

**Sustainability:**

None from this report.

<b>Budget and Delivery:</b>	
Estimated cost: Target cost to be determined.	Budget: Funded through the CBC Market Town Regeneration Fund
Expected delivery: Q1 2018/19	

**Background and Information**

- 1 This proposal forms part of Central Bedfordshire Council's Market Town Regeneration Fund (MTRF) programme of works for Flitwick.

**Market Town Regeneration Fund Programme**

- 2 In November 2015, CBC invited bids from 11 town councils for a slice of £4m in capital funding to help reinvigorate their market towns. The money has been made available from CBC funds and provides the opportunity for the town councils to work in partnership with CBC.
- 3 The Market Town Regeneration Fund initiative seeks to support and help revitalise Flitwick town centre, with a particular focus on rejuvenating the High Street and linking improvements to a proposed transport interchange at Flitwick Train Station.
- 4 Flitwick has an important role as a transport hub and broader gateway for Central Bedfordshire. However, it is faced with a number of ongoing challenges. Many of these are based on how the layout of Flitwick has developed over time. The town centre is, in effect, divided in two due to the presence of the railway line. The traditional High Street is on one side of the rail line, while the more modern expansion of the town is on the other, which is dominated by a large Tesco store and car park.
- 5 The centre does benefit from the presence of the mainline train station linking Central Bedfordshire to London St. Pancras and beyond. It acts as an important commuter hub and generates over 1.6 million passenger journeys per year.

- 6 Flitwick also provides the home station for the Center Parks Woburn Forest and as a consequence its profile is now significantly higher with considerable promotion of transport links to Center Parcs via Flitwick in locations such as Waterloo and King Cross.
- 7 Flitwick Station also links and provides an important facility to the Millbrook Testing Facility and Technology Park, which has developed major proposals for growth that are supported by the South-East Midlands Local Enterprise Partnership and other major employers including Lockheed Martin.
- 8 Due to the railway station, Flitwick generates considerable footfall for a location of its size. Alongside plans to regenerate the area around the railway station, the ambition is improve the retail offer and capture an increased share of commuter spend. Further, to enhance the overall experience of visiting Flitwick through improvements to the public realm and making the centre more accessible.

### **The Scheme Proposal**

- 9 This MTRF scheme proposal has been developed in partnership with Flitwick Town Council. The aim is to regenerate and promote the local economy on the east side (High Street) of Flitwick.
- 10 This Flitwick MTRF (phase1) scheme comprises:
  - Clearance, reconstruction and resurfacing of the Station Square area.
  - Installation of a raised table on Kings Road to enhance the aesthetics of the area and to improve access to services and businesses on the east side of High Street and the roads adjacent.
  - Improvements to illumination, drainage and street furniture.

### **Statutory Consultation**

- 11 The proposals were formally advertised by the positing of a Public Notice in February 2018. Consultations were carried out with the emergency services and other statutory bodies, Flitwick Town Council and CBC Ward members.
- 12 Residents and businesses located in the areas where restrictions are proposed were individually consulted by letter. Public notices were displayed at various locations on Kings Road. The public notice was also advertised in the local newspaper and on the CBC website.

### **Representations**

- 13 A total of 8 representations were received. Of these representations 2 supported the proposal, 3 expressed concerns and 3 objected to the proposals.
- 14 The objections to the proposal stated:
  - a) Raised tables are unsafe, being hazardous to both pedestrians and drivers.

- b) The requirement for traffic calming at this location is unproven as traffic is either slowing down to meet the junction with Station Road, or it is already slowed as it has turned into King's Road.

### **Officers' response**

15 The CBC Highways Officers' response to the objections is as follows:

- a) The raised table has been designed by a qualified highways engineer and conforms to technical specifications and standards set out by the Department for Transport.
- b) The raised table has not been designed as a feature to reduce the speed of traffic in this area but as part of a scheme to improve the public realm and facilitate pedestrian movements in this area of Flitwick.

### **Other comments**

16 Respondents took the opportunity to offer various observations, including:

- a) That Station Square area should be given over for short-term parking.
- b) That further measures were needed to resolve concerns about parking, loading and unloading for businesses in the area.
- c) That raised tables contribute to an increase in pollution and particulate emissions. The impact would therefore be adverse for the environment and for the health of pedestrians.

