

Wixam Park

Consultation Report

February 2015

Prepared in collaboration with Central Bedfordshire Council



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David Lock Associates
Town Planning and Urban Design



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1.0 INTRODUCTION

- 1.1 This statement provides details of the consultation undertaken to inform the preparation of the Submission Draft Wixam Park Master Plan Document, in accordance with Central Bedfordshire's guidelines.
- 1.2 The consultation comprised various elements over the course of the preparation and evolution of the Master Plan Document and culminated with the main public consultation exercise undertaken from September 2013 to November 2013, including a joint public exhibition by Central Bedfordshire Council and the landowners / promoters, O&H Properties Ltd and Old Road Securities Plc.

Policy Background

- 1.3 Wixam Park is the collective name for the two separate sites (Policy MA3 and Draft Policy 63). The close relationship of these two policy areas requires a joint approach to master planning to ensure that a holistic and fully integrated development is delivered. The requirements of both policies are set out below:

Policy MA3: Land South of the Wixams (Central Bedfordshire Site Allocations Development Plan Document, adopted April 2011)

- 1.4 Following the adoption of the Core Strategy and Development Management Policies Development Plan Document (2009) in the north of Central Bedfordshire, the Council prepared and adopted a Site Allocations Development Plan Document (DPD) which provided a greater level of detail on the location of development. As part of this Document Policy MA3 allocates the land south of the Wixams for mixed use development comprising:
- **1,000+ dwellings;**
 - A minimum of **5ha of employment land;** and
 - Other uses as identified through the proposed Planning and Development Brief and Master Plan.

Draft Policy 63: Wixams Southern Extension (Pre-Submission Development Strategy, January 2013)

- 1.5 Draft Policy 63 allocates the land known as Wixams Southern Expansion (land immediately south of the MA3 allocation) for a mixed use development comprising:
- **500 dwellings;** and
 - The Wixams countryside park.
- 1.6 A requirement of both adopted Policy MA3 and emerging Policy 63 is the preparation of a master plan to guide the comprehensive development of both sites.
- 1.7 Community and stakeholder involvement is an important part of preparing plans and development proposals for sites and the National Planning Policy Framework states at paragraph 155 that '*Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential*'. Paragraph 190 notes that the earlier in the planning process that issues can be resolved the greater the benefits and that early consultation with statutory consultees will help to reduce unnecessary delays.
- 1.8 Central Bedfordshire Council adopted their Statement of Community Involvement (SCI) in October 2012 which sets out who and when various parties should be involved in the planning process from plan-making to planning applications. This document indicates that where certain proposals are considered to have '*widespread implications for a large number of residents, the environment, the landscape and traffic / travel choices*' the Council will require more effort and resources to be put into the consultation process. For such developments the SCI sets out what the Council may wish to see:
- Developers or landowners taking a lead role in this as part of their obligations to the local community
 - Local people in the settlement affected or nearby communities consulted
 - A considerable amount of exhibitions / workshops run with the local community
 - Extra effort made to engage with hard to reach groups

- Optimal community benefits identified through effective and demonstrable engagement with local people
- The setting up of focus groups to help resolve particularly important issues.

2.0 CONSULTATION UNDERTAKEN

Early consultation – Stakeholder Workshop

- 2.1 In the early stages of preparing the Wixam Park Master Plan Document a stakeholder workshop was held on 16th January 2013 at the Forest Centre, Marston Moretaine. This was attended by a wide range of technical officers from Central Bedfordshire Council and Bedford Borough Council as well as other key local stakeholders including representatives from the Forest of Marston Vale and the local Parish Councils. In total the stakeholder workshop was attended by 25 officers, stakeholders, representatives from O&H Properties Ltd and Old Road Securities Plc (ORS) and the consultant team.
- 2.2 The stakeholder workshop helped identify key issues at an early stage in the process and facilitated a collaborative and comprehensive discussion on site wide issues to ensure that further work on the Master Plan could take account of and seek to address the matters raised.
- 2.3 A series of follow-up meetings and conversations were undertaken with attendees.

Houghton Conquest Parish Council Presentation and Site Visit

- 2.4 Following the preparation of the first draft Master Plan and associated Master Plan Document, a site visit and presentation was held on 17th July 2013 with Houghton Conquest Parish Council and the elected member for the Parish. The purpose of this event was to provide an update to the Parish Council and explain the Master Plan, particularly the relationship of the site to the neighbouring village of Houghton Conquest and the disposition of the proposed Wixams Countryside Park. The presentation also provided an opportunity to set out the formal consultation programme and notify the Parish Council of the likely public consultation dates.

Public Consultation

- 2.5 Following this early consultation a Consultation Draft Wixam Park Master Plan Document was prepared for formal public consultation purposes in September 2013. A formal six week public consultation exercise was undertaken between 27th September 2013 and 8th November 2013.
- 2.6 To commence the period of public consultation a public exhibition was held on 27th September 2013 at Houghton Conquest Village Hall, High Street, Houghton Conquest between 2pm and 8pm.
- 2.7 The consultation and public exhibition were publicised through the following:
 - Article in local press (Press Release is included at Appendix A);
 - As a news item on the Council's website;
 - Email notifications of the exhibition and consultation were also sent to local members, officers, stakeholders and parish councils including a link to the relevant consultation page on the Council's website;
 - A letter providing an overview of the proposals and details of the consultation and the exhibition location and timing was distributed to statutory consultees, the CBC consultation database and residents of Houghton Conquest and Wixams (Appendix B);
 - Site notices / posters were also displayed in various locations in Houghton Conquest, Wixams and Ampthill (Appendix C).
 - Article in the Houghton Conquest Parish Newsletter (Appendix D).
- 2.8 Copies of the draft consultation document were made available for public inspection throughout the public consultation period at Central Bedfordshire Council offices at Priory House, Chicksands and Central Bedfordshire Council Customer Service Centres, copies were also placed in Flitwick Library and Ampthill Library. In addition the document was available via the Council's consultation page on the CBC website. To ensure the exhibition could be viewed by as many people as possible, following the exhibition on 27th September, the exhibition boards were then displayed in the reception area of the CBC offices at Priory House for the duration of the consultation period.

Public Exhibition

- 2.9 The public exhibition was open and staffed for six hours with members of the public and other stakeholders attending throughout this time. A display of exhibition boards (Appendix E) was set up and a questionnaire (Appendix F) was provided to attendees as they arrived at Houghton Conquest Village Hall. Hard copies of the draft Master Plan document were also available together with large scale aerial images of the site and the Indicative Framework Plan. A response box was available at the exhibition for participants to return completed questionnaires, alternatively the questionnaire itself also included a freepost address and email address so that it could be returned to CBC via post or email or it could be completed online on the consultation webpage of the CBC website.



Exhibition Boards

- 2.10 Representatives from Central Bedfordshire Council, O&H Properties, ORS Plc and the consultant team were available during the exhibition to discuss the proposals with members of the public and respond to questions and queries raised.
- 2.11 A register of attendees was kept and this recorded that 146 people attended the exhibition.



Public Exhibition

Questionnaire

2.12 A total of 63 completed questionnaires and responses were received, of this:

- 9 were posted in the response box at the exhibition
- 48 were completed via the online 'survey monkey' portal
- 5 were received through the post / in paper copy to Central Bedfordshire Council after the exhibition.

2.13 In addition to the questionnaires, a number of written responses were also received from stakeholders and CBC technical officers.

Results of the Public Consultation

2.14 The comments received were predominantly from residents of Central Bedfordshire and an analysis of the questionnaires indicated a high proportion were residents residing in Houghton Conquest.

2.15 A broad range of comments were received and all comments were recorded and key themes raised have been identified. The results from the questionnaire, including key themes raised, have been considered and these are set out in a table in Appendix G which also provides a response to the issues raised.

2.16 A number of comments were received from stakeholders, these were also recorded, assessed and taken into account in revising the Master Plan Document. A summary of the stakeholder comments is provided in Appendix H.

3.0 CHANGES TO MASTER PLAN DOCUMENT

3.1 To take account of comments received during the public consultation, a number of amendments have been incorporated into the Indicative Framework Plan and Master Plan Document. The key changes are set out below and have been discussed and agreed with CBC officers.

Key amendments from consultation:

a) **Changes to the Indicative Framework Plan:**

- i. *Employment distribution* – the primary street from the primary access junction was realigned to facilitate the redistribution of the employment land uses parcels. The disposition of employment parcels has been refined to provide two consolidated employment areas - one large parcel at the gateway to Wixam Park and one adjacent to the proposed local centre facilities. This helps provide an enhanced employment frontage onto the B530, whilst retaining an alternative employment offer within the centre of the site;
- ii. *Increase in Play space* - amendments to the children's play space provision to accord with the newly adopted CBC Leisure Strategy Standards;
- iii. Creation of a new informal footpath to show a connection from the south western most residential parcel to the children's play area.

b) **Woodland planting** - to reflect the strong preference for comprehensive woodland planting within the countryside park the reference to '*small groups of tree planting*' has been amended to '*belts of tree planting*'.

c) **Countryside park:**

- i. Associated with the secondary access options as set out in (d) below, a strong preference for the option that delivered a widening of the countryside park to the east of the site was selected. This increase in the extent and disposition of the countryside park is achievable through the reallocation of a residential parcel fronting the B530. Following discussions with the local ward member, the increase in the width countryside park was pursued in the final Indicative Framework Plan;
- ii. Following the adoption of the CBC Leisure Strategy which incorporated substantial specifications for formal Country Parks, it was considered that the terminology of a 'Country Park' was not appropriate in respect of this open space in light of the standards that would apply, which would not be appropriate in the Wixam Park context. As such it will now be referred to as 'Wixams Countryside Park'.

d) **Secondary Access** - Following the consultation on the two secondary access options, in discussion with CBC officers and to reflect the resultant preference to an increased width of countryside park, the creation of a roundabout with the partial realignment of Bedford Road and closure of the existing T-junction was selected as the preferred option. This will help alleviate current concerns that are understood to exist in relation to the existing Bedford Road / B530 junction.

e) **Surface Water Drainage** – to demonstrate that the site's topography, existing drainage characteristics and drainage requirements of the proposed development have been taken into account in developing the Indicative Framework Plan, broad surface water drainage catchments have been incorporated onto the existing 'Topography Plan'. These indicate how the sustainable drainage features and green infrastructure have been incorporated into and influenced the layout of the Framework Plan.

f) **Greenways** – following comments from and discussions with CBC Open Space officers a 'Greenways' Plan has now been incorporated into the Masterplan Document to demonstrate how an integrated green infrastructure network has been designed to facilitate the key pedestrian and cycle connections and provide linkages between the key destinations.

