



DRAFT E

POTTON ROAD
BIGGLESWADE
DEVELOPMENT BRIEF



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CENTRAL BEDFORDSHIRE COUNCIL,
PRIORY HOUSE
MONKS WALK, CHICKSANDS
SHEFFORD,
SG17 5TQ



DLA TOWN PLANNING LTD
5 THE GAVEL CENTRE
PORTERS WOOD, ST ALBANS,
HERTS,
AL3 6PQ



120 OLD BROAD STREET,
LONDON,
EC2 1AR
BEECHWOOD, GROVE PARK,
WALTHAM ROAD,
MAIDENHEAD,
SL6 3LW

1 INTRODUCTION

This Development Brief has been prepared by Bellway Homes and Bloor Homes, working alongside Central Bedfordshire Council. It has been produced to guide the potential residential development of a parcel of land which is located on the north-western side of Pottin Road (B1040), immediately to the north-east of the town of Biggleswade. The site is allocated for residential development to provide a minimum of 330 dwellings.

This brief aims to ensure that a high quality design is achieved throughout the development, providing an attractive environment that complements the existing built form of Biggleswade and ensuring any development reflects and responds to the surrounding environment. The site is shown in a strategic context in figure 1.1, with figures 1.2, 1.3 and 1.4 presenting the nearby town centre of Biggleswade.

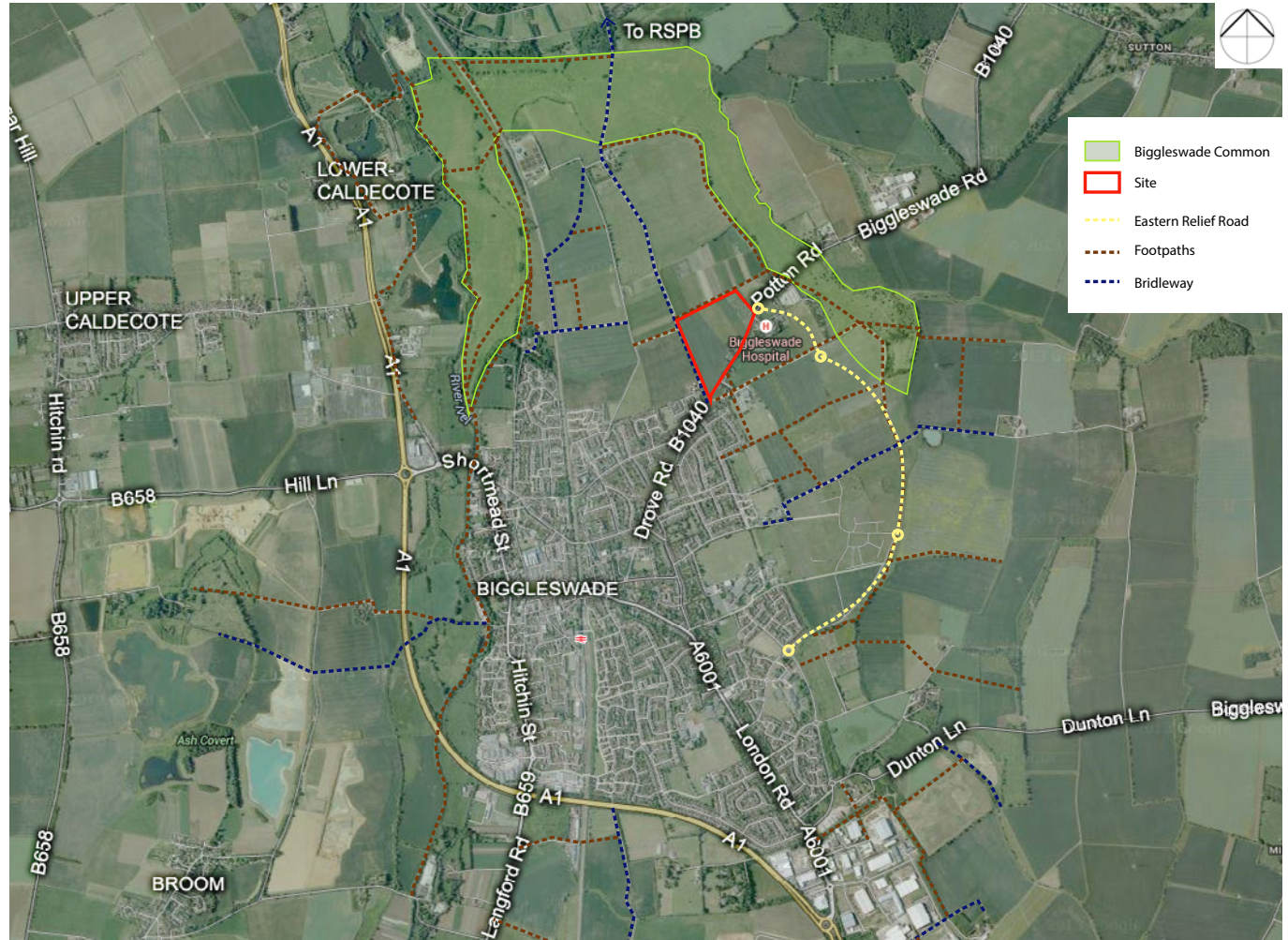


Fig. 1.1



Fig. 1.2



Fig. 1.3



Fig. 1.4

1.1 PURPOSE

The purpose of this 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 clear indication of the 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 and other stakeholders 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 nature of future development of the site.

It is intended that the draft development brief will be endorsed by the Central Bedfordshire Council as planning guidance and will be a material consideration in guiding and informing development management decisions in respect of any future planning applications for the site.

1.2 CONSULTATION

The Council has an adopted a Statement of Community Involvement (SCI) which sets out how the Council will engage with the community as part of the planning process. Although the SCI does not set out specific proposals for consultation on technical guidance, it is intended that consultation on this brief should be carried out in accordance with the broad principles established in the SCI. 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.

The first stage of consultation has involved dialogue with representatives of Biggleswade Town Council, and officers in the Council. This work has explored the local and site specific issues that should inform the development proposals and considered how the proposals could be brought forward. This draft Development brief has been produced, taking into account the feedback from these meetings.

This draft development brief is published for a four week consultation, beginning on **Thursday March 13th** and ending on **Wednesday April 9th**. Members of the public are invited to view plans and have their say on the draft development brief. There are a number of ways in which to view and comment on the draft document:

1) **Visit the Public Exhibition:**

A public exhibition is taking place on Thursday 13th March 2014 (between 2pm-8pm) at Biggleswade Town Hall, The Old Court House, 4 Saffron Road, Biggleswade.