17 The CBC Highways Officers' response to the various comments and concerns are as follows:

- a) Station Square is not in the ownership of Central Bedfordshire Council. We have sought and attained permission to make improvements to this area but the not to change its use to parking.
- b) The proposal does not include any changes to the existing waiting restrictions on Kings Road. As such parking and loading/unloading will continue as it currently exists.
- c) Whilst the effects of implementing raised tables do marginally increase emissions there will be a negligible impact in Kings Road. Any impact on health would be greatly outweighed by the road safety benefits for road users. In addition, there may be a net positive impact on air quality should the scheme contribute in an increase in the numbers of people travelling by sustainable mode including children walking to school.

### **Statutory Consultees**

- 18 As part of the statutory consultation process the Highway Authority (CBC) has a duty to elicit the views of statutory consultees.
- 19 The Police Traffic Management Unit responded to the consultation proposal that they had no objections.
- 20 Flitwick Town Council responded that some Members were puzzled about the need for this provision as there was no speeding in this area. Also other Members recognised that this was a pedestrianisation of the area and would level access between the road and the pavement which could cause conflict as to who has the right of way.
- 21 No other responses from the other statutory consultees have been received.

### **Officers Response to Statutory Consultees**

- 22 The raised table proposal has been drawn up by Highways designers in partnership with representatives from Flitwick Town Council as part of the MTRF programme as detailed above. This proposal was developed as a feature to improve the public realm in order to help to 'join up' and improve this part of Flitwick and not to deal with speeding traffic issues.
- 23 The design proposal has been through a through Road Safety Audit (RSA) process which considers all users of the highway. The RSA report does not identify that this scheme would pose any conflicts between highways users that are not in existence already.

### **Conclusion**

- 24 CBC welcomes the opportunity to work in collaboration with the Flitwick Town Council to enhance the local area and to help regenerate Flitwick town centre.
- 25 This scheme has been developed as a public realm improvement and as such it is recommended that the proposed raised table on Kings Road be implemented as published.

### **Appendices:**

- Appendix A – Public notices of proposals
- Appendix B – Scheme consultation drawing
- Appendix C – Representations

# PUBLIC NOTICE



## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INSTALL A RAISED TABLE IN KINGS ROAD, FLITWICK**

Notice is hereby given that Central Bedfordshire Council, in exercise of its powers under Section 23 of the Road Traffic Regulation Act 1984, Section 90 A-I of the Highways Act 1980 and all other enabling powers, proposes to establish a Raised Table in Kings Road, Flitwick. These proposals are part of a scheme to reduce traffic speeds and improve pedestrian facilities. The works are being proposed as part of a highway improvement scheme associated with measures to improve the street scene in Flitwick.

**A Raised Table at a nominal height of 75mm and approximately 44 metres long, including ramps, extending across the full width of the road is proposed to be sited at the following location in Place:-**

Kings Road, at a point approximately 8 metres south of its junction with Station Road.

Further Details may be examined during normal office hours at the address shown below, viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://www.centralbedfordshire.gov.uk/publicstatutorynotices) or tel. 0300 300 5003.