- g) **Sustainability Principles** - A Sustainability section (Section 4) has been included so as to identify what measures key principles should be applied to the development will adopt to ensure that it is a more sustainable development.
- h) **Addition of Policy References** – to reflect the recent adoption of the CBC Design Guide, text has been added to the document to ensure that any future development is consistent with this key policy guidance in addition to the Master Plan Document.

APPENDIX A – CBC PRESS RELEASE



For Immediate Release

PR 1701

20 September 2013

Have your say on a Master Plan for Wixam Park

Central Bedfordshire Council is asking local residents to comment on emerging plans for Wixam Park, a development to the south of the new Wixams settlement.

A Master Plan is being developed by the council and developers to help guide development of the site which will be called Wixam Park. The site will provide around 1500 homes in total, 5 hectares of employment land and other mixed uses and community facilities. It also proposes a new country park that will provide a permanent parkland boundary to the Wixams development.

It is on this Master Plan that the council is looking for comments. There will be an exhibition on Friday, 27 September at Houghton Conquest Village Hall, High Street between 2-8pm.

A six-week consultation also begins on that day, running until Friday 8 November. People can pass on their feedback via an online questionnaire at www.centralbedfordshire.gov.uk/consultations or by picking up a paper copy at the council's Bedford and Chicksands offices or Ampthill and Flitwick libraries. You can also request a paper copy by called the Local Planning and Housing team on 0300 300 4353.

Cllr Nigel Young, Executive Member for Sustainable Communities (Strategic Planning and Economic Development) said: "We're really conscious that development needs to be planned properly because we're talking about building communities, not just houses.

"This Master Plan seeks to do just that, by suggesting how the site should best be planned as a new neighbourhood of the Wixams development. It sets out an idea of how the land might be used to benefit the communities

that will live there, looking at the edges of development, what mix of buildings there could be, how it connects to key roads and other communities, what community facilities there will be and how the country park could be a great feature for everyone to enjoy.

"We would really encourage people to pass on their thoughts and feedback to the draft Master Plan. You can do so until 8 November and we would welcome comments on our suggestions."

The Master Plan is being developed alongside the council's Development Strategy, which will be the main planning document for Central Bedfordshire when complete. It will be designed to provide guidance to developers who may submit planning applications for the sites.

Wixam Park is located to the south of Bedford, west of the A6 and east of the B530.

It is immediately south of the planned new settlement at Wixams and north of Houghton Conquest.

All written comments should be submitted by Friday 8 November 2013, and posted to the following freepost address or emailed to

ldf@centralbedfordshire.gov.uk

Wixam Park Draft Master Plan consultation

FREEPOST RSJS GBB2 SRZT
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
Shefford
SG17 5TQ

Cllr Young added: "After the consultation period, we'll be updating the Master Plan – taking into account any relevant suggestions or comments we've received. That revised Plan will then be considered by the Executive Committee of the council."

ENDS

Wixam Park is the collective name for two separate sites that are situated immediately to the south of the new Wixams settlement:

- MA3 – this land is already allocated in Central Bedfordshire's adopted Site Allocations (North) Development Plan Document (2011) for 1,000+ new homes, 5 hectares of employment land and other mixed uses;
- Draft Policy 63 – this land has been identified in the Council's emerging Development Strategy to provide approximately 500 new homes and a country park.

For further information please contact Anna Copperwheat, Media Officer on 0300 300 4671 or email anna.copperwheat@centralbedfordshire.gov.uk

Please do not reply directly to this email

APPENDIX B – CBC NOTIFICATION LETTER

Gary Alderson
Director of Environmental & Planning
Services

«LastName»
«Jobtitle»
«Address1»
«Address2»
«County»
«State»
«Postcode»

please ask for
direct line
e-mail
fax no
web-site
your reference
our reference
date

LDF Team
0300 300 4353
ldf@centralbedfordshirebeds.gov.uk
www.centralbedfordshire.gov.uk
-
LDF/CM/Wixam Park MP

Dear «Dear»

Consultation on Wixam Park Master Plan

The Wixam Park Master Plan is being published for comment starting **Friday 27th September 2013 for six weeks until Friday 8th November 2013.**

The Master Plan is being developed alongside the Development Strategy¹, which will be the main planning document for Central Bedfordshire.

Wixam Park is the collective name for two separate sites that are situated immediately to the south of the new Wixams settlement:

- MA3 – this land is already allocated in Central Bedfordshire's adopted Site Allocations (North) Development Plan Document (2011) for 1,000+ new homes, 5 hectares of employment land and other mixed uses;
- Draft Policy 63 – this land has been identified in the Council's emerging Development Strategy to provide approximately 500 new homes and a country park.

Together these two sites are intended to form a southern extension to the new settlement of Wixams and deliver up to 1,500 new homes, 5 hectares of employment land, as well as community infrastructure and a new country park.

There is a requirement to produce a Master Plan Document for this development in order to demonstrate how the land can be delivered in a coordinated and sustainable manner, and how this development will integrate into the Wixams settlement.

Central Bedfordshire Council has been working alongside site promoters O&H Properties and ORS Ltd to produce a draft Master Plan Document which is being put up for public consultation.

You are invited to view plans and have your say on the emerging development proposals for Wixam Park. 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 Friday 27th September 2013 (between 2pm-8pm) at Houghton Conquest Village Hall, High Street, Houghton Conquest**

¹ The Development Strategy sets out new policies for development including how many houses and jobs are needed and where they should go; as well as more detailed policies which will be used to determine planning applications.

2) Visit the website:

www.centralbedfordshire.gov.uk/council-and-democracy/have-your-say/currentonline-consultations.aspx

3) View the document at the following locations:

- CBC Offices, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ
- CBC Offices, Technology House, Floor 2, 239 Ampthill Road, Bedford MK41 9BD
- Ampthill Library, 1 Dunstable Street, Ampthill MK45 2NL (Opening hours: Mon 10am-6pm; Tues Closed; Weds 10am-6pm; Thurs 2pm-6pm; Fri 10am-6pm; Sat 10am-1pm; Sun Closed)
- Flitwick Library, Coniston Road, Flitwick MK45 1QJ (Opening Hours: Mon 9:30am-6pm; Tues 9:30am-6pm; Weds Closed; Thurs 9:30am-6pm; Fri 9:30am-6pm; Sat 9:30am-4pm; Sun Closed)

4) Paper copies of the document are available on request by contacting the Local Planning and Housing Team on Tel. 0300 300 4353.

All written comments should be submitted by Friday 8th November 2013, and posted to the following freepost address or emailed to ldf@centralbedfordshire.gov.uk

Wixam Park Draft Master Plan consultation

FREEPOST RSJS GBB2 SRZT

Central Bedfordshire Council

Priory House

Monks Walk

Chicksands

Shefford

SG17 5TQ

Following this consultation period, the master plan will be updated, taking account of any relevant suggestions or comments received. The revised master plan will then be considered by the Executive Committee of Central Bedfordshire Council for endorsement as technical guidance.

Yours sincerely



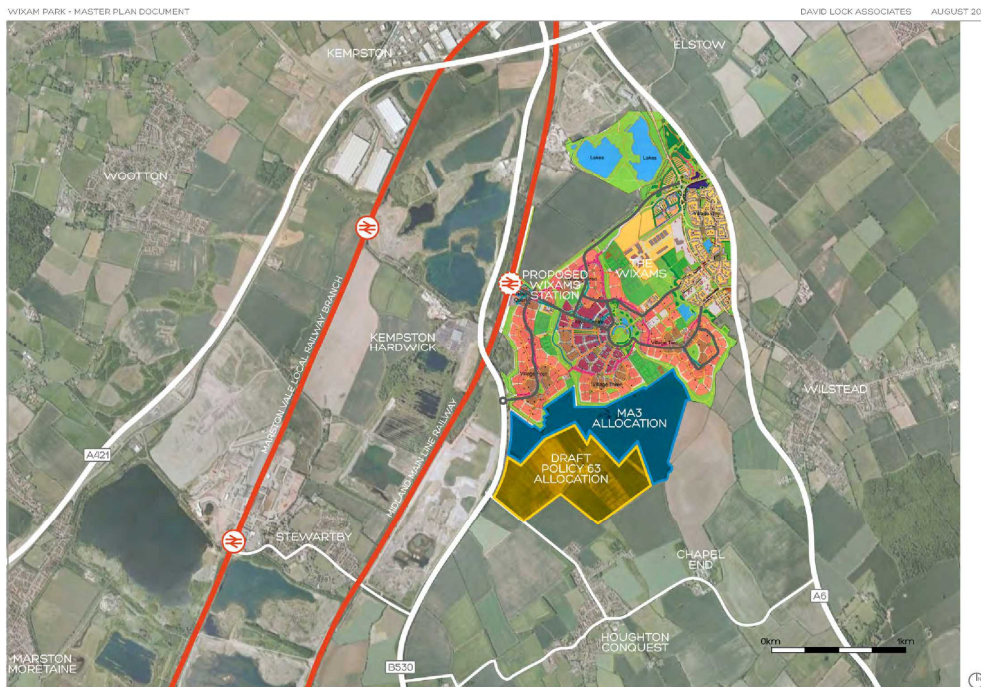
Richard Fox,
Head of Development Planning and Housing Strategy

APPENDIX C – CBC CONSULTATION POSTER ADVERTISEMENT

HAVE YOUR SAY...

