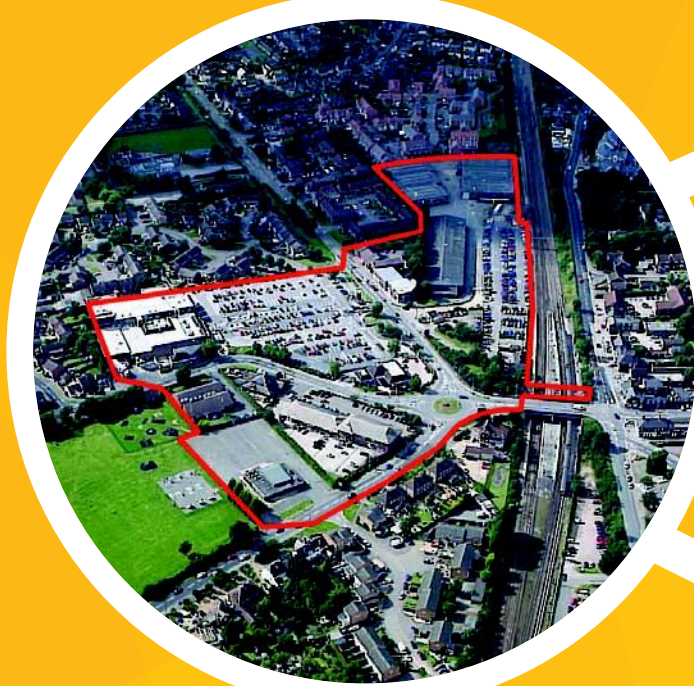


‘Putting the heart back into Flitwick town centre’



We want your views on the proposals for your town centre.

BE INVOLVED Let us know your views

We want your views on how to transform Flitwick town centre into somewhere you want to live, work, shop and play.

Please take the time to complete this questionnaire. We will read every card and look at opportunities to enhance our proposals from your feedback. Thankyou.

Offering information in alternative formats

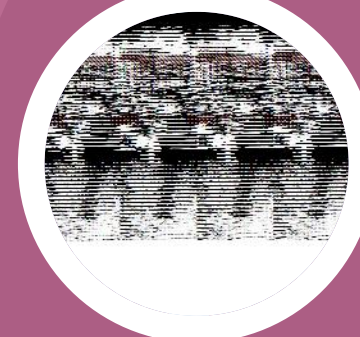
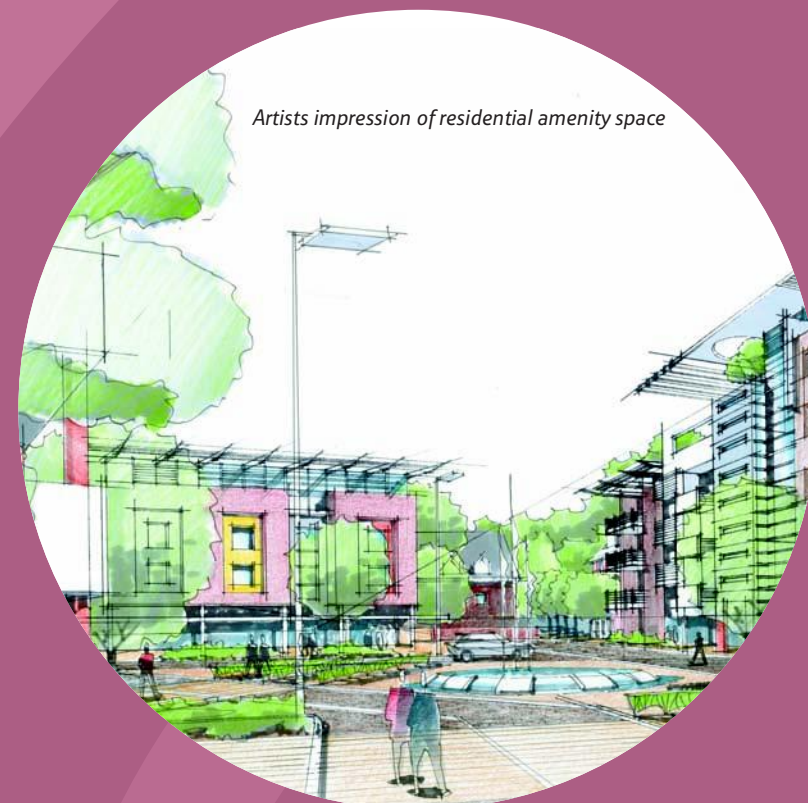
Please use the following wording on leaflets / information packs / promotional material produced by the council:

