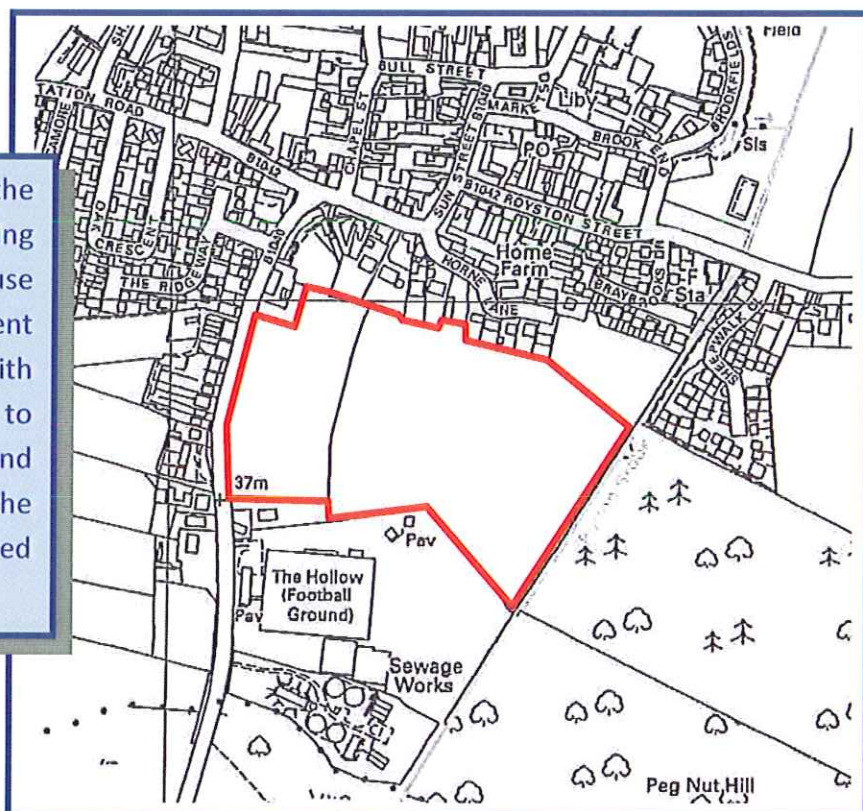


LAND EAST OF BIGGLESWADE ROAD, POTTON

WELCOME

Barford + Co represent the landowners/promoters seeking planning permission for mixed use residential and employment development, together with community hall and an extension to the existing sports ground on land extending to 7.4 hectares to the east of Biggleswade Road outlined in red.



The site abuts the wider Potton built framework immediately to the north and west. The adjoining development is primarily residential to the north and west, with a petrol filling station at the north west corner. To the south the site adjoins residential properties and The Hollow sports area.

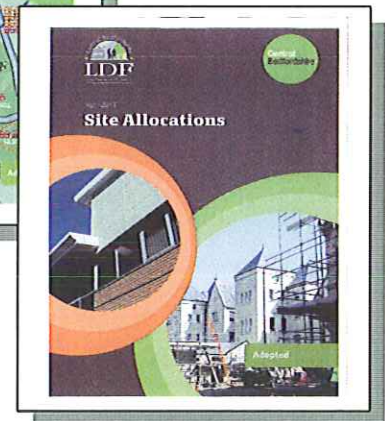
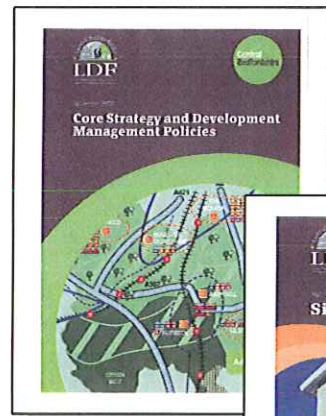
The context for the proposal is that the site was allocated for development by the Central Bedfordshire Council in April 2011.

The National Planning Policy Framework places importance on early engagement between key stakeholders, local community groups and other interested parties. The guidance explains that quality pre-application discussion enables a more efficient and effective planning system and improved outcomes for the local community. Following the allocation of the site the promoters for the land have entered into a dialogue with the Council and this led to a series of Stakeholder Group meetings involving representatives of the Town Council, local groups and officers in the council to explore the local and site specific issues that should inform the development and how the proposals can be brought forward.

The purpose of this exhibition is to inform residents on the emerging proposals and to invite comments as part of the Council's policy for community engagement.