...on the proposed Wixam Park development

You are invited to view emerging plans for Wixam Park; a southern extension to the new Wixams settlement delivering up to 1,500 new homes, 5 hectares of employment land, as well as community infrastructure and a new country park.



To have a look at the draft Master Plan and ask any questions, come along to the public exhibition on **Friday 27th September** at **Houghton Conquest Village Hall** between **2-8pm**.

You can comment on the plans from 27 September to 8 November. Find out more at: www.centralbedfordshire.gov.uk/consultations

Alternatively, you can view copies of the document at Ampthill and Flitwick libraries or our Bedford and Chicksands offices.

For further information and requests contact CBC Local Planning & Housing Team

Tel: 03003004353 @: ldf@centralbedfordshire.gov.uk

Wixam Park Development

Public Consultation Details

What's it all about?

You are invited to view plans and have your say on the emerging development proposals for Wixam Park - the collective name for two areas of land south of the new Wixams settlement.

This development is intended to form a southern extension to the Wixams and deliver up to 1,500 new homes, 5 hectares of employment land, as well as community infrastructure and a new country park.

There is a requirement to produce a Master Plan Document for this development in order to demonstrate how the land can be delivered in a coordinated and sustainable manner, and how this development will integrate into the existing Wixams settlement.

Central Bedfordshire Council has worked alongside site promoters O&H Properties and ORS Ltd to produce a draft Master Plan Document which is being put up for public consultation for six weeks from 27th September to 8th November 2013.

How can I view the consultation material?

- Visit the Public Exhibition:
 - **Friday 27th September 2013 (2pm-8pm)**
 - **Houghton Conquest Village Hall, High Street, Houghton Conquest**
- Visit the website:
 - www.centralbedfordshire.gov.uk/council-and-democracy/have-your-say/current-online-consultations.aspx
- View paper copies of the document at the following locations: (during normal working hours)
 - CBC Offices, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ
 - CBC Offices, Technology House, Floor 2, 239 Ampthill Road, Bedford, MK41 9BD
 - Ampthill Library, 1 Dunstable Street, Ampthill, MK45 2NL
(Opening hours: Mon 10am-6pm; Tues Closed; Weds 10am-6pm; Thurs 2pm-6pm; Fri 10am-6pm; Sat 10am-1pm; Sun Closed)
 - Flitwick Library, Coniston Road, Flitwick, MK45 1QJ
(Opening hours: Mon 9:30am-6pm; Tues 9:30am-6pm; Weds Closed; Thurs 9:30am-6pm; Fri 9:30am-6pm; Sat 9:30am-4pm; Sun Closed)

What happens after that?

Following the consultation period, questionnaires and responses will be reviewed and the Master Plan will be updated, taking account of any relevant suggestions or comments received.

The document will then be considered by the Executive Committee of Central Bedfordshire Council for endorsement as technical guidance and a framework for future planning applications.

For further information and requests
contact CBC Local Planning &
Housing Team

Tel: 03003004353

Email: ldf@centralbedfordshire.gov.uk

APPENDIX D – EXTRACT FROM PARISH COUNCIL NEWSLETTER

Wixams is a new settlement being built on the former Elstow Storage Depot having previously been identified as a strategic location for growth. The area straddles both Central Bedfordshire Council (CBC) and Bedford Borough Council areas. The area of Wixams currently being constructed has planning permission for circa 4,500 new homes, as well as associated employment land, retail and community facilities. The original plan prepared for the Wixams also recognised a potential expansion area for further development to the south of this 'core area' and within the CBC authority area.

In 2011, this land was confirmed as a further allocation for development under policy MA3 of the Central Bedfordshire (North Area) Site Allocations Development Plan Document. This allocation is for 1,000+ homes and 5 hectares of employment land. There is a requirement to 'master plan' the area to help guide this mixed-use development as well as explore the potential of additional land to the south of site MA3 to deliver further development in the longer term as well as a new country park.

CBC is currently preparing a new Development Strategy to consider and determine how best to accommodate growth in the area. This strategy sets out the overarching principles for development as well as identifying the main locations for development up to 2031. The draft document was published for consultation in January 2013 and further details may be viewed at:

<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/development-strategy.aspx>

As part of this emerging strategy document, one of the areas identified to accommodate additional development is this particular piece of land (see policy 63 in the document). It could deliver up to an additional 500 homes. There is also requirement for a country park to be located on the southern edge. The park will provide significant green space for the new development and surrounding areas as well as assisting in safeguarding and maintaining separation with Houghton Conquest.

Wixam Park is the collective name for these two expansion areas (Policies MA3 and 63) intended to deliver these 1,500 homes and 5 hectares of employment land in total. The master plan (mentioned above) will, therefore, need to demonstrate how the land can be delivered in a coordinated manner. It is also important to consider how this development will be well integrated with the Wixams main settlement and will benefit from the significant infrastructure (such as schools, shops, railway station) being delivered here and ensure a sustainable development overall.

In conjunction with the site promoters O&H Properties and ORS Ltd the Council has commenced work on this master plan. As part of its preparation public consultation will soon take place on a draft master plan document, intended to be held this autumn (dates to be confirmed). This article is to give some advance notice to Houghton Conquest residents. Further details will be advertised nearer the time and a local public exhibition is planned to take place. Central Bedfordshire Council's consultation webpage will be updated with further news as it becomes available. In the meantime, here is the address for when the consultation material becomes available:

<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/consultation-and-news.aspx>

Please contact the Council's Local Planning and Housing Team with any queries you may have (Carry Murphy Tel. 0300 300 4374 or carry.murphy@centralbedfordshire.gov.uk).

Comments received from the consultation process will help inform the preparation of a final document. The next stage will then be for the document to be considered for endorsement and adoption by CBC to act as technical guidance for the determination of future planning applications.

The Council and site promoters have also been in contact with the Parish Council on this work. Recently there was an opportunity for Councillors to undertake a site visit of the area and to hear about different elements of the proposals being worked up into the master plan. We look forward to continuing this dialogue as we move towards the public consultation stage.

APPENDIX E – EXHIBITION BOARDS

Introduction to Wixam Park

WELCOME TO THE WIXAM PARK PUBLIC CONSULTATION EVENT

This consultation is being led by Central Bedfordshire Council together with the sites' promoters to seek your views on the emerging proposals for Wixam Park.

Wixam Park is the collective name for two separate sites that are situated immediately to the south of the Wixams new settlement:

- » **MA3** – this land is already allocated in Central Bedfordshire Council's adopted Site Allocations document (2011) for 1000+ new homes, 5 hectares of employment land and other mixed uses;
- » **Draft Policy 63** – this land has been identified in the Council's emerging Development Strategy to provide approximately 500 new homes and a country park.

Together these two sites will form a southern extension to the Wixams new settlement.