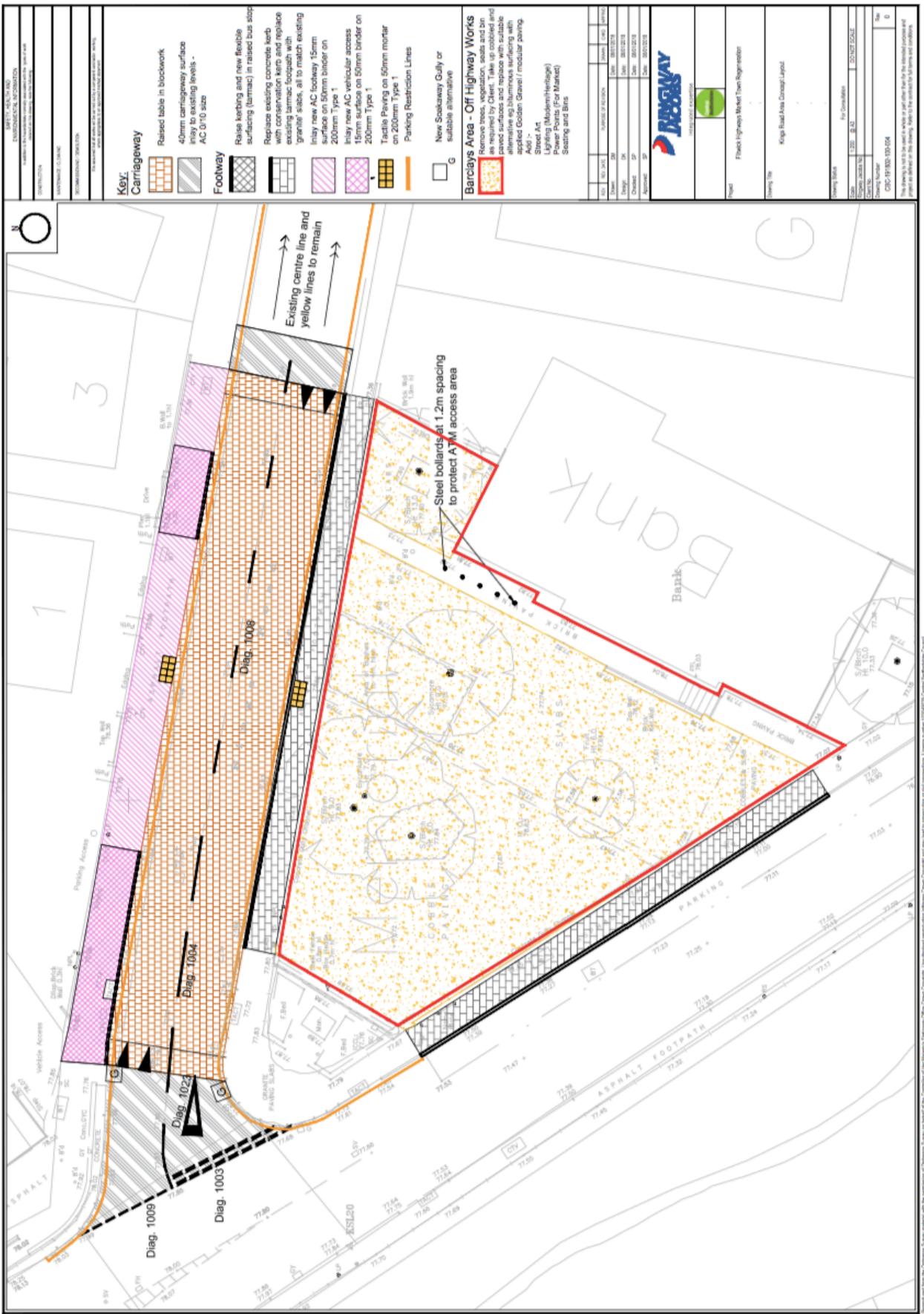
Comments should be sent in writing to the Traffic Management team at the address below or e-mail [traffic.consultation@centralbedfordshire.gov.uk](mailto:traffic.consultation@centralbedfordshire.gov.uk) by 15<sup>th</sup> February 2018.

Central Bedfordshire Council  
Priory House  
Chicksands  
Shefford SG17 5TQ

Marcel Coiffait  
Director of Community Services

25<sup>th</sup> January 2018

# Appendix B



**Key:**  
**Carriageway**  
 Raised table in blockwork  
 40mm carriageway surface  
 inlay to existing levels -  
 AC 0/10 size

**Footway**

Raise kerbing and new flexible surfacing (formac) in raised bus stop  
 Replace existing concrete kerb with new granite kerb and replace existing laminae footpath with granite slabs, all to match existing  
 Inlay new AC footway 15mm surface on 50mm binder on 200mm Type 1  
 Inlay new AC vehicular access 15mm surface on 50mm binder on 200mm Type 1  
 Tactile Paving on 50mm mortar on 200mm Type 1  
 Parking Restriction Lines  
 New Sockaway Gully or suitable alternative