2) **Visit the website:**

www.centralbedfordshire.gov.uk/consultations

3) **View the document at the following locations:**

- Biggleswade Library, Chestnut Avenue, Biggleswade
- Biggleswade Town Council Offices, The Old Court House, 4 Saffron Road, Biggleswade
- Central Bedfordshire Council Offices, Priory House, Chicksands

4) **Paper copies of the document are available on request:**

Contact the Local Planning and Housing Team on Tel. 0300 300 4353.

A questionnaire will be available to allow members of the public, groups and organisations to comment on the draft development brief.

All comments and completed questionnaires should be received by 5pm Wednesday 9th April 2014. Written comments may be emailed to ldf@centralbedfordshire.gov.uk or posted to the following freepost address:

FREEPOST RSJS GBB2 SRZT (you do not need a stamp)

**Potton Road development brief
Central Bedfordshire Council, Priory House
Monks Walk, Chicksands
Shefford, SG17 5TQ**

Following this consultation period, the draft development brief will be updated, taking account of any relevant suggestions or comments received. The revised development brief will then be considered by the Executive Committee of Central Bedfordshire Council for endorsement as technical guidance to inform any future planning applications for the site. Further consultation will be required in advance of the submission of any planning applications on more detailed proposals for the site as they evolve.

1.3 SCOPE

This brief considers the proposed residential development of the site in the context of national planning guidance and adopted and emerging development plan policy.

This brief is broken down into the following sections:

- Chapter 2 presents an analysis of the site and its immediate context;
- Chapter 3 provides a review of Policy HA1;
- Chapter 4 reviews the relevant planning guidance;
- Chapter 5 assesses the constraints presented by the site;
- Chapter 6 identifies the opportunities that the development of the site presents;
- Chapter 7 outlines the vision for the development of the site;
- Chapter 8 sets out the expectations for any future planning application for the site; and
- Chapter 9 outlines the next stages.

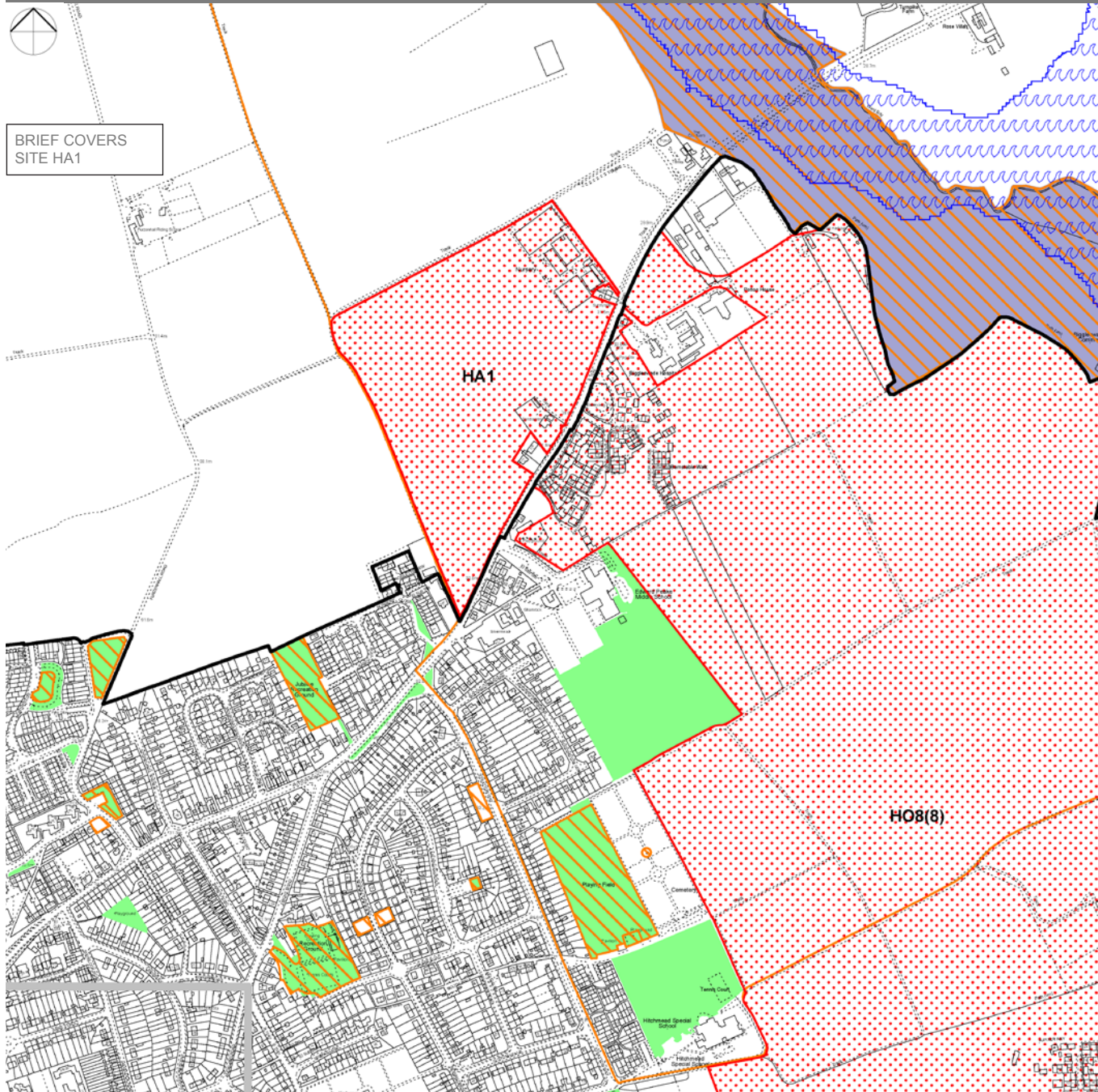
1.4 BACKGROUND

Policy HA1 of the Central Bedfordshire Site Allocations Development Plan Document (North Area) adopted in 2011 allocates the land for the development of 330 dwellings. Policy HA1 states that development on the site will be subject to a number of requirements including the production of a development brief to guide development. Further information on policy HA1 is given in chapter 3. The inset proposals map for Biggleswade, as given in Central Bedfordshire Council's North Local Development Framework, is shown in figure 1.5. This shows the location of the parcel of land covered by Policy HA1.

1.5 WHAT IS A DEVELOPMENT BRIEF?

This development brief document is a technical document which will be subject to public consultation, prior to ratification by Central Bedfordshire Council's Executive Committee. The development brief will then guide the design and preparation of a full planning application.