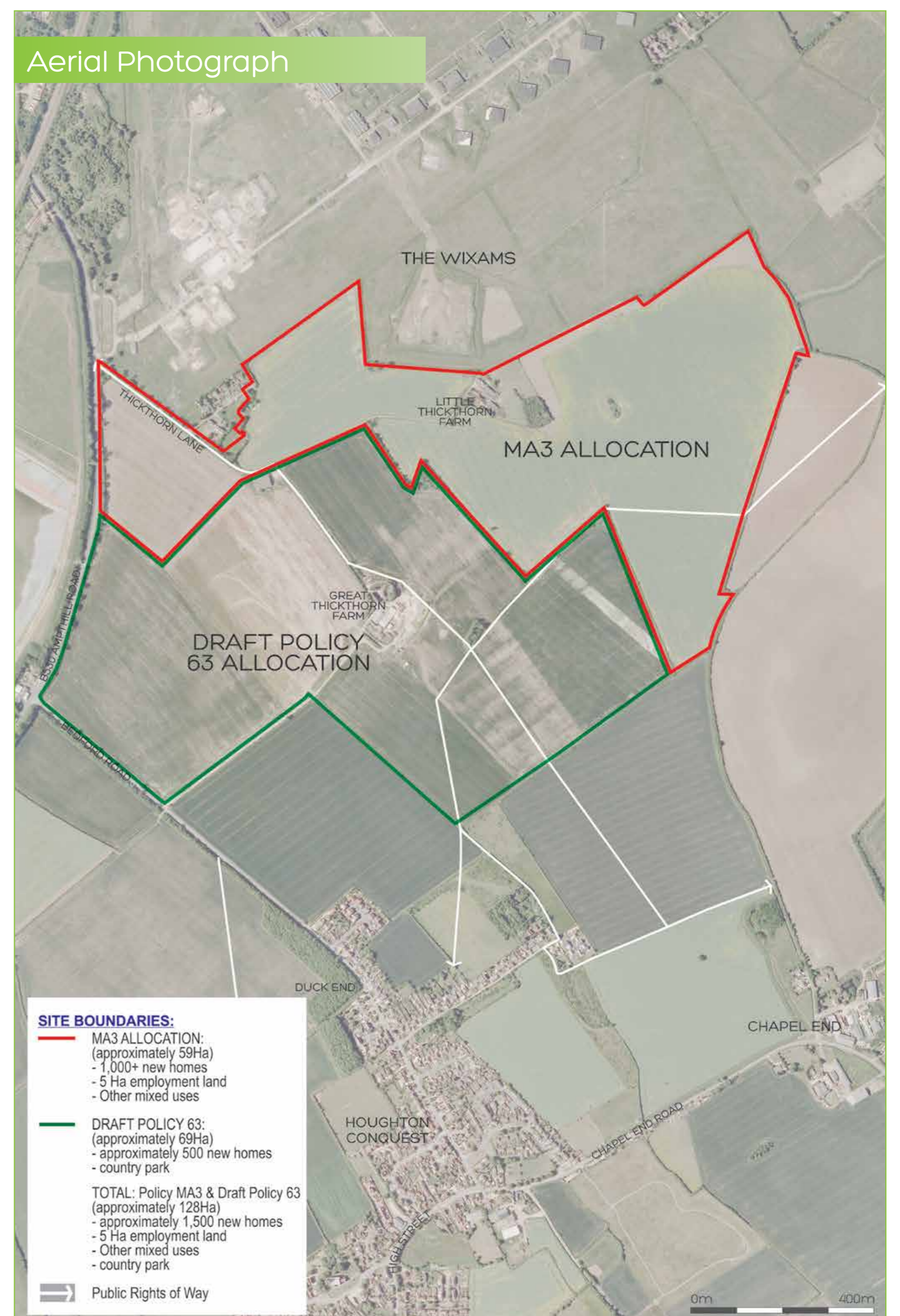
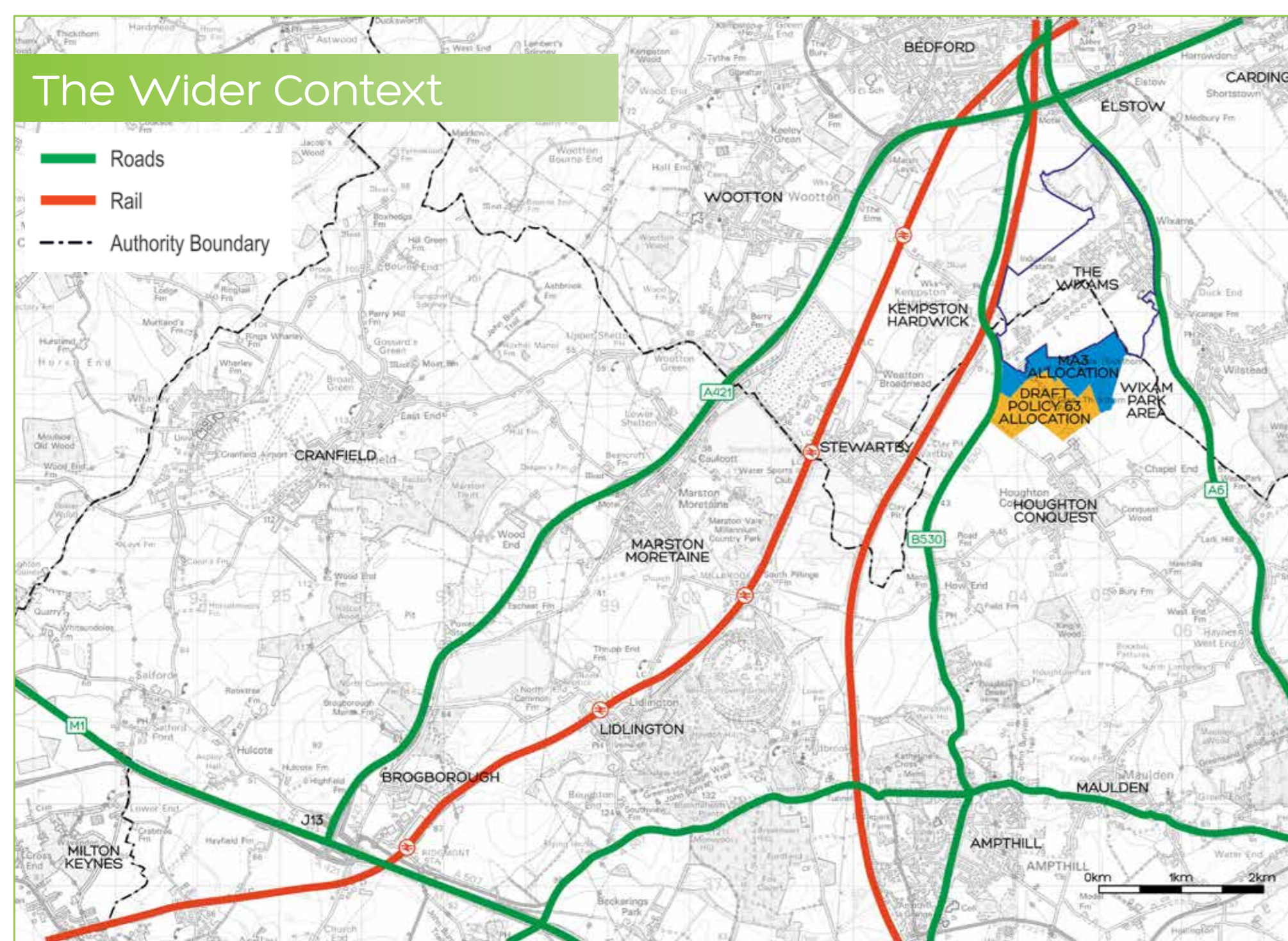
SITE LOCATION

Wixam Park is located to the south of Bedford, west of the A6 and east of the B530.

It is situated immediately south of the planned new settlement at Wixams and north of Houghton Conquest.

EXPANSION TO THE WIXAMS

The Wixams has outline planning permission, granted in 2006, for 4,500 new homes to be developed in a series of four villages with a town centre and railway station. The potential to extend the Wixams beyond this 'Core Area' has long been established and future expansion areas were identified in the *'Elstow New Settlement Planning and Development Brief'* (Adopted September 1999).



What is this Consultation for?

Central Bedfordshire Council is currently preparing a new Development Strategy to establish how to best accommodate its growth over the next 20 years (to 2031).

As part of this process the Council are developing a number of Master Plan documents for each of the urban extensions which they are seeking to allocate to help deliver strategic growth.

The Master Plan document for Wixam Park is important as it demonstrates how a coordinated approach to masterplanning for the two separate sites can be achieved to deliver a holistic community.

The Wixam Park Master Plan Document sets out a number of high level principles that will inform the design of this development and provides a conceptual illustration of how the land uses, as set out in the two policies, could be arranged to ensure that a complementary extension to the Wixams is delivered.

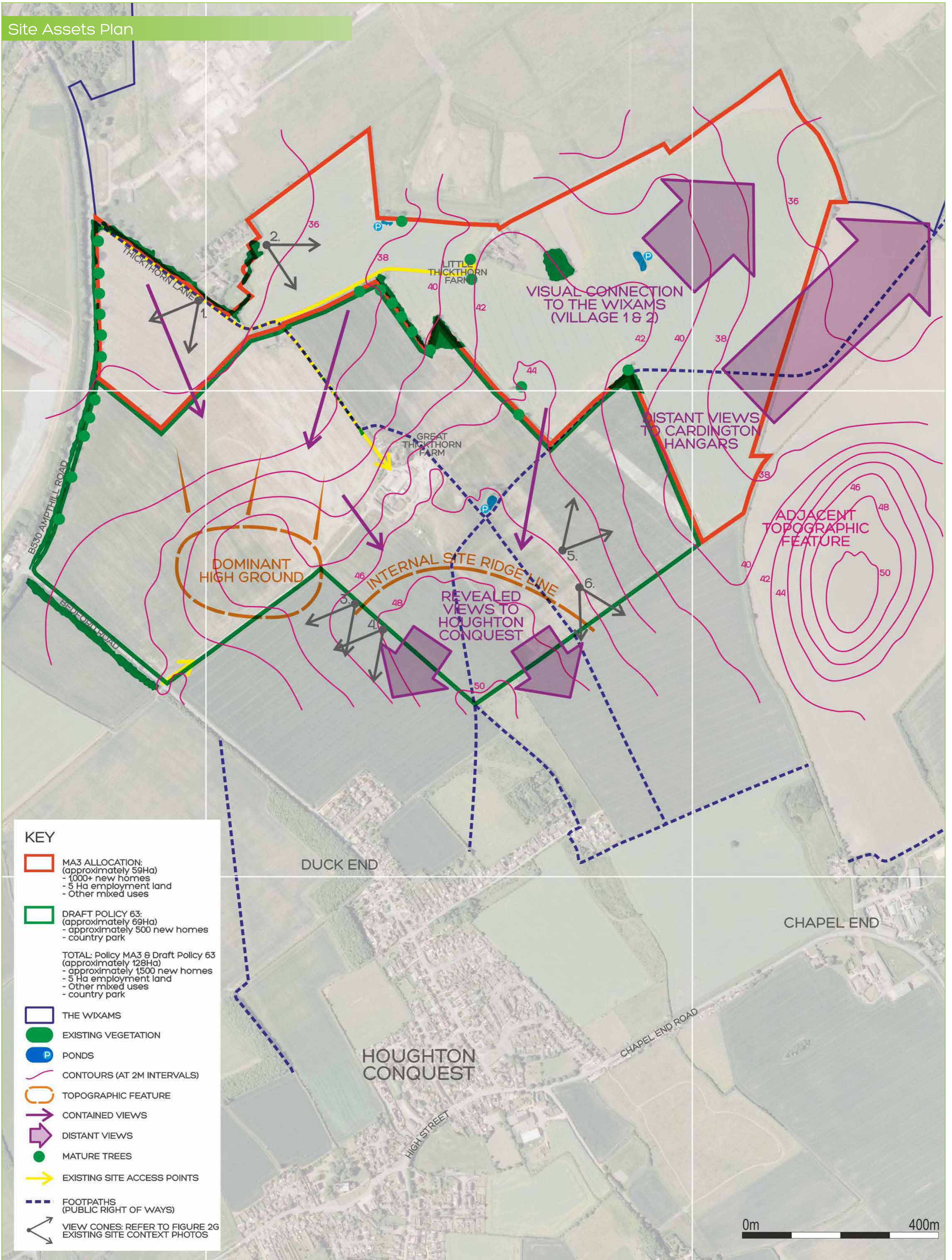
The Master Plan also demonstrates how the development within the Draft Policy 63 area will deliver a country park that will provide a permanent parkland edge to the Wixams.