- This information can be provided in large text and other alternative formats or languages on request - call 01462611222
- যদি অনুরোধ করেন তহলে অন্য কোনও আকারে বা ভাষায় এই তথ্য আপনি পেতে পারেন। 01462 611222 (Bengali)
- 你可以要求以另一種格式或語言提供這些訊息 01462 611222 (Chinese)
- ਦਿਹ ਜਾਣਕਾਰੀ ਬੇਠਤੀ ਕੀਤੇ ਜਾਣ 'ਤੇ ਕਿਸੇ ਹੋਰ ਸਕਲ ਜਾਂ ਬੋਲੀ ਵਿਚ ਮਿਲ ਸਕਦੀ ਹੈ। 01462 611222 (Punjabi)
- یہ معلومات آپ کے درخواست کرنے پر متبادل ڈیزائن زبان میں مہیا کی جاسکتی ہیں۔ (01462 611222) (Urdu)
- Questa informazione puo' essere fornita su richiesta in un altro formato o un'altra lingua telefonando al numero 01462 611222 (Italian)
- Informację tą można uzyskać również w innym formacie lub innym języku dzwoniąc: 01462 611222. (Polish)

For further guidance on who to contact for translation of documents, please contact Policy and Performance Management on ext 72196. Please remember that Language Line telephone interpretation service is available on 0845 310 9900.

For further information, please contact:

Mid Beds District Council,
Priory House, Monks Walk,
Chicksands, Shefford, Beds,
SG17 5TQ
Tel: 01462 611021
or visit the website
www.midbeds.gov.uk



BEING A GOOD NEIGHBOUR

The masterplan area is situated within the heart of a town which is surrounded by residential areas.

As a good neighbour, we will ensure that the design of the development considers not only the issues of privacy, overlooking and noise impacts, but also minimises disruption during the construction and build period.

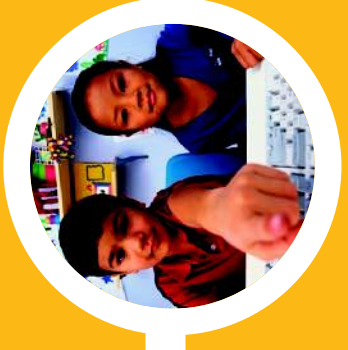
BOOSTING LOCAL BUSINESS

Flitwick town centre is set to become a high quality shopping and community location. Existing businesses should thrive with so many more people choosing to visit the area. The opportunity is huge both for existing and new businesses.

- Multi-million pound investment
- Economic growth through increased visitors to the town centre
- More local wages in the local economy

Business Reply
Licence Number
RRLS-LCJG-HXXK

Responses
Wagstaffs Design
The Chapel
Trinity Gardens
9-11 Bromham Road
BEDFORD
MK40 2BP



‘Putting the heart back into Flitwick town centre’

CREATING A FOCUS FOR FLITWICK TOWN CENTRE

A Partnership for the Future

In order to deliver a new town centre for Flitwick, an informal partnership has been set up between the following:



The partnership has been working closely together for many months now to develop a well-planned, high quality town centre for Flitwick, that makes the best possible use of the existing facilities, including the train station and retail stores, whilst proposing new facilities that would benefit the whole community. We want to know what you think.

The Planning Framework and Masterplan document that we are currently consulting on will be reviewed to incorporate feedback from this consultation, so your comments will count.

We have a vision for the future of your town centre – to create facilities and services for the benefit of everyone living, working and shopping in Flitwick.

This is your opportunity to contribute to the development of a better town centre for the local community – let us know what you think of the proposals!