Fig. 1.5 DLF PROPOSALS MAP (NORTH) BIGGLESWADE INSET 7 (SOURCED FROM WWW.CENTRALBEDFORDSHIRE.GOV.UK)



2 SITE AND CONTEXT APPRAISAL

2.1.0 LOCATION

The development site is located on the north-western side of Potton Road (B1040), immediately to the north-east of the town of Biggleswade. Figure 2.1 presents an aerial view of the site, whilst photographs showing views around the site are presented in figure 2.9 at the end of this chapter.

2.2.1 THE DEVELOPMENT SITE

The development site is essentially a trapezoid shaped parcel, 11ha in size. Close up aerial views of the derelict nursery within the site, the houses backing onto the site and the houses and track to the western boundary are given in figures 2.2, 2.3 and 2.4 respectively.

Figure 2.5 presents an appraisal of the site in its baseline condition and is supplemented by the photographs displayed as figures 2.6, 2.7 and 2.8. Figure 2.6 shows the derelict nursery which lies within the site, figure 2.7 shows a Balancing Pond on the opposite side of Potton Road to the site, and figure 2.8 shows the track which runs alongside the western boundary of the site.

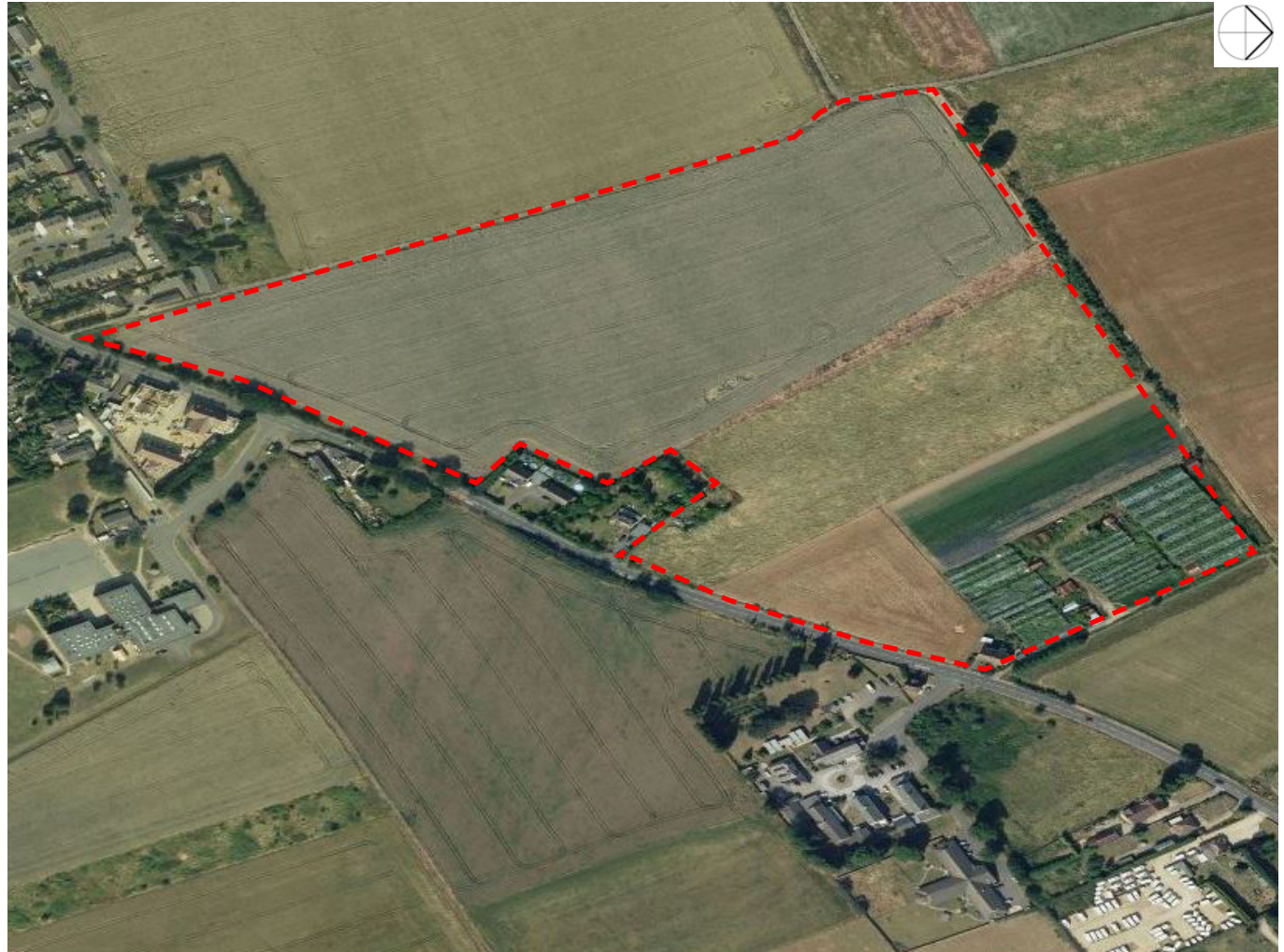


Fig. 2.1



Fig 2.2 View of derelict nursery within the site



Fig 2.3 View of existing houses with back gardens facing the site



Fig 2.4 View of track and houses to the western boundary

2.2.2 USE

Adjacent to the short eastern site boundary is a derelict plant nursery (shown in Figure 2.2), comprising a rectangular group of greenhouses. It is otherwise a Greenfield site, with an arable use.