Introduction

Central
Bedfordshire

Site Assets

Site Assets Plan



KEY

- MA3 ALLOCATION:
(approximately 59Ha)
- 1000+ new homes
- 5 Ha employment land
- Other mixed uses

- DRAFT POLICY 63:
(approximately 69Ha)
- approximately 500 new homes
- country park

- TOTAL: Policy MA3 & Draft Policy 63
(approximately 128Ha)
- approximately 1500 new homes
- 5 Ha employment land
- Other mixed uses
- country park

- THE WIXAMS
- EXISTING VEGETATION
- PONDS
- CONTOURS (AT 2M INTERVALS)
- TOPOGRAPHIC FEATURE
- CONTAINED VIEWS
- DISTANT VIEWS
- MATURE TREES
- EXISTING SITE ACCESS POINTS
- FOOTPATHS
(PUBLIC RIGHT OF WAYS)
- VIEW CONES: REFER TO FIGURE 26
EXISTING SITE CONTEXT PHOTOS

SITE ASSETS

Wixam Park is positioned within the Marston Vale, a clay valley, and therefore is characteristic of the local landscape. The site features are described below:

- » The land is predominantly in agricultural use with the only existing buildings associated with the two farms within the site;
- » Semi-mature groups of trees and hedgerows are present and mainly follow field boundaries;
- » Strong visual connections to the Greensand Ridge to the south of the site and the Wixams development to the north;
- » Distant views to Cardington Hangars to the north east (see photo 5);
- » Undulating topography within the Policy 63 area with an internal ridge line which contains views to the south of the site;
- » An area of dominant high ground in the south western part of the site provides a key landscape feature;
- » The site is crossed by three designated footpaths which will be retained on their existing alignment as far as possible.

These features have helped inform the emerging proposals for Wixam Park to ensure that the development is sensitive within its context.