POLICY BACKGROUND

Following the adoption of the Core Strategy and Development Management Policies DPD in November 2009, the Central Bedfordshire Council adopted its Site Allocations Development Plan Document in April 2011. Policy MA5 of the plan allocates the land the subject of this presentation.



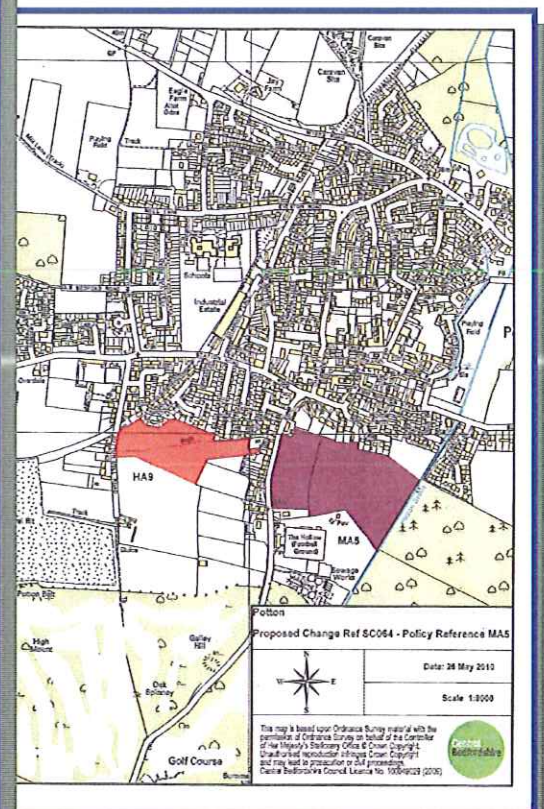
Policy MA5: Land East of Biggleswade Road, Potton

Site Area: 7.61ha

Land to the East of Biggleswade Road, Potton, as shown on the Proposals Map, is allocated for a mixed-use development providing a minimum of 150 dwellings, approximately 1 hectare of B1 employment land, a community hall and an extension to the existing sports ground.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Production of a Development Brief to guide development;
- Provision of a new roundabout on Biggleswade Road to provide safe and convenient access to the development;
- Provision of employment units which are flexible in their use in order to meet changing future requirements;
- Provision of multifunctional green space with enhancements for biodiversity;
- Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses;
- Provision of an alternative access to the existing recreation ground;
- Provision of sufficient capacity within the public foul sewer system and at the wastewater treatment works to meet the needs of the development;
- In order to safeguard local amenity, a buffer zone shall be created between the proposed mixed use development and the existing wastewater treatment facility. Its siting and detail shall form part of the Development Brief that will be created for the site; and
- Preparation of a Transport Assessment to determine the impact on the Biggleswade Eastern Relief Road and A1 southern junction. If an impact is identified, contributions may be required towards the Biggleswade Eastern Relief Road and A1 southern junction improvements.



THE DEVELOPMENT BRIEF

The Council's policy requires that prior to preparing a planning application the landowners/promoters must prepare a Development Brief for the site.

The purpose of the Development Brief is to:

- Establish an urban design framework for the site, based on site characteristics and constraints;
- Provide design guidance for the preparation of detailed proposals for the site and assist the consideration of future planning applications.
- Provide an indication of the likely planning obligations required to support development on the site;
- Confirm the nature of the technical work required to support any planning application for the development of the site;
- Provide a mechanism through which members of the public can have greater involvement in the development of proposals for the site; and
- Provide certainty for prospective developers and members of the public as to the future development of the site.

It is intended that Central Bedfordshire Council will endorse the Development Brief as technical guidance. The approved Brief will then be a material consideration in guiding and informing development management decisions in respect of any future planning application for the site.

However, before approving the document the views of residents on the emerging proposals are being invited and these will be considered by the Council.

DEVELOPMENT BRIEF FOR RESIDENTIAL & EMPLOYMENT MIXED-USE DEVELOPMENT WITH ACCESS, OPEN SPACE AND COMMUNITY HALL LAND EAST OF BIGGLESWADE ROAD, POTTON, BEDS. SG19 2LX

CONSULTATION DRAFT



JULY 2012

SITE CONSTRAINTS

The site has been assessed to identify the constraints that will have a bearing on the form and layout of the site and following have been identified:

- Levels: the site is undulating with varying levels.
- Protected Trees: a number of trees on the site are the subject of a Tree Preservation Order.
- Established hedge feature: this provides an established 'green' feature and habitat area.
- Potton conservation area boundary: abuts the northern boundary of the development area.
- Flood: a small part of the site adjacent to the brook is within the 1 in 100 year flood area.
- Main Sewer: A foul main sewer crossing the eastern half of the site is subject to an easement.
- Elevated views: changes in levels across the site result in longer distant views from and into parts of the site.
- Odour Buffer Zone: monitoring and assessments of odour emanating from Potton Sewage Treatment Works has been undertaken in co-operation with Anglian Water. The results have been analysed to identify a series of contours that reflect the potential odour exposure.
- Neighbouring housing amenity: along the north side the development backs on to residential properties in Horne Lane and new residential development under construction off Sheepwalk Close. Development will need to ensure that the amenity of residential properties is safeguarded from issues such as loss of privacy.
- Water Vole safeguarding corridor: an ecological appraisal has recorded Water Voles along the Potton brook. Water Vole habitat is safeguarded under the Wildlife and Countryside Act 1981 and to safeguard their habitat there will be no works within 5 metres of the top of the bank.

Although not specific to areas of the site, the following further constraints have been identified and will need to be considered with the preparation of detailed proposals:

- Archaeology: the site is close to local archaeological finds and a number of pits were found on the land to the north suggesting evidence of tanning. An investigation is therefore currently ongoing.
- Ecology: An ecological appraisal and protected species report has concluded the site overall is habitat poor, though this identified a small population of lizards on part of the site. Prior to any development commencing the lizards will need to be caught and relocated to new wildlife friendly habitat that will be provided on the eastern part of the site. The established hedgerow boundary within the site is also considered to have ecological value. This will be retained where possible and brought under a management regime.

THE PROPOSAL

It is proposed to prepare an outline planning application for a scheme for a mixed-use development comprising elements of residential, employment and recreation. This will be in accordance with Policy MA5 of the Central Bedfordshire Council Site Allocations DPD.

The planning application will set out the detail of the proposed development. The following is proposed:

Residential:

- Erection of approximately 150 dwellings with a range of property sizes and types, including affordable homes to buy and rent. Children's play areas and other amenity areas will be incorporated within the residential development.
- Dwellings will generally be 2-storey with some 2½-storey along main road frontages and single-storey where appropriate.

Employment:

- Provision of approximately 1 hectare of commercial land for a range of flexible small workplace premises. The premises will be suitable for light industrial use (B1(b) & (c) Use) that will provide accommodation for start-up and incubator companies and local job opportunities.

Public Open Space:

- Extensive area of Public Open Space which will be integrated into the development and link the existing sports ground with the development and provide an alternative safer footpath and vehicle access to serve The Hollow. Use of the proposed Public Open Space will be flexible, and could accommodate new sports pitches, a community orchard or parkland. The new area of Public Open Space will contribute to the enhancement of Potton Brook and its wildlife habitat.

Community Hall:

- A fully serviced area of land which will provide a modern, large, multi-purpose community hall ('Hall for All') to accommodate a broad range of activities for people of all ages.

Access and Connectivity:

- Vehicular and pedestrian access will be taken from Biggleswade Road. A new roundabout junction will be constructed to provide safe and convenient access to and from the site and to and from Potton Town Centre.
- Access permeability and connectivity through the site for pedestrians, cyclists and other visitors. Links will be established from the site to The Hollow Sports Ground, Potton Town Centre via Biggleswade Road and other routes.

THE NEXT STEPS

Thank you for taking the time to find out more about the proposals and we hope this display and the information available has been helpful to you.

Comments on the proposed development are invited and these will be taken into account when finalising the development brief. All residents in Potton will have received a leaflet with a questionnaire to comment on and this needs to be received by **30th July 2012** at the latest.

If you need more details or clarification please call Martin Page at Barfords on 01480 213811. The questionnaire can also be downloaded at www.barfords.co.uk/downloads/potton-summary.pdf

The next steps will involve a continuation of the discussions with the Central Bedfordshire Council, refining the proposals in dialogue with them and also taking account of the views received in response to the consultation on the draft Development Brief.

Work on the finalisation of the proposals and the supporting technical and environmental reports that are needed to accompany an outline planning application will continue and the intention is to submit an application to the Central Bedfordshire Council in October. When they receive the application, the Council will advertise it and consult with various statutory bodies, local groups, the Town Council and the public on this.

Planned timetable

July 4 week public consultation and community involvement programme.

August review the response to the public consultation and provide report to CBC.

26th September Development Brief considered by the Central Beds. Sustainable Communities Overview and Scrutiny Committee.

2nd October Development Brief considered as Technical Guidance by the Council's Executive.

Early October 2012 submission of outline planning application.

16th January 2013 application considered by Central Beds. Development Management Committee.