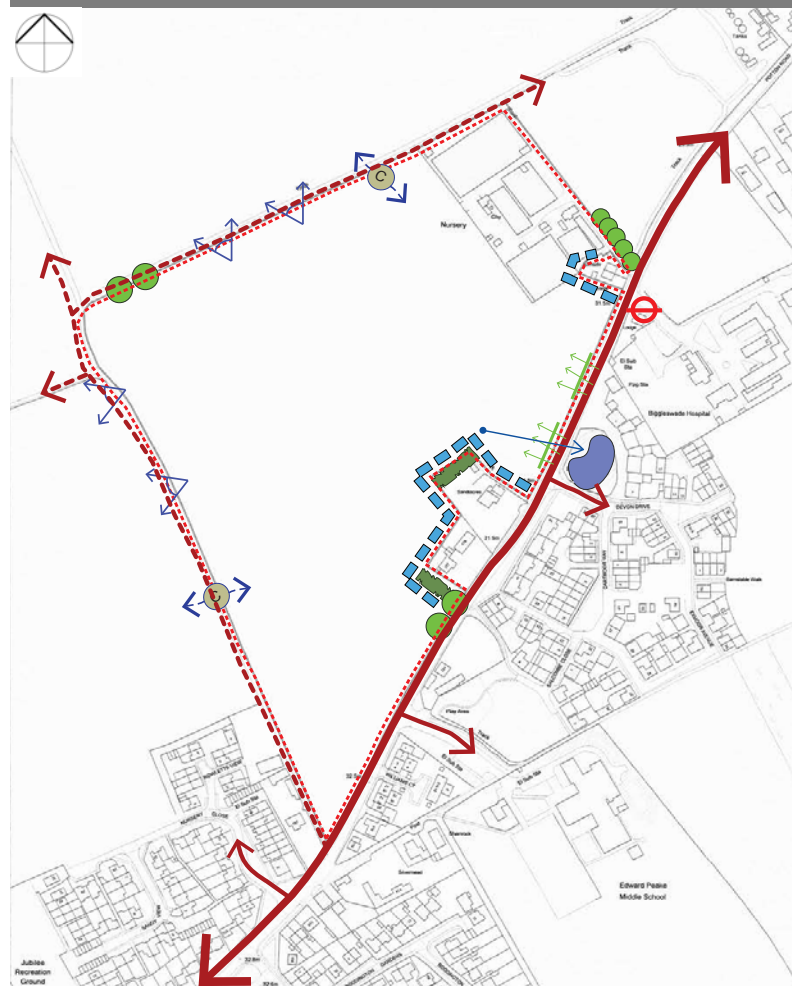
2.2.3 TOPOGRAPHY / LANDSCAPE FEATURES

The site is generally level. There are some mature trees / hedgerows to the northern and to the south-western section of the Potton Road frontage. To the north-east of the group of 3 houses, the site boundary is largely open, other than some sporadic growth. The western boundary is open.

2.2.4 ACCESS

There are 2 existing gated vehicular accesses from Potton Road. To the north-east is the entrance to the aforementioned derelict nursery, with a further access located towards the centre of the site immediately to the north-east of the group of 3 frontage detached properties abutting the site noted at 2.3.1 below.

Fig. 2.5 SITE APPRAISAL DIAGRAM



	VIEWS TO LANDMARK OR OTHER FEATURE
	VIEWS FROM SITE
	BALANCING POND
	HEDGES
	TREES OF HIGH QUALITY
	TRANSPARENT BOUNDARY
	PRIVATE GARDENS AREA FACING SITE BOUNDARY
	NEAREST BUS STOP
	VEHICULAR ROUTE
	COUNTRY SIDE TRACKS/FOOTPATHS
	EXISTING VISUAL CONNECTION
	SENSITIVE BOUNDARY WITH NEIGHBOURING PROPERTIES



Fig 2.6 View of derelict nursery within the site



Fig. 2.7 View of balancing pond across Potton Road from site



Fig. 2.8 View of track to western boundary

2.2.5 RIGHTS OF WAY

A bridleway (BW9) runs adjacent to the western site boundary and continues northwards through Biggleswade common, (Photograph D in figure 2.9). A footpath (FP12) runs along the northern site boundary, (Photograph F in figure 2.9) with onward links to the north, south, east and west.



Fig. 2.9

2.3.1 SURROUNDING AREA

This immediate locality comprises the following elements.

FARMLAND

The site abuts open farmland to the north, (Photograph G in figure 2.9) east and west.

FRONTAGE RESIDENTIAL PROPERTIES

Set centrally within the development site's Potton Road frontage, but excluded from it, occupying an L-shaped site, is a group of 3 detached bungalows (Photograph B in figure 2.9). In addition, to the front of the derelict nursery adjacent to the eastern site boundary and also excluded from the site is a pair of semi-detached houses. **The development will need to have regard to the relationship with these existing properties.**

LAND EAST OF BIGGLESWADE

Immediately opposite the development site is an area of urban expansion of over 2,000 dwellings to the east of Biggleswade set between Potton Road to the north and Baden Powell Way to the south. The site is currently under construction by a consortium of developers, known as the 'Kingsreach' consortium, albeit a frontage scheme of 95 units was recently developed independently of this main area on land to the south of Potton Road (opposite the development site), by David Wilson Homes

(Photographs A & H in figure 2.9).

BIGGLESWADE HOSPITAL

This is located on the southern side of Potton Road, opposite the derelict nursery within the development site.

BIGGLESWADE

Immediately to the south-west of the development Site is a wider area of suburban housing to the north-east of the town centre. This includes the modern cul-de-sac development at Rowletts **View**, which backs onto the southern section of the western development site boundary (Photograph E in figure 2.9) and the Williams Court linear development opposite the south-westernmost section of the Site (Photograph C in figure 2.9). Houses in the locality are typically of traditional pitched or hipped roof compact design and are of 2 storey height. A mix of detached, semi-detached and terraced properties are evident. **A School Crossing Point is located adjacent Nursery Close, and will be unaffected by the development of the site.**

3 LOCAL DEVELOPMENT FRAMEWORK

3.1 POLICY HA1: LAND AT POTTON ROAD, BIGGLESWADE

Policy HA1 designates the site for residential development on the following basis:

Site Area: 11.00 ha

Land west of Potton Road, Biggleswade, as identified on the Proposals Map, is allocated for residential development providing a minimum of 330 dwellings.

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:

- The production of a development brief to guide development;*
- The completion of the relief road to the east of Biggleswade with a roundabout on Potton Road;*
- Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the B1040 Potton Road the A1/A6001 roundabout and Sun Street, and a satisfactory resolution of the impact of additional traffic on the A1 roundabouts and on the roads within the town;*

- Contributions for an extension and buffering to Biggleswade Common and access and facilities improvements; and provision of links to the Biggleswade Eastern Relief Road Linear Park, in accordance with the Mid Bedfordshire Green Infrastructure Plan;*
- The provision of sufficient capacity at the wastewater treatment works to meet the needs of the development;*
- Contributions towards Biggleswade town centre development; and*
- Contributions towards the Biggleswade Eastern Relief Road and the A1 southern junction improvements.*

4 SUPPLEMENTARY PLANNING GUIDANCE

At the time of brief preparation the following supplementary planning guidance has been published:

4.1.0 THE CENTRAL BEDFORDSHIRE DESIGN GUIDE 2014

The **recently approved Design Guide (March 2014)** supports existing policy (**including the NPPF**), the emerging Central Bedfordshire Draft Development Strategy Policy 43: High Quality Development and the NPPF. It broadly follows the approach of the previous guide that was adopted in 2009. It sets out Council's key design principles with one core supplement and nine further theme based supplements that add additional detail on areas like historic conservation and green infrastructure. The guide also provides standards for internal space dimensions and car parking; and stresses the importance of detailing, landscaping, bin storage and a hierarchy of safe and attractive streets. Guidance is included on the Leisure Strategy **also recently approved**. In the main however, it is intended to be non-prescriptive as it is appreciated that appropriate and high quality design solutions vary depending on context.