SITE CONTEXT PHOTOGRAPHS



1. View south from Thickthorn Lane



4. View south to Houghton Conquest close up



2. View to Little Thickthorn Farm



5. View north east to Cardington hangars



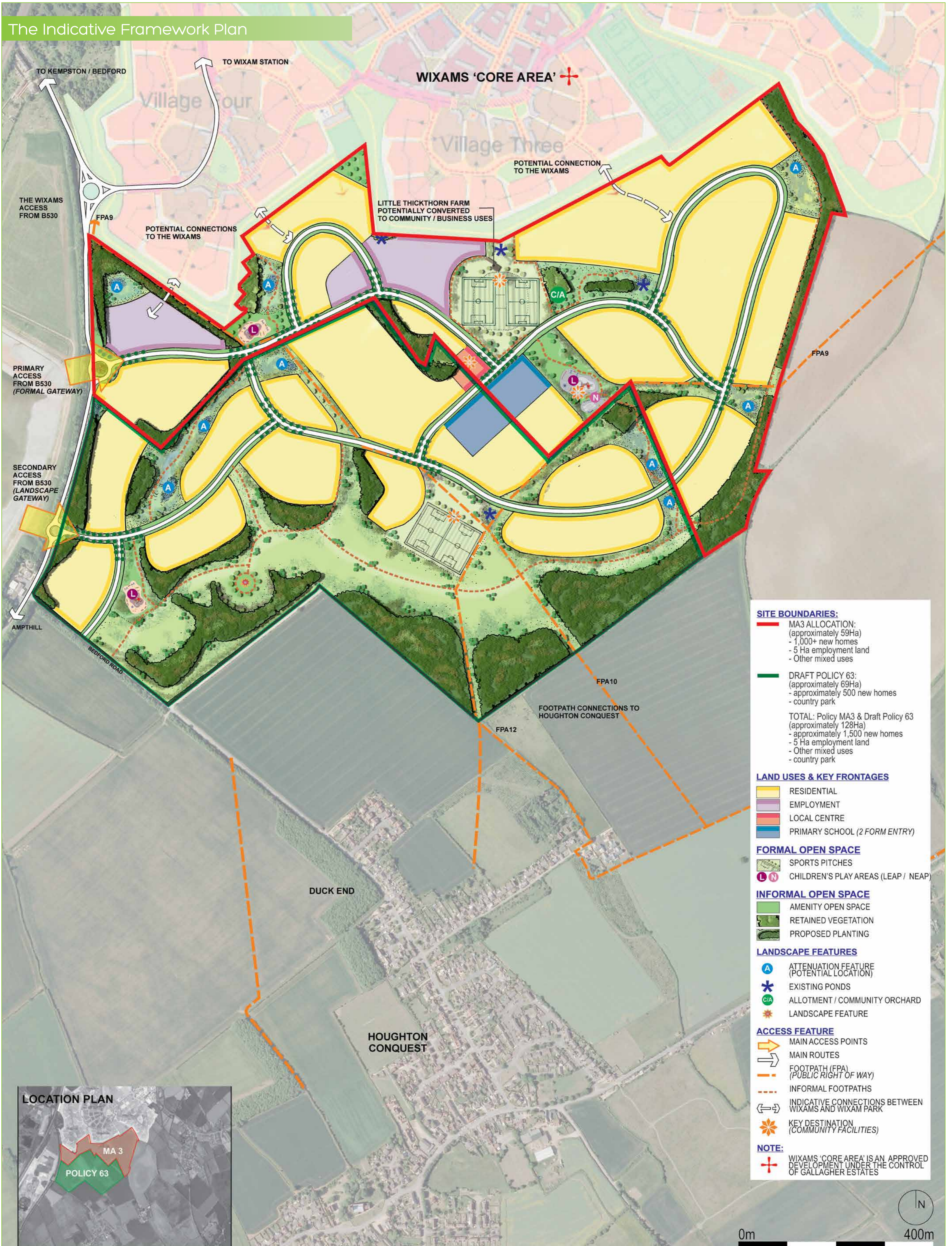
3. View south to Houghton Conquest



6. View South to Chapel End Road

Site Context

Indicative Framework Plan

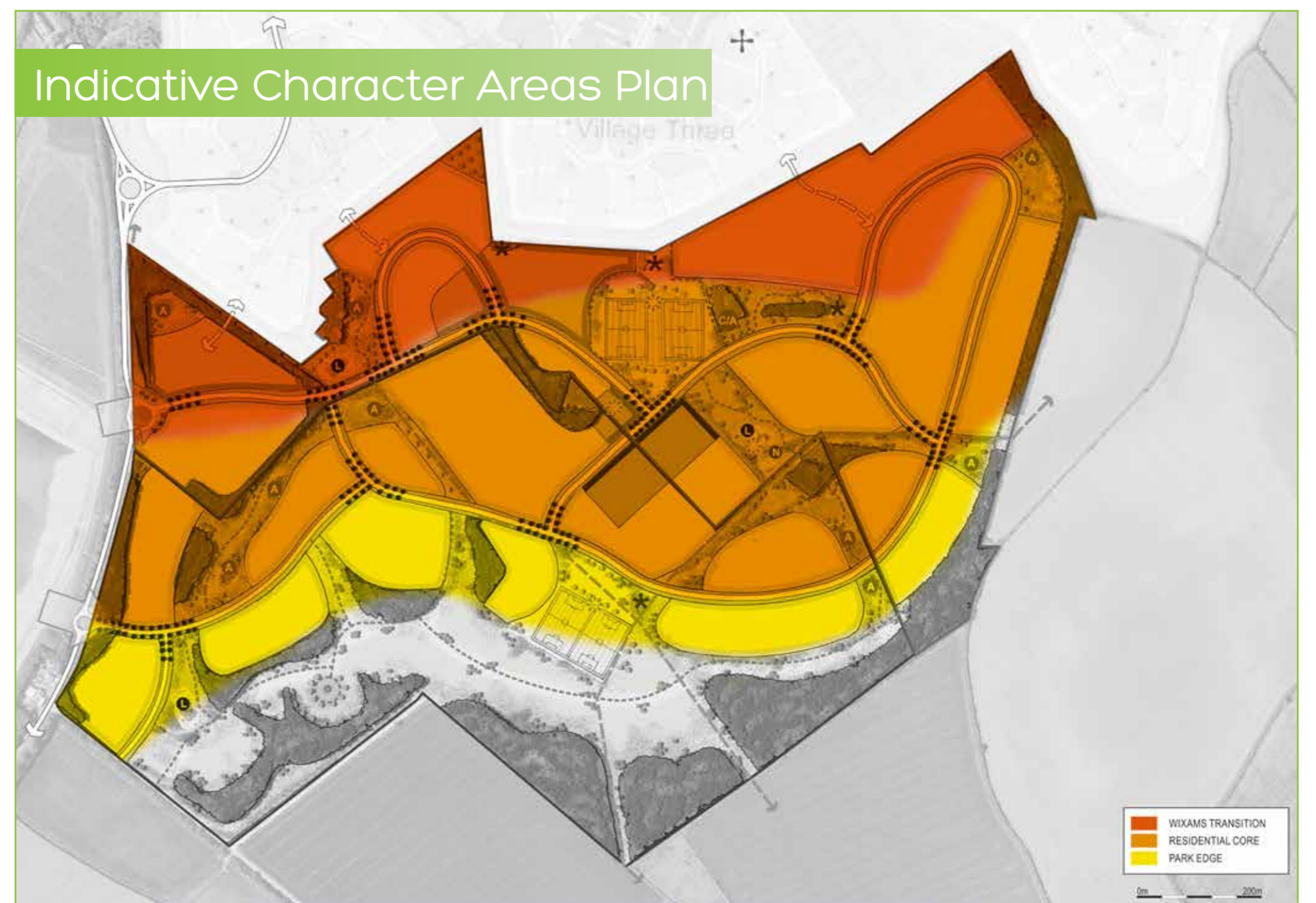


THE VISION

The vision for Wixam Park will help meet the housing needs of Central Bedfordshire through the creation of a sustainable, southern extension to Wixams. Wixam Park will be integrated with the core area through holistic master planning and shared design aspiration. An attractive, permanent country park forms an important part of the scheme which will bring amenity benefits for the new settlement as a whole.

Wixam Park will bring new life into this part of the Vale. People can walk or cycle to Wixams town centre and station, whilst within Wixam Park local facilities, green spaces and the new country park will be accessible to both new and existing communities.

The layout and density of built environment will be designed to protect the amenity of those already living in Wixams and Houghton Conquest. New parkland and green spaces within Wixam Park will influence the style of buildings and help integrate new homes into the landscape, creating an effective transition from the urban core of Wixams to the countryside to the south.



Character Area Precedents

WIXAMS TRANSITION PRECEDENT PHOTOS



RESIDENTIAL CORE PRECEDENT PHOTOS



PARK EDGE PRECEDENT PHOTOS



Framework Plan

Landscape



LANDSCAPE DESIGN

Wixam Park will be characterised by its landscape setting. The landscape design proposals have been informed by a number of key principles including:

- » Retaining existing vegetation where possible;
- » Retaining existing Public Rights of Way along their current alignments as far as possible;
- » Creating an extensive network of green infrastructure to provide a natural setting for the development;
- » Enabling the transition between built development to the open countryside;
- » Providing a robust parkland edge of the whole Wixams new settlement that can provide a strong green edge in perpetuity;
- » Ensuring the setting of and views from Houghton Conquest are protected;
- » Providing centrally located formal open spaces, including sports pitches and children's play areas;
- » Facilitating surface water drainage attenuation / sustainable drainage features (SuDS).



Raised land form



Play Areas in landscape



SuDS dry attenuation area



Pedestrian & cycle routes



Bridleways

A NEW COUNTRY PARK

A multi-functional country park will be provided along the southern edge of Wixam Park.

The country park will provide an attractive and permanent parkland edge to the development that will protect this part of the site from further development by creating a definitive boundary to the entire Wixams new settlement. The country park will be delivered alongside development in the draft Policy 63 area.

The country park is designed to be a multi-functional space including:

- » circular walks
- » picnic areas
- » pockets of new woodland
- » formal open space (playing fields and children's play areas)
- » natural play
- » sustainable drainage features (SuDS)

The country park will also have an important role in protecting the setting of and views from Houghton Conquest and therefore carefully positioned woodland planting will be used to provide an appropriate landscape between Wixam Park and the existing village to the south.



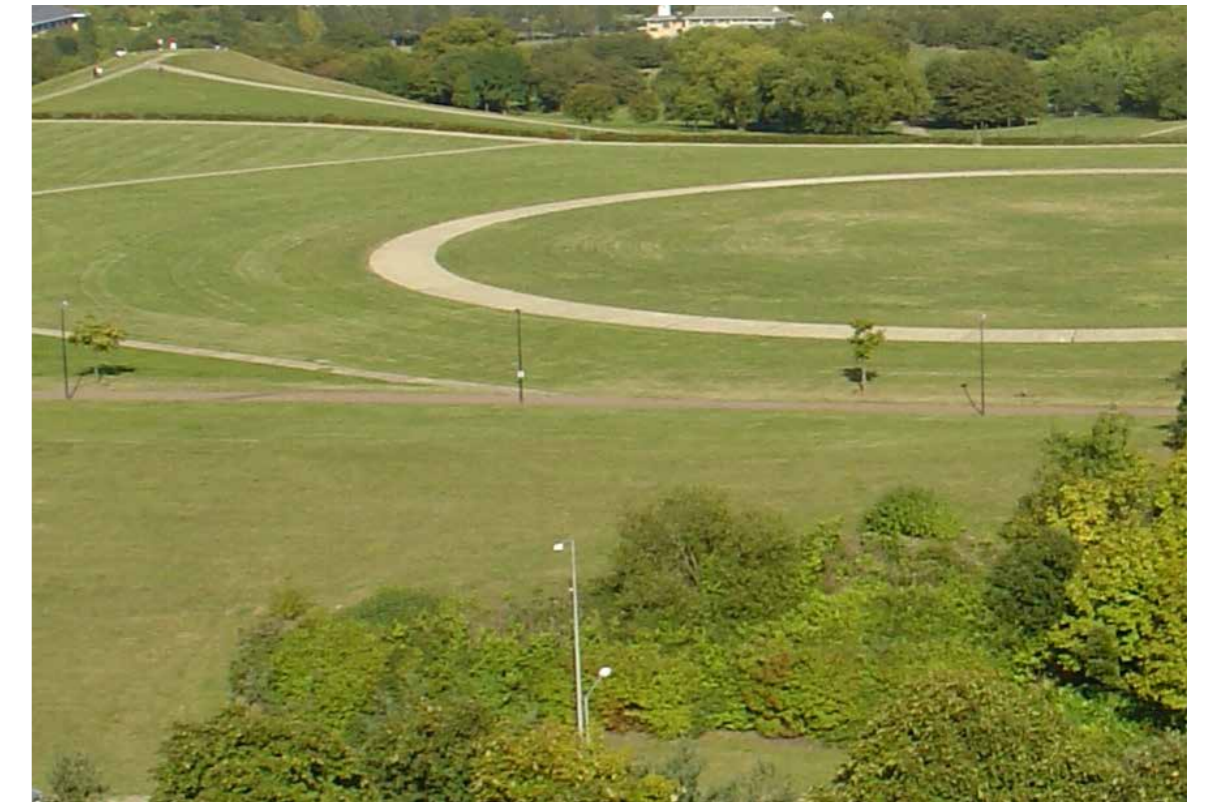
Country park landscape with adjacent housing



Parkland trees and grassland



Football pitches



Woodland and open spaces

Landscape

Central
Bedfordshire

Access

Indicative Connections between Wixams and Wixam Park:

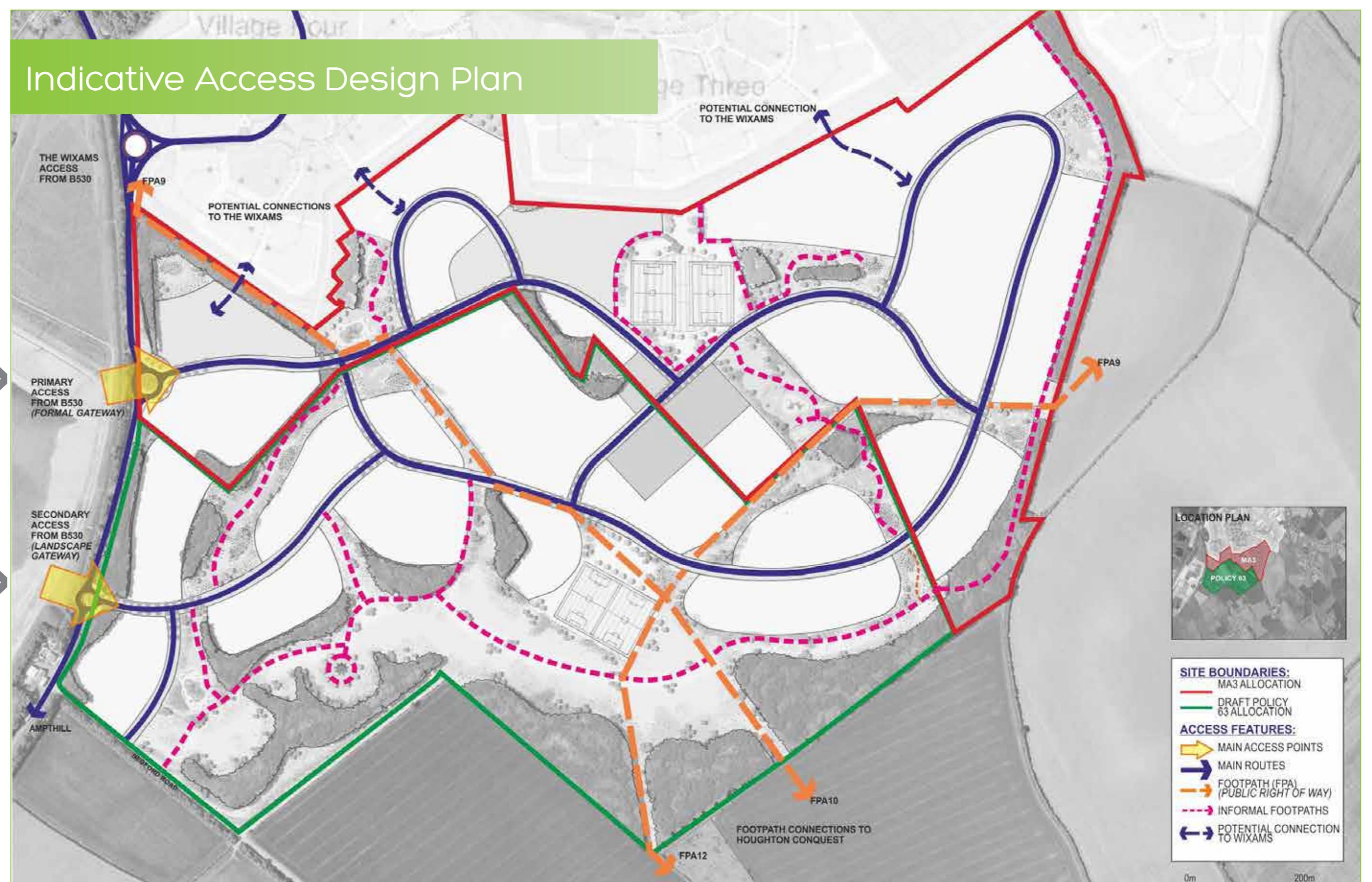
Arrangements for creating access points along the northern boundary of the site will be agreed as part of the outline planning application thereby establishing linkages in the longer term between Wixam Park