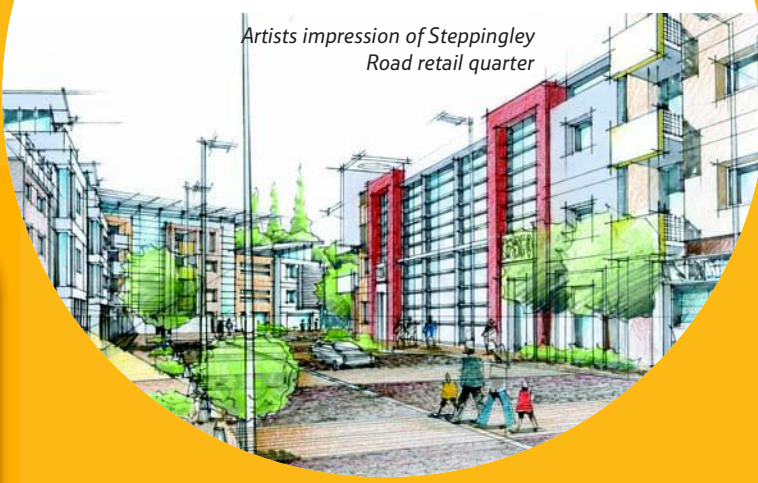
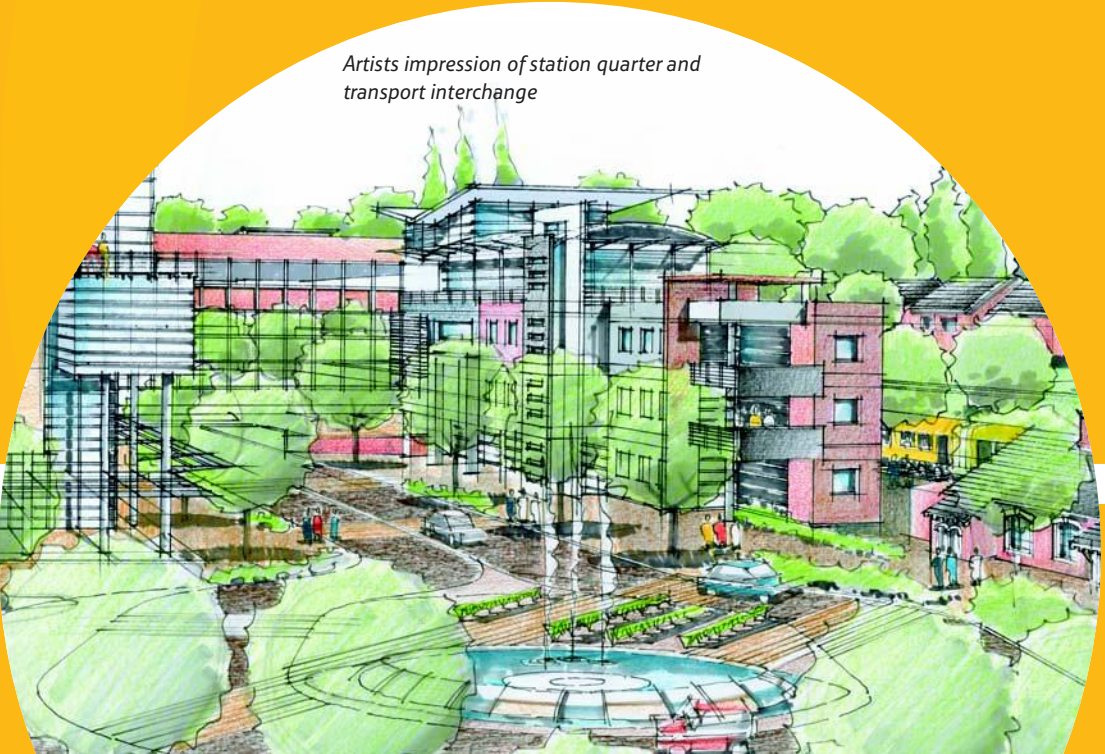
THE PROPOSALS



KEY

- | | |
|--|---|
| 1 New Lower Ground Station Square | and community uses along ground and 1st floor frontages to Steppingley and Coniston roads |
| 2 Step and ramp arrangement | 16 Tesco store service yard at 1st floor to rear of store with appropriate visual and acoustic screening adjacent areas |
| 3 Mixed use building | 17 Mixed use buildings providing enclosure to street scene |
| 4 Mixed use building | 18 Bumble Bee public house to be retained |
| 5 Mixed use building | 19 Russell Centre to be retained |
| 6 New pedestrian/cycle bridge | 20 Library to be refurbished and extended |
| 7 Multi storey station car park | 21 New village hall to provide focus to new civic square |
| 8 Franklin House and Cowlgrove Parade to remain | 22 Civic square to support village hall parking and accommodate weekly market |
| 9 Mixed use extension to Cowlgrove Parade | 23 Tesco petrol filling station |
| 10 No10 Steppingley Rd removed to provide access | 24 The Swan public house to be retained |
| 11 Podium deck above residential car park | 25 Millenium Park |
| 12 Lower level central space | |
| 13 Main residential blocks enclose amenity spaces | |
| 14 Blocks backing onto adjacent residential areas are appropriately scaled | |
| 15 Tesco store at 1st floor with additional residential, retail | |

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A place to shop and enjoy

- New retail units, including an enhanced Tesco store on Steppingley Road, providing increased choice of retailers.
- Majority covered car park for shoppers and visitors to the town centre alike.

A place to live

- Residential development to meet housing needs, keeping the town lively and busy in the evenings and providing natural surveillance of public spaces.

A strong community focus

- A new civic quarter, to include a new village hall, improved and extended library and a civic square whilst retaining provision for the local market.
- Safe pedestrian routes throughout the town centre.
- Wide-reaching community and infrastructure benefits and improvements.

A place to work

- The redevelopment would provide for around 375 additional jobs for local people.

An accessible town

- Re-alignment of Steppingley Road to improve the flow of traffic within the town centre.
- Traffic speed restrictions within the central area, creating a safe environment for walking and cycling.
- Increased linkages between the new town centre development and High St/Station Road via a new pedestrian bridge over the railway line.
- Transport interchange in the station square providing a hub for public transport, taxis and facilities for off street private car pick up and drop off.