**Barclays Area - Off Highway Works**

Remove trees, vegetation, seats and bin  
 Remove existing paving and replace with suitable alternative eg bituminous surfacing with applied Gorden Gravel / modular paving  
 Apply Street Art  
 Lighting (Modern/Heritage)  
 Power Points (For Market)  
 Seating and Bins

NO.	REV.	DATE	DESCRIPTION	BY	CHECKED
1	01	2019/07/18	ISSUED FOR TENDERS	...	...
2	02	2019/07/18	...	...	...
3	03	2019/07/18	...	...	...
4	04	2019/07/18	...	...	...
5	05	2019/07/18	...	...	...



Project	Flaxton Highway Market Town Regeneration
Drawn By	Kings Road Area Concept Layout
Checked By	
Scale	As Shown
Client	Flaxton Highway Market Town Regeneration
Drawn Number	CDC-19-00-100-004
Sheet	01

Drawing Status	For Consultation
Scale	As Shown
Client	Flaxton Highway Market Town Regeneration
Drawn Number	CDC-19-00-100-004
Sheet	01

This drawing is to be used in full or in part only for the intended purposes and is not to be used for any other purpose. It is the responsibility of the user to ensure that the drawing is used for the intended purposes and is not to be used for any other purpose. It is the responsibility of the user to ensure that the drawing is used for the intended purposes and is not to be used for any other purpose.

## Appendix C

**From:** [REDACTED]  
**Sent:** 06 February 2018 11:56  
**To:** Traffic Consultation  
**Subject:** Zebra crossing proposal, High Street, Flitwick

With reference to the attached, could I ask as to what consideration has been given to slow traffic down as it exits the roundabout onto High Street towards the proposed Zebra crossing? My concern as a parent whose children use the current Pelican crossing is that some drivers will simply ignore or not see pedestrians (especially children) waiting to cross and simply drive through the Zebra crossing.

As a resident of Princess Close (approx 160m from the railway bridge, off Kings Road) we unfortunately witness all too often speeding and ignorant motorists who seem to revel in accelerating away from the centre of town, be it along either the High Street or Kings Road and so feel at least that the red light of the Pelican crossing gives the driver the clear instruction to stop that a flashing amber zebra crossing does not (although it should of course).

Furthermore, I notice too that there is a planned tabletop for the junction of Kings Road with Station Road/Square, which is welcome to see as it will undoubtedly force drivers to slow down to negotiate it, however I feel that without further traffic calming measures further down Kings Road this will only again enrage some idiotic drivers to speed down Kings Road (as they often do presently) away from the centre. There is currently in place a crossing point opposite the footpath to Kingsmoor Close which is heavily used by lower school children and parents, who have witnessed speeding motorists as the speed either down (more commonly) or up Kings Road.

Consideration to introduce further calming measures down the length of Kings Road into Greenfield Road would be a welcome addition to the calming measures already proposed for the town centre.

Kind Regards,

[REDACTED]

---

**From:** [REDACTED]  
**Date:** 13 February 2018 at 07:26:04 GMT  
**To:** [traffic.consultation@centralbedfordshire.gov.uk](mailto:traffic.consultation@centralbedfordshire.gov.uk)  
**Subject:** Road improvements in Flitwick

Good Morning Mr Coiffait.

I have been looking at the plans that were dropped off to my business at Flitwick Flowers Station Square the other week regarding the improvements to Kings Road.

It will be nice to see the improvements outside the bank as it is a bit of an eye sore. But it's shame that there will be no extra parking on this side of the railway bridge to encourage the public to support the businesses on this side of Flitwick. Since losing the free car park i have seen a decline in customers along with other businesses in Station Sq. Customers are unable to park in The Ave and Kings Road Monday to Friday as theses roads are used as a car park for staff who work in the local businesses including myself, making it

harder for customers to park nearer the shops.