and its facilities, including the country park, and the core of the Wixams development, including its town centre and higher order services. This will ensure all residents have access to all amenities across the new settlement.

POINTS OF ACCESS

The Indicative Framework Plan shows two points of access into the site, both from the B530:

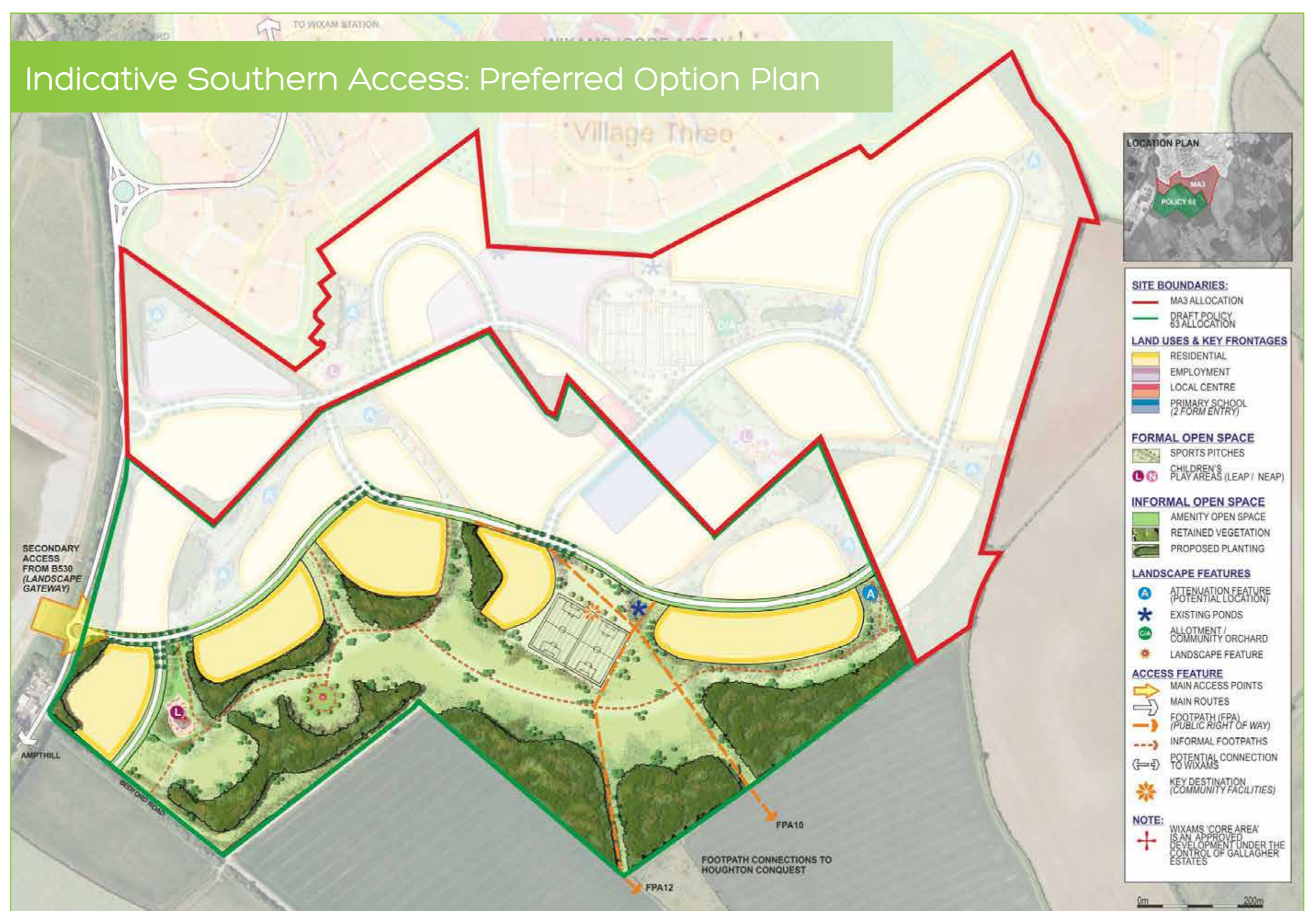
- » A new roundabout on the B530 providing access directly into MA3 – this will be the **principal access point**;
- » A **lower order access** into the draft Policy 63 area – although likely to take the form of a roundabout this will be physically smaller than the northern roundabout and reflect the character of its country park setting.



INDICATIVE SOUTHERN ACCESS PREFERRED OPTION

This proposal for the secondary point of access positioned within the lower density part of the site and adjacent to the country park would be physically smaller in nature to the main northern access and is also likely to take the form of a roundabout.

- » The existing 40mph speed limit along the B530 would be extended to this secondary point of access to retain low vehicle speeds.
- » To help improve access to and from Houghton Conquest and resolve existing highway issues that are currently encountered at the junction of the B530 with Bedford Road, this access proposes the partial realignment of Bedford Road so that it is brought up into Wixam Park.



- » The character of the carriageway through the development will respond to the adjacent residential development and will act as a natural traffic calming mechanism as the route passes through Wixam Park.
- » This will improve access for residents of Houghton Conquest as the use of the existing junction will be eliminated through the closure of the current section of the Bedford Road for vehicular traffic adjoining the B530, providing access only into the newly created development parcel within Wixam Park.

INDICATIVE SOUTHERN ACCESS ALTERNATIVE OPTION

- » This secondary access option will also be of a lower order to the main gateway to the site in the north and is also likely to take the form of a roundabout that is smaller in nature than the northern access to integrate with the lower density character of this part of the site.
- » As with the preferred access option (shown above), the proposed extension of the 40mph speed limit will extend along the B530 to the junction with Bedford Road.



- » To the south of this secondary roundabout the current junction between the B530 and Bedford Road would be maintained but the introduction of a lower 40mph speed limit along Bedford Road would help reduce vehicle speeds and improve the usability of this existing junction.

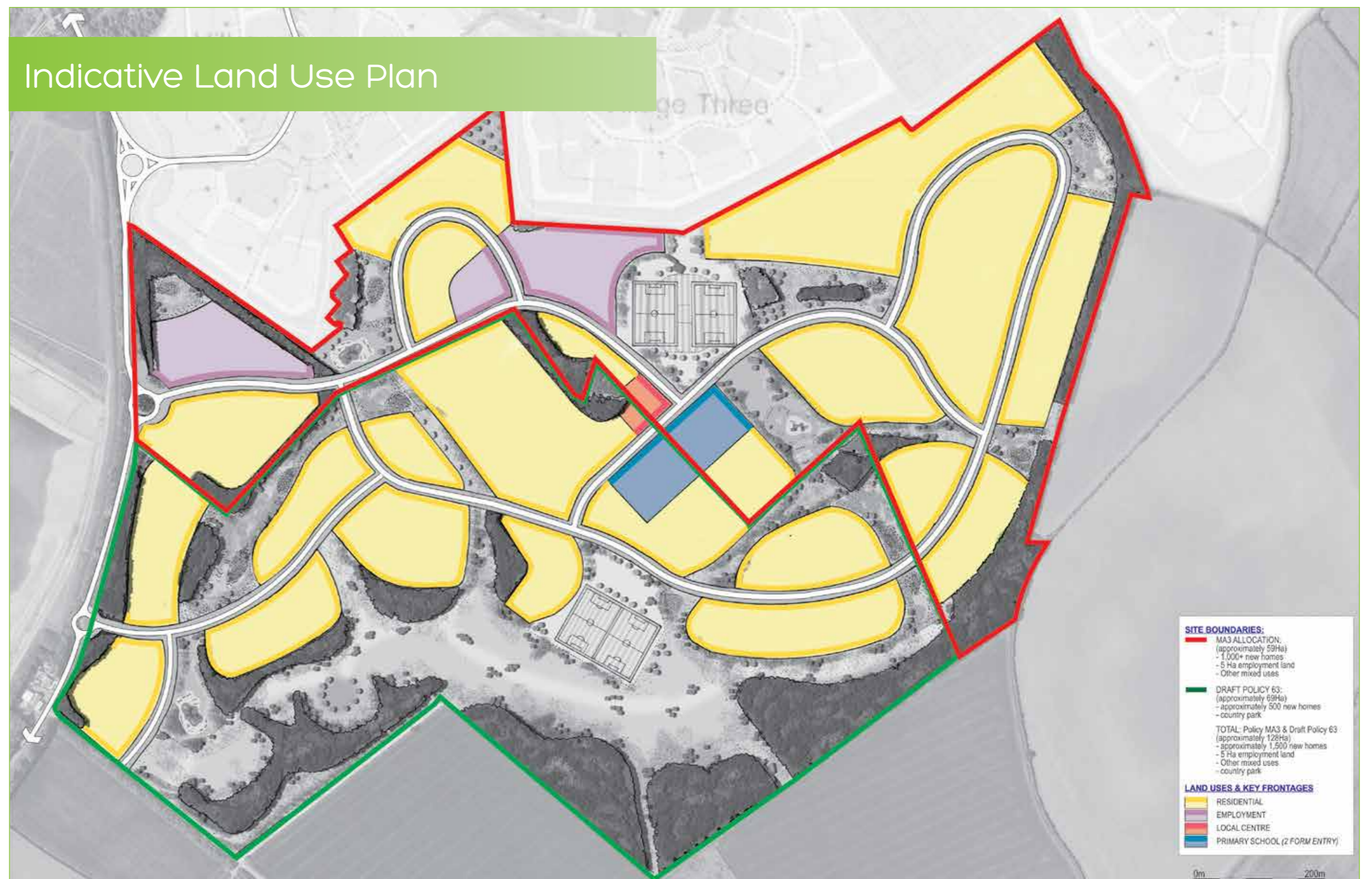
- » The Indicative Framework Plan has responded to this alternative access option by relocating the residential uses that front the B530 in the preferred option such that the south eastern residential parcel grows and the country park will be narrower.