Better facilities for the station

- Multi-storey car park at the train station offering increased and improved car parking facilities for the station, along with better pedestrian and cycle access and improved interchange with buses.
- New pedestrian bridge providing lift access to improve mobility impaired access for the train station.

Sustainable living

- Using under-used brownfield land to create a high density mixed-use development in a highly sustainable location.
- Creation of a sustainable mixed use development, using renewable energy sources and other measures, including rainwater harvesting.

High quality design

- A high quality environment with a new centre for the town, relating well to the existing buildings that would remain, such as the library and the Russell Centre.
- A safe, vibrant, walkable and integrated town centre with well-designed new buildings and public spaces with improved street lighting and furniture.
- A new station square to act as a centrepiece for the development adjacent to the junction of Steppingley Road and Coniston Road, one of the town's busiest pedestrian spaces.

BE INVOLVED – Let us know your views FLITWICK TOWN CENTRE DEVELOPMENT

Please take a few minutes to answer the following questions about the Flitwick Town Centre Planning Framework and Masterplan. Your views are important to us and will be used to help develop these proposals.

1. To ensure this is a sustainable town centre and to help to pay for new community facilities and infrastructure a high density development is needed. The main benefits which this would bring are listed below. Please indicate which you support for inclusion in the town centre (tick box):

- | |
|--|
| <input type="checkbox"/> new heart to the town centre, including a new enlarged Tesco store and car park, and other new retail units |
| <input type="checkbox"/> new homes |
| <input type="checkbox"/> a new multi-storey station car park |
| <input type="checkbox"/> a transport interchange (bus, taxi and car pick up and set down) and Station Square |
| <input type="checkbox"/> a new foot/cycle bridge linking Steppingley Road to the High Street and giving lift access to the station platforms |
| <input type="checkbox"/> a new village hall |
| <input type="checkbox"/> improvements to the library |
| <input type="checkbox"/> new youth facilities |
| <input type="checkbox"/> retention of the petrol filling station, relocated to Dunstable Rd |
| <input type="checkbox"/> improved pedestrian/cycle crossings and routes |

Please give any additional comments here:

2. There are a number of other improvements that could be included in the town centre scheme. Please indicate which of these you support (tick box):

- | |
|--|
| <input type="checkbox"/> new affordable housing |
| <input type="checkbox"/> enhancements to the High Street |
| <input type="checkbox"/> provision and maintenance of CCTV in the town centre |
| <input type="checkbox"/> A contribution towards improving educational facilities in the town (linked to the new housing) |
| <input type="checkbox"/> A contribution to existing health care facilities in the town (linked to the new housing) |
| <input type="checkbox"/> A contribution to off-site recreation/sporting facilities in the town |

Are there any other benefits which you feel this development should support - these should be linked in some way to the new development (i.e. new homes mean more children for local schools).

3. It is planned to redevelop Flitwick Leisure Centre as a new leisure facility on the Millennium Park to the south of the Town Centre Development, adjacent to the Community and Civic Quarter (A separate consultation is taking place about this proposal). To ensure the leisure facility is integrated into the town centre development there could be a new direct pedestrian link to the library and new village hall.

Should we explore this link further? Please give your reasons.

4. A range of uses are proposed in the new development, including in the region of 320 new homes, around 9,000 sq metres (net) of retail floorspace, as well as new car parking, improvements to the railway station, and new community facilities. Do you think the overall balance set out in the Masterplan is right? Please give your reasons.

5. A new multi-storey long-stay commuter car park is proposed at the station, with a minimum of 550 spaces, and a new 500 space short stay shoppers' car park as part of the new Tesco store. Do you support this level of parking provision? Please give your reasons.

6a. Whilst we cannot guarantee which businesses might open in the new commercial units in the town centre, apart from Tesco, are there any particular uses which you would like to see ie. shops, financial and business services (eg banks, estate agents), pubs/wine bars, restaurants and cafes, hot food take-aways?

6b. Are there any you would not like to see? Please give your reasons.

7. The proposals aim to ensure that with a mix of land uses (eg. homes above shops), and street level activity (shop frontages) there is good natural surveillance in the new town centre, including in the Station Square and on the main proposed pedestrian routes. CCTV is also proposed for the town centre. Have we adequately addressed community safety issues? Please give your reasons

8. Do you have any other comments about the proposals as set out in the Flitwick Town Centre Planning Framework and Masterplan? In particular what do you like about it and what don't you like? Please give your reasons for these.

Thank you for taking the time to complete this questionnaire. Your views are important to us. The deadline for your comments is Friday 14 December 2007. Once we have received all the comments we will review these and consider how we need to amend the Planning Framework and Masterplan. We aim seek approval to the final document in March 2008.