4.1.1 PLANNING OBLIGATIONS

This Supplementary Planning Document (SPD) sets out proposals for an improved approach to negotiating and securing planning obligations associated with new development in Central Bedfordshire.

4.1.2 LOCAL TRANSPORT PLAN

Account needs to be taken of this guidance which sets out a long term framework for investment in

transport across Central Bedfordshire. The Local Transport Plan (LTP) includes the Council's Cycling and Parking Strategies. Furthermore any proposal must take reference to the Cycle Parking Guidance.

4.1.3 MID BEDFORDSHIRE GREEN INFRASTRUCTURE PLAN

This document is a strategic plan for Green Infrastructure in the area previously covered by Mid Bedfordshire District Council. It provides a framework for Green Infrastructure provision in the area to meet the needs of existing and new communities.

4.1.4 BIGGLESWADE GREEN INFRASTRUCTURE PLAN

Biggleswade has produced its own Green Infrastructure Plan. This plan identifies what the community value in terms of the local environment, and what aspirations they have for improving this environment.

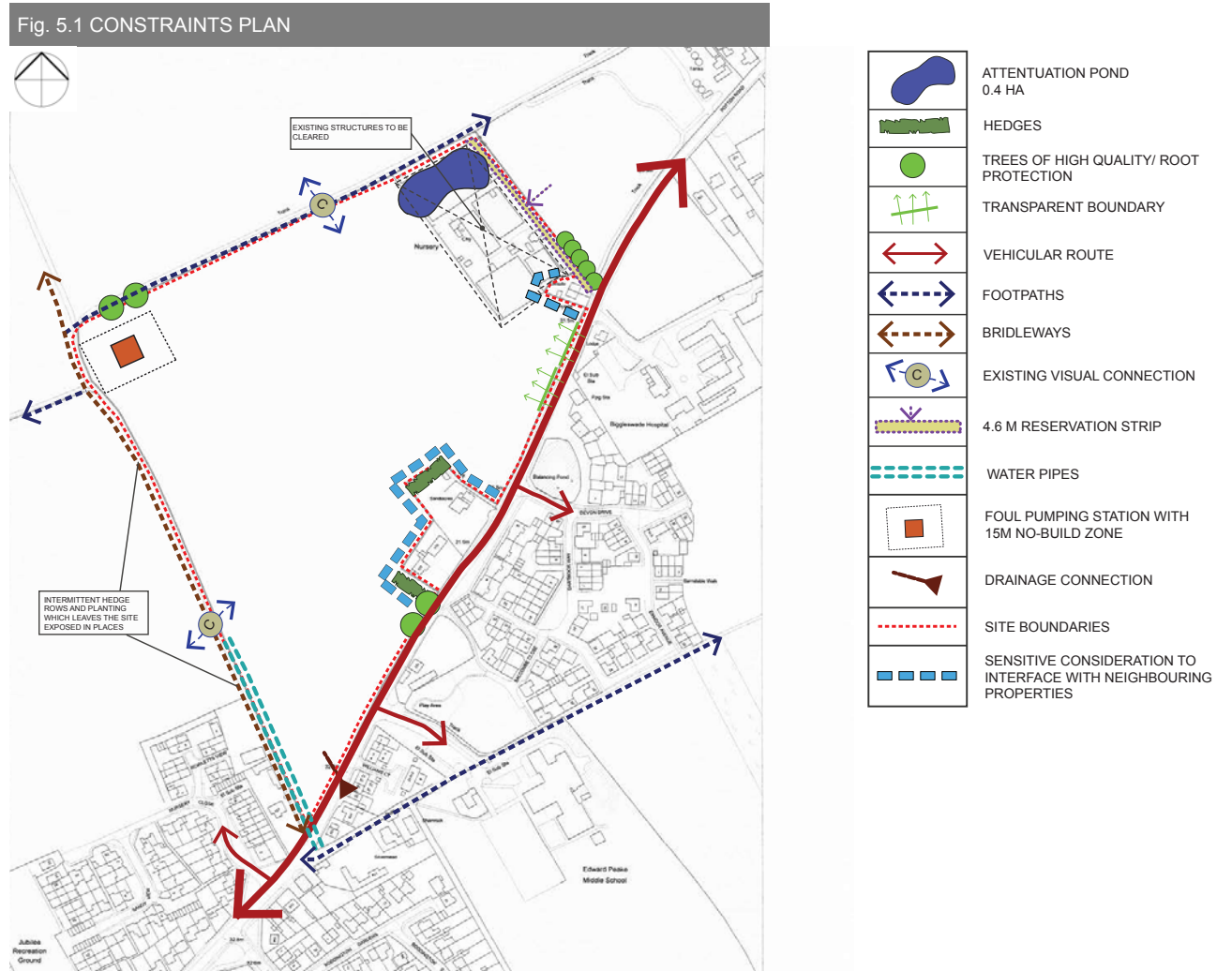
4.1.5 BIGGLESWADE GREEN WHEEL: GREENSPACE MASTERPLAN 2013

This document aims to create a wildlife rich setting through attractive landscape corridors, providing walking and ultimately cycling access both around the urban fringe and into and out of the town.

5 CONSTRAINTS

The site has been assessed to identify the constraints that have an impact on the design and layout of any development. Figure 5.1 presents these constraints in relation to the site, with photographs taken from the boundaries shown in figures 5.2, 5.3 and 5.4.

As assessment of the site's constraints are shown in the table 5.1.