The nearest parking for our customers is in the 30minute parking bay by Barclays Bank if you are lucky enough to get a space , with less parking for our customers when the Fish and Chip van turns up at about 4pm on Mondays. 30mins parking doesn't give you enough time to queue in the bank/postoffice, come and get flowers have some lunch in the cafe. I have quite a few customers who come into the shop and cant wait to be served because they will run over the 30 minute wait time or they have risked parking on the yellow lines in hope of not getting a parking ticket, which has happened to a lot of our customers who shop in Station Square.

There is no designated parking for the disabled blue badge holders. Its not always safe for them to park on kings road by the bank if the can't park in the parking bay.

Whilst the new paving is being replaced by the parking bay at the bank will this parking area be closed off? If so where will my customers be able to park as we would need to Advise them if they are coming to the shop to collect flowers or use the cafe.

Will we still have access to our drive to our shops at 1 Station Square as we need to load and unload every day for our deliveries.

How long will Kings road be closed for ?

When will the work start and how long will it take to complete.?

Electric power points for market stalls ? Are you planning on moving Fridays Flitwick Market to this area ?

---

**Attention Traffic Management Team**

1. I object to a raised table in King's Road. It is totally unnecessary as traffic is either slowing down to meet the junction with Station Road, or it is already slowed as it has turned into King's Road. This would be a total waste of rate payers money and add nothing to traffic flow in the area.

Surely there are better things in the area, such as white lining and potholes, to spend their money on.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 14 February 2018 22:58  
**To:** Traffic Consultation  
**Subject:** Flitwick raised table proposals - objections

Traffic management team,

I would like to raise an objection to the construction of two more raised tables in Flitwick - at Kings Road and Amphill Road.

I write as a pedestrian, a parent of children who walk around Flitwick and also as a car driver.

These raised tables are not safe, they introduce a significant hazard to both pedestrians, road users and neighbours. From my observations of traffic on the raised tables already introduced in the town have the following impacts:

1. Increased noise and air pollution resulting from vehicles decelerating and accelerating. Our town is getting worse and worse on this front, and these tables introduced at the heart of residential areas are making it worse.
2. Increased risk of pedestrian accidents. The unpredictability of traffic flow makes it very difficult to judge traffic speed at these locations and hence whether it is safe to cross. Given that children are known to find it more difficult to judge speed than adults anyway, this make the hazard even worse for them. I have observed drivers slow right down and others continue at road speed I note that the raised table at Kings road includes an uncontrolled crossing point so this will certainly be an issue there.
3. Increased risk of vehicle accidents. I have personally observed several near accidents at the raised tables already in Flitwick resulting from unpredictable traffic flow. Some vehicles continue at around 30mph, others slow down significantly over these tables. This introduces an unpredictability for those pulling out of junctions and I have seen people assume a vehicle will slow down so pull out and almost get run into. The hazard is worsened at night because the lifting of the front of the car as it enters the raised table looks exactly like a car flashing its lights which those trying to pull out sometimes take as a signal they have been given the OK to go - which of course they have not leading to a near accident.
4. Driver overload, again leading to risk of accidents with pedestrians or other vehicles. The junctions in the centre of Flitwick are already very cluttered, and the introduction of a raised table at the entrance to Kings Road introduces yet more road clutter for a driver to deal with, at the same point they are negotiating a roundabout and watching out for crossing pedestrians. Given that I have personally observed vehicles going straight through pedestrian red lights at the crossing on the high street outside the post office, and on Steppingley Road outside the station it is clear that there is already too much going on around the railway bridge for drivers to handle without introducing further hazards.

I would therefore request that you seriously reconsider the introduction of further raised tables. I also suggest that your team spend some time observing the traffic and pedestrian behaviours around the existing raised tables to determine whether they should be removed given the hazard they present. I presume that they were introduced on the basis of reducing risk but from my observations I can see how they introduce a greater health and safety risk but cannot see any evidence or logic for how they reduce road risk.

Your consideration of my concerns is much appreciated.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 30 January 2018 16:46

**To:** [REDACTED]

**Subject:** Re: Hair brained traffic scheme.

They propose to move the pedestrian crossing in the high-street back toward the bridge by 20 m which will reduce the buffer for stationary traffic back nearer the roundabout causing it to back up over the bridge and cause even more problems with the Tesco roundabout.

What is so wrong with the existing system that justifies the cost when we tax payers are being asked to pay up more each year.

Then to add to the stupidity they propose a 40 m table at the top of Kings Road back down from Station Road for no purpose. It is not traffic calming as traffic automatically slows for the junction. If that is the claim they are putting it in the wrong place.

Both schemes are an utter waste of money when you think it took over twelve months to paint the roundabout markings at the end of the High St by the bridge because we were told there was no money.

Incidentally while we are on about traffic and roads, they repaired the C100 in Steppingly and the repair they did at the bottom of the hill toward Flitwick is already seriously breaking up where the drain is.

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 10 February 2018 10:54

**To:** Traffic Consultation

**Subject:** Kings Road raised table

Sirs

I do not agree with the proposed raised table in Kings Road as presented. You have issued this proposal as a traffic scheme but its intention seems to be different and wider. I understand you need to consult on a raised table, but this is a small part of what you are intending.

There are no speed issues in that area, and the length of the proposed table will not have an effect on people's speed. It will be an inconvenience to motorists to mitigate a problem that does not exist.

Your intention rather seems to concern the street scene, affecting also the pavements and the area in front of Barclays. The area in front of Barclays is ugly and changes are to be

welcomed, but you need also to consult on these separately , not under the guise of a traffic scheme.

It seems that the main thrust of changes concerns the overall appearance of the town centre. Have Flitwick Town Council been consulted on the full range of the changes proposed?

There are other ways of achieving improvement here, that do not require a raised table, but they all need consulting on in an appropriate way, not just masquerading as a traffic scheme.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 February 2018 14:46  
**To:** Traffic Consultation  
**Subject:** Proposed raised table Kings Road Flitwick

I greatly welcome the proposal to create a raised table in Kings Road, Flitwick to help reduce speeding vehicles travelling up Greenfield Road as there is a problem when trying to turn right from Maulden Road into Kings Road due to poor visibility. This is an awkward junction when also considering vehicular traffic emerging from Station Road.

I unfortunately have bitter experience when a few years ago a speeding driver lost control, crashed through my garden wall ending up in my pond (see attached photos).

A couple of comments :

1. An ideal solution would be a mini roundabout to include the Station Road junction by utilising the council land and small parking area in front of the small parade of shops but I presume lack of funds is the issue thus a raised table would be a cheaper option.
2. Another raised table (or increasing the height of the existing measure) just before the bend adjacent to Flitwick Mill (again to reduce speeding vehicles coming up Greenfield Road) as the 40mph limit has only had a marginal impact.

How quickly will the works commence following the consultation period ?

Kind regards,

[REDACTED]

[REDACTED] Kings Road, Flitwick MK45 1EL

---

-----Original Message-----

From: [REDACTED]

Sent: 05 February 2018 09:55

To: Traffic Consultation

Subject: Proposed To Install a Raised table Kings Road FLITWICK

FAO: Marcel Coiffait

I am writing to express my concerns regarding the proposed development of the land adjacent to Barclays Bank Kings Road Flitwick.

I own [REDACTED] Station Square Flitwick & have been trading there for 21years, my main concerns relate to the impact this development may have on my business.

Firstly, it is worth noting that the current customer parking facilities in this area of Flitwick is very limited, with restricted Warden Controlled street parking.

I believe you are proposing a "Market Stall" type trading area at this site:

Where will potential customers be able to park ?

Where will the 'market traders' park ?

How many stalls will be allocated ?

How many trading days will this proposed site be operating per week ?

Will there be any food stalls allowed, as this would present yet another direct competitor to my business?

When will this development take place?

How long will it take & what disruption will be involved regarding access, customer parking , contractor parking, & road closures etc ?

I firmly believe & local customer comments indicate that a better use of this space would be to create some "short term customer parking" i.e.:30 minute limit to allow customers to visit the Bank & neighbouring small businesses

I await your responses to the above questions

[REDACTED]  
[REDACTED]

Proprietor

[REDACTED]  
[REDACTED]

Station Square Flitwick MK45 1DP

Open : Monday - Saturday 7am - 3pm

Tel: [REDACTED]

Sent from my iPad

---