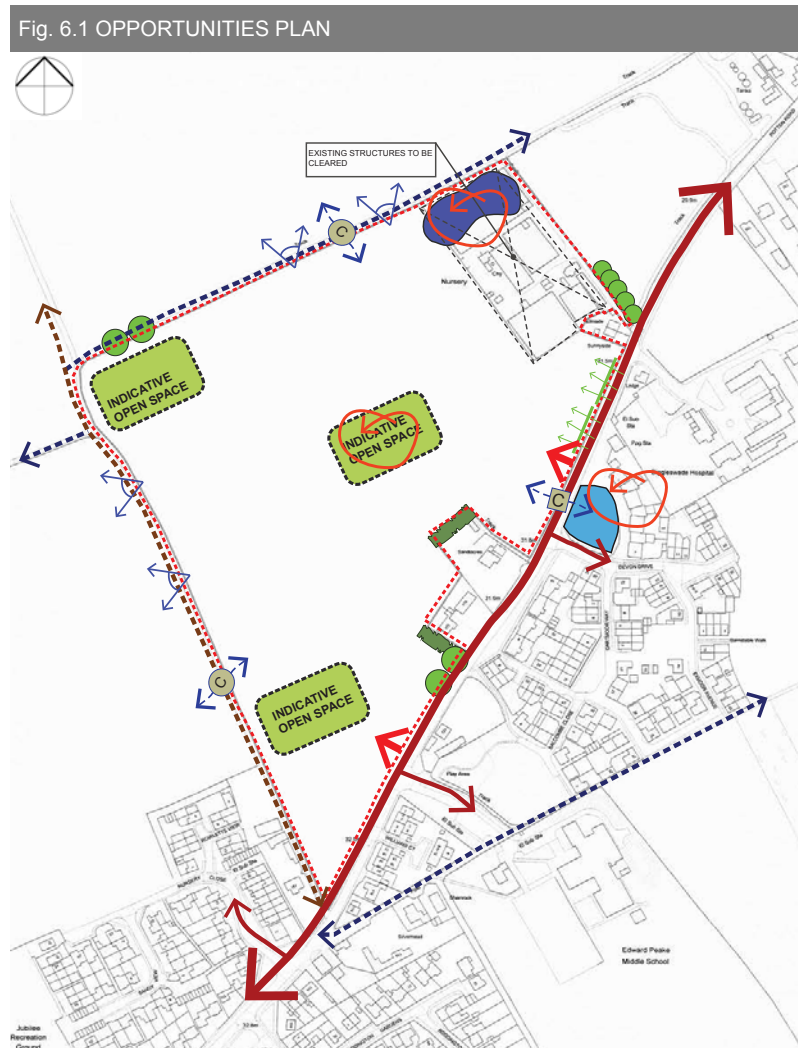
ISSUE	COMMENT
Topography	The site is essentially level, such that there is no barrier to development in this respect. A drainage strategy has been undertaken and will inform the design of the development. The proposal would include SUDs where appropriate using Central Bedfordshire Council's new SuDS guidance.
Environmental constraints	The site is not located in an area of flood risk. The site is not located within or in close proximity to an SSSI or National Nature Reserve, but is within 200m of County Wildlife Site. The absence of significant landscape features or watercourses restricts the value of habitats within the site however a full ecological report would accompany any application. An initial ecology survey has been undertaken which confirms that there is nothing of particular interest; however, a full survey will be submitted with any application. Natural environments will be created within the site to provide natural green links across the proposed development.
Landscape	The site and surrounding area are not included within the Chilterns AONB, the Forest of Marston Vale, The Bedford and Milton Keynes Waterway or any other nationally or locally designated area of landscape value / improvement. There are no significant landscape features within the site, with mature trees / hedgerows to the northern and eastern boundaries, and to the south-western section of the Potton Road frontage. None of these trees are subject to a Tree Preservation Order; however the high quality boundary trees are identified on the constraints plan. A landscape assessment and tree survey will be undertaken. Account and consideration must be given to how any development will interact with the surrounding countryside and the distant views into and from within the site. Hard urban edges should be avoided. The enhancement and visual linkage with the surrounding areas of interest need to be accommodated within the development. The existing boundaries are exposed, therefore careful consideration is required to ensure the development relates well to adjacent land and beyond and avoids hard urban exposed edges. A Landscape Visual Impact Assessment (LVIA) will be submitted with any application.
Heritage / Archaeology	The site is not located within or in close proximity to a Conservation Area, Historic Parks and Gardens or Scheduled Ancient Monuments. There are no listed or locally listed buildings abutting the site. Working in conjunction with Central Bedfordshire Archaeologist, trial trenching will be undertaken (the timing of which is to be agreed) across the development site to assess for the presence of archaeological features.
Access	To be agreed with the Highways Authority.
Highways	Site Allocation Policy HA1 requires the completion of the Eastern Relief Road (ERR) with a roundabout on Potton Road. The provision of the ERR is however linked to the Land East of Biggleswade development to the south. The S106 for the Land East of Biggleswade development notes that the ERR must be delivered by the 700th completion. A transport assessment would accompany any application, and assess impacts on the ERR and the surrounding road network, including Sun Street, St John's Street and the A1 roundabout . A full assessment of identified junctions will be carried out and as a result of this any mitigation works to address any concerns will be implemented.
Rights of Way	Whilst the Site is bounded by rights of way to the west and north, there are no such routes crossing the site. A transport assessment would include a review of the connectivity to existing rights of way. The scheme will address how these will visually relate to the site. The type, location and design of a pedestrian crossing on Potton Road will be agreed with the relevant highway authority. The provision of links to the existing and enhanced bus services will also be assessed.
Utilities	The Constraints Plan identifies the following elements which will be required to facilitate the residential development of the site: <ul style="list-style-type: none"> - Attenuation Pond of 0.4ha to be located to the north-eastern corner; - Foul Pumping Station with 15m no build zone, located adjacent to northern boundary; - Water Pipes adjacent to the western boundary; - 4.6 m reservation strip adjacent to the eastern boundary.
Urban Design	The proposal will need to make a positive interface ensuring acceptable standards of amenity with the following elements: <ul style="list-style-type: none"> - Frontage Residential Properties; - There are 2 small groups of properties, including bungalows, located to the Potton Road frontage, but excluded from the development site, orientated such that their private rear garden areas face onto the Development Site; - Open Farmland; - The site adjoins open farmland to the north, east and west.

Table 5.1: An assessment of the potential constraints identified on the site

6 OPPORTUNITIES

Following on from the identified constraints in the previous section, the following opportunities for sustainable residential development exist:

- Provision of quality design;
- Provision of appropriate open space;
- Positive integration with existing community;
- Improved access to the countryside and linkage to footpaths/bridleways and cycle paths beyond the site, **as part of strategic landscaping scheme;**
- Delivery of much needed housing;
- Provision of much needed affordable housing;
- Appropriate level of planning obligations, in accordance with policy;
- Integration with surrounding development and open countryside including the distant views beyond the immediate environs;
- Increased connectivity across the site;
- Protection of Ecology;
- Opportunities to include SUDS where appropriate due to site constraints;
- The layout and design would take account of the integration of appropriate sustainable measures;
- Opportunities for superfast broadband would be delivered as soon as practicably possible;
- Opportunities to include Public Art that can enhance developments overall design and sense of place.



	VIEWS FROM SITE
	ATTENUATION POND 0.4 HA
	HEDGES
	TREES OF HIGH QUALITY/ ROOT PROTECTION
	TRANSPARENT BOUNDARY
	VEHICULAR ROUTE
	FOOTPATHS
	BRIDLEWAYS
	EXISTING VISUAL CONNECTION
	AREA OF SPATIAL IDENTITY
	INDICATIVE OPEN SPACE
	POTENTIAL VEHICULAR CONNECTION
	POTENTIAL VISUAL CONNECTION



Fig. 6.2 Opportunity for an avenue



Fig. 6.3 Opportunity for a "central green"



Fig. 6.4 Opportunity for "active frontages"

Opportunities for potential connections and potential areas of open space or landscaping are presented in the context of the existing site in figure 6.1. Design concepts for the delivery of these opportunities in the form of an avenue, central green and active frontages are shown in figures 6.2, 6.3 and 6.4 respectively.

6.1 NEW HOMES FOR BIGGLESWADE

The development site provides the opportunity to deliver at least 330 new homes to help meet the local housing need for Biggleswade. The proposals will provide a range of housing, tenures and sizes, in order to meet the needs of all sections of the local community and to promote sustainable development.

6.2 QUALITY OF DESIGN

This is an opportunity to create an extension to Biggleswade that will favourably respond to the surrounding development and open countryside with an appreciation of the local context by providing a variety of scale and enclosure of space. Proposals will seek to ensure that there are appropriate variations in height (maximum 3 storeys to reflect the character of Biggleswade), density, building types and roofscape to create an area with a sense of place.

6.3 CENTRAL BEDFORDSHIRE DESIGN GUIDE

Central Bedfordshire Council **have recently** adopted comprehensive revised design guidance to help **guide** improvements in the quality of new development. This Design Guides will provide specific guidance on residential development and should be taken account of in any residential developments. The design will also need to take account of Code for Sustainable Homes, Safer Places by Design, Manual for Streets 2 (including the use of shared surfaces), Building for Life Standards and the Policies in the Core Strategy. Key requirements of the above guidance / policies are as follows:

Local Distinctiveness

Account must also be taken of the local distinctiveness in terms of scale, design, detailing and materials.

Amenity Standards

Internal space standards and garden sizes should accord with the standards set out in the Guide. Setbacks depending upon street scene should be given careful consideration. Privacy, impact, sunlight and daylight are other important points to consider.

Parking / Garaging

Parking should be provided in accordance with the standards set out and where appropriate should be provided on-plot. All parking must be located to allow natural surveillance and should relate to dwellings that it would serve. Parking of cars should not be less than 2m from habitable room windows. On street parking **will be sensitively incorporated** to reduce the **potential** visual impact of parked cars. Streets will be designed to be safe and attractive and this can be achieved by suitable pinch points, appropriate landscaping and changes in material. Garaging will be no less than 7.0m x 3.2m as a minimum if it is to constitute a car parking space.

Security

Careful design will help to design out crime. Blank gable walls should be avoided, footpaths should be closely associated with carriageways, front doors should be visible from the public realm, single storey flat roofs avoided, rear access to properties should be as few as possible and if necessary then they should only have one point of entry. Clear distinction between private and public areas will be provided and large rear parking areas avoided. Where small rear parking courtyards are provided they will be secure.

Sustainability

Opportunity will be taken to prove sustainable design and development, through site layout and orientation, landscape consideration and sustainable drainage.

6.4 OPEN SPACE

A public open space strategy will provide the opportunity for formal sporting open space, informal recreation and amenity space, children's play, and provision for young people as an integral part of the design. A variety of safe, overlooked landscaped spaces will also be provided around the site to provide easy access for all. Areas and type of amenity space should be discussed with the Central Bedfordshire Leisure Services Facilities officers during the design process. The design, content and location for children's play space and provision for young people should accord with adopted policy.

6.5 PUBLIC REALM

A Public Realm Plan will enable high quality Public Art to be integrated into the schemes core design.

Central Bedfordshire Council's approach to Public Art in housing developments is that Public Art is 'integrated' into a developments core design. This means Public Art is considered at the initial design stages and woven into the design of a developments shared spaces such as parks, squares, play areas, to enhance the Public Realm.

Public Art will be included in shared spaces across the development and will draw on local distinctiveness and materials to help create a unique sense of place. Areas for Public Art inclusion and plans for involving artists in design will be discussed with the Central Bedfordshire Arts Development Officer.

6.6 POSITIVE INTEGRATION WITH EXISTING COMMUNITY

The development will include footpaths and opportunities for cycling into, out from and around the site which will connect to existing roads and footpaths including linkages with the national cycle route. The development will secure acceptable standards of amenity with existing dwellings and will relate properly to the scale and character of the residential frontage to the southern side of Potton Road. **Provision for the infrastructure needs of the community will be considered through discussions on the S106 package.**

6.7 IMPROVED ACCESS TO THE COUNTRYSIDE

The proposals will also make provision for pedestrian connections from the site to the public rights of way bounding the site. **The existing footpath and bridleway to the west and north respectively will be retained and improved, with new links from the development promoted at sensitive locations adjacent proposed open space.** Careful consideration will be given to how the development will integrate with the immediate countryside and land beyond including the Common. **Views from the bridleway and footpath will also be considered.** A full LVIA would assess this and guide the design accordingly.

7 PROPOSALS AND VISIONS FOR THE SITE

7.1 DELIVERY OF HOUSING

This development brief proposes to deliver a minimum of 330 new dwellings, as required by Policy HA1 of the Site Allocations DPD. This will include the provision of a range of housing types and sizes based upon an assessment for the need in this area in accordance with Policy DM10 of the Core Strategy.

7.2 AFFORDABLE HOUSING

Affordable housing will be provided in accordance with Policy CS7 of the Core Strategy (with a requirement for 35% affordable units), unless viability considerations dictate otherwise. A mix of affordable rent and intermediate tenures (shared ownership, shared equity, low cost homes for sale in accordance with NPPF) will be provided on site. The location of the affordable housing and exact mix of tenure will be determined through negotiations with the Council and the registered provider. The location of the affordable housing and exact mix of tenure will be determined through negotiations with the Council and the registered provider.

Fig. 7.1 INDICATIVE LAYOUT (for illustrative purposes only)



7.3 PLANNING OBLIGATIONS

To mitigate the impact of the development on local community facilities and services, and secure the proposed community benefits, the developers will be required to enter into a planning obligation. Prospective developers are advised to enter into early discussions with the Council to determine appropriate draft Heads of Terms, although it is acknowledged that the precise terms of any planning obligation will not be agreed until a resolution to approve planning permission has been made. The Council's Planning Obligations Supplementary Planning Document (2009) sets out the Council's expectations, although the Council acknowledges that any obligation sought will need to comply with the statutory tests laid out in the Community Infrastructure Levy Regulations 2010. These contributions will be provided through entering into a S.106 agreement or any future infrastructure levy charging schedule. In accordance with the Strategy and policy HA1, this will be expected to secure:

- Offsite Highway works;
- Affordable Housing to meet Council's policy requirements;
- A contribution to meet educational needs of the development;
- Sustainable transport;
- Leisure, recreational open space and Green Infrastructure;
- Waste Management;
- Emergency Services;
- Healthcare;
- Community Cohesion.

7.4 SENSE OF PLACE / INTEGRATION WITH SURROUNDING DEVELOPMENT & OPEN COUNTRYSIDE

Figure 7.1 shows the proposed layout for the site, it identifies the routes and links that will be provided on site. Indicative views of the site are given in figures 7.2, 7.3 and 7.4; these show how the site would look on the ground.

In order to provide a development with a clear sense of space but which also relates to the neighbouring development to the south and the open farmland to the north, east and west, the development will include the following elements:

- The design of an active frontage to Potton Road, which relates well to the scale of the existing development, including that opposite and allowing a visual link with the existing pond provided by the existing development. Careful consideration of the need to preserve the amenities of adjacent frontage development.
- A clear hierarchy of roads, based on a perimeter block system, with junctions signposted by the provision of landmark houses, squares and incidental spaces. These will be identified by different surfaces to aid traffic calming. Shared surfaces will be utilised where appropriate within individual clusters of houses which will further aid traffic calming.
- Development will need to taken into account the impact on the local road network. A full Transport Assessment will be carried out to determine access points, road layout and junction types.

- Open spaces to be dispersed throughout the site, to include a **central green space**, incorporating a LEAP and a LAP as a focal point, with further open space and play areas across the site, making a feature of the attenuation pond to be provided on the north-eastern corner, and an element which softens the visual link to the open countryside beyond.

- The development will also need to consider the wider views from outside the settlement looking into the site, with high quality landscaping to be provided as a visual buffer. A full assessment of this will be provided through an LVIA, tree and hedgerow surveys. Any planning application will also be supported by a detailed landscape plan.

- Public Art will be integrated **into public space** areas throughout shared space areas on the site and **will be used** to aid connectivity and legibility. Themes for Public Art will draw on local history, ecology and materials. Themes can help to link the development visually with its wider context including neighbouring developments and surrounding farmland.

- **Existing hedgerows will be retained and enhanced with appropriate new planting.**

7.5 CONNECTIVITY ACROSS THE SITE

Development proposals for the site will be expected to allow connections from the proposed perimeter areas of open space to the adjacent tracks and footpaths which bound the site to the west and north and which form part of the proposed Biggleswade Green Wheel, which aims to provide access to the edge of the urban area and into the surrounding countryside for walkers and cyclists. Any proposed development must respond to adjacent footpaths creating interest and intrigue for all users and provide visual interaction and natural surveillance of the public areas.

7.6 ECOLOGY

The Proposals will also be informed by habitat surveys with appropriate mitigation and compensation measures to be employed and incorporated into the design and layout. An initial ecological report has been undertaken however an updated report will inform the development.

7.7 OPEN SPACE

The development will provide improvements to open space in line with Central Bedfordshire Council's standards. The current standards are presented in Table 7.1 alongside the required provision for this development assuming that 300 houses are built.

7.8 EASTERN RELIEF ROAD

Policy HA1 provides that development of the site cannot come forward of the delivery and completion of the Eastern Relief Road. Progress on the relief road will need to be monitored and the development timed accordingly.

TYPE OF OPEN SPACE	CENTRAL BEDFORDSHIRE COUNCIL STANDARD	REQUIRED SPACE FOR 300 HOUSES (720 PEOPLE)
Informal Recreation Space	1.8 hectares per 1000 people In a Major Service Centre: Every home should be within 400m of an informal recreation space of at least 2.5 hectares	1.30 hectares
Allotments	For the East Subarea: 0.34 hectares per 1000 population	0.25 hectares
Amenity Greenspace	0.6 hectares per 1000 people	0.43 hectares
Children's Playing Space	0.4 hectares of designated equipped play space per 1000 population.	0.29 hectares
Natural and Semi Natural Greenspace	5.4 hectares of accessible greenspace per 1000 population according to a system of tiers into which sites of different sizes fit as follows: <ul style="list-style-type: none"> No person should live more than 300 meters from their nearest area of natural greenspace There should be at least one accessible site of between 10 and 20 hectares within one kilometre of home There should be at least one accessible 20 hectare site within 2 kilometres of home There should be one accessible 100 hectare site within 5 kilometres There should be one accessible 500 hectare site within 10 kilometres. 	3.89 hectares
Outdoor Sport	The quantity standard for playing pitches is 1.8 hectares per 1000 population.	1.30 hectares

Table 7.1: Open Space Requirements



Fig. 7.2 Indicative views



Fig. 7.3 Indicative views



Fig. 7.4 Indicative views

8 APPLICATION REQUIREMENTS

9 ABBREVIATIONS

8.1

Given the extent of guidance available the Council expect prospective developers to make a full application for planning permission for the development of site HA1.

Any future planning application will be supported by a range of technical documents.

These are likely to include:

Tree Survey and Arboricultural Impact Assessment;

Landscape Value Impact Assessment;

Land Contamination Report;

Transport Assessment and Travel Plan;

Flood Risk Assessment and Drainage Strategy;

Habitat and Protected Species Survey;

Construction Traffic Management Plan;

Noise Impact Assessment;

Archaeological Assessment;

Planning Statement and Affordable Housing Statement;

Design and Access Statement;

Draft Section 106 Heads of Terms.

AONB – Area of Outstanding Natural Beauty

BW – Bridleway

DPD – Development Plan Document

ERR – Eastern Relief Road

FP – Footpath

NPPF – National Planning Policy Framework

LAP – Local Area for Play

LEAP – Local Equipped Area for Play

LTP – Local Transport Plan

LVIA – Landscape Visual Impact Assessment

SCI – Statement of Community Involvement

SPD – Supplementary Planning Document

SSSI – Site of Special Scientific Interest

SuDS – Sustainable Urban Drainage Systems