Access

Land Uses

The land use mix for the site is established by the policy descriptions for MA3 and Draft Policy 63 areas. In addition to the landscape and access land uses presented on previous boards the key land uses include:

- » **Residential** – circa 1,500 homes, including a mixture of types and tenures. Homes will be arranged across different residential densities ranging from lower density addressing the country park, to medium–higher densities adjacent to Wixams;
- » **Employment** – circa 5 hectares of employment land comprising a mixture of general employment uses in two locations – an entrance gateway employment site at the main site access point addressing the B530, and a central employment hub that is closely related to the mixed use centre of the scheme;



- » **Education** – provision of a Primary School and associated Early Years provision, to be located in the heart of the new community, centrally accessible for residents to support the concept of ‘walkable communities’; and

- » **Local Centre** – small scale facilities for local community that are complementary to those at the Wixams, to be provided in the centre of the development adjacent to other mixed uses including the primary school, central employment hub, community building, central playing fields and adjacent residential homes.

Wixam Park Overview

The Wixam Park Master Plan seeks to:

- » Deliver a complementary mix of uses for Wixams and Wixam Park;
- » Define the edge of Wixams;
- » Create a well connected development;
- » Retain and enhance its landscape setting;
- » Provide a mix of uses including:
 - › Approximately 1,500 new homes at densities between 25 – 40 dwellings per hectare;
 - › 5 hectares of general employment uses;
 - › Community facilities which could include a local centre, primary school, nursery pre-school provision and a community building; and
 - › Formal and informal open space including a country park.

Process - What Happens Next

- » The public exhibition on 27th September 2013 marks the start of the public consultation on the Consultation Draft Wixam Park Master Plan document.
- » 6 week period of public consultation between 27th September and 8th November 2013.
- » The full draft Consultation Draft Wixam Park Master Plan document is available to view on the Central Bedfordshire Council website: www.centralbedfordshire.gov.uk/council-and-democracy/have-your-say/current-online-consultations.aspx
- » Questionnaires are available to complete at the public exhibition and online. Completed forms can be posted to: [Wixam Park Draft Master Plan consultation](#), FREEPOST RSJS GBB2 SRZT, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ.
- » Following the period of public consultation, questionnaires and responses will be reviewed to inform the revision of the Master Plan Document to create the final version.
- » The final Wixam Park Master Plan document will be considered by Central Bedfordshire Council for endorsement as Technical Guidance.
- » The Wixam Park Master Plan document will inform the future detailed master planning for the two sites and will provide a framework within which an outline planning application will be prepared.

Thank You

Central Bedfordshire

This consultation is being led by
Central Bedfordshire Council



together with the sites' promoters



and the consultant team.

David Lock Associates
Town Planning and Urban Design



pba
peterbrett

BSG | ecology

APPENDIX F - QUESTIONNAIRE



Wixams Park Master Plan



Our draft Wixam Park Master Plan sets out proposals for the extension of Wixams to the south of the town. The proposed expansion will include up to 1,500 new homes with supporting infrastructure and facilities including five hectares of land for employment use and a country park.

We would like to hear your views on our plans so we can ensure that this Master Plan reflects the needs of the local community.

To help you answer the following questions, please refer to our Wixam Park Master Plan Consultation Document and the visual representations of what the development will look like in the plans.

Q1 Are you responding as a (please tick one option only):

- Resident of Central Bedfordshire
- Local business
- Community or voluntary organisation
- Town or Parish Council
- Local land owner
- Other (please write in below):

Housing

To answer the following questions on residential development please refer to section 4 of the Wixams Park Master Plan Consultation Document.

Q2 The proposals seek to provide a mix of house types and tenure to help create a new community that can accommodate a range of households, to what extent to you agree or disagree with this approach?

- Strongly agree
- Tend to agree
- Neither agree or disagree
- Tend to disagree
- Strongly disagree

Q3 The proposals seek to provide for three main character areas. This includes medium residential densities close to the Wixams 'Core Area' in the north, with lower densities towards the Country Park in the south. To what extent do you agree or disagree with this approach?

- Strongly agree
- Tend to agree
- Neither agree or disagree
- Tend to disagree
- Strongly disagree

Q4 If you have any comments to make on the proposals regarding the new homes, please provide them below.

Land uses

To answer the following questions on the proposed mix of land uses please refer to section 4 of the Wixam Park Master Plan Consultation Document.

Q5 A mix of uses are proposed at Wixam Park as a sustainable extension to the south of Wixams. The proposed layout will adopt a similar 'villages' style approach, to what extent do you agree or disagree with this design approach?

- Strongly agree Tend to agree Neither agree or disagree Tend to disagree Strongly disagree

Q6 A number of complimentary community facilities are proposed in the heart of the development. This includes a local centre, education facilities as well as an employment hub. To what extent do you agree or disagree with locating jobs and community uses together?

- Strongly agree Tend to agree Neither agree or disagree Tend to disagree Strongly disagree

Q7 It is proposed that some additional employment land would be located alongside the B530. This could provide a "gateway" into Wixam Park using a prominent employment building. To what extent do you agree or disagree with this as a location for employment?

- Strongly agree Tend to agree Neither agree or disagree Tend to disagree Strongly disagree

Q8 If you have any comments to make on the proposals regarding the mix of land uses for Wixam Park, please provide them below.

Education

To answer the following questions on educational facilities please refer to section 4 of the Wixams Park Master Plan Consultation Document.

Q9 It is proposed that the primary school and early years provision (pre-school) are located together centrally, to what extent do you agree or disagree with this?

- Strongly agree Tend to agree Neither agree or disagree Tend to disagree Strongly disagree

Q10 If you have any comments to make on the proposals regarding the education provision for Wixam Park, please provide them below.

Open Space

To answer the following questions on open space please refer to section 5 of the Wixams Park Master Plan Consultation Document.

Q11 It is proposed to have a network of multi-functional open spaces throughout the development (to include areas of recreational use and for biodiversity and surface water drainage purposes). To what extent do you agree or disagree with this approach?

- Strongly agree Tend to agree Neither agree or disagree Tend to disagree Strongly disagree

Q12 Children's play areas are proposed to be close to the new residential areas. More significant/ formal facilities such as sports pitches are located centrally (see Q5). To what extent do you agree or disagree with these locations?

- Strongly agree Tend to agree Neither agree or disagree Tend to disagree Strongly disagree

Q13 A county park is proposed as part of the Master Plan. This park will be an important strategic open space for the whole of the Wixams new settlement. It will provide attractive and permanent parkland edge. To what extent do you agree or disagree with the proposed location and layout of the country park?

- Strongly agree Tend to agree Neither agree or disagree Tend to disagree Strongly disagree

Q14 It is intended that the country park will have multi-functional uses. Please indicate what type of facilities would you like to see? Please select as many as preferred.

- Walking routes Natural play features
 Picnic areas Sports facilities
 Woodland areas Other suggestions (please write in below)
 Formal children's play areas

Q15 If you have any comments to make on the proposals regarding the landscape and open space provision for Wixam Park, please provide them below.

Access

To answer the following questions on the proposed access arrangements please refer to section 6 of the Wixam Park Master Plan Consultation Document.

Q16 The proposals seek to encourage a 'walkable' neighbourhood and provide a comprehensive network of pedestrian and cycle routes, to what extent do you agree or disagree that this is an important part of the scheme?

- Strongly agree Tend to agree Neither agree or disagree Tend to disagree Strongly disagree

Q17 There will be two points of access proposed on the B530. The northernmost roundabout will be the main access route into the site. The southern access will be lower key in nature, to what extent do you agree or disagree with this arrangement?

- Strongly agree Tend to agree Neither agree or disagree Tend to disagree Strongly disagree

Q18 As part of the proposals for a southern access into the development there will be improvements along the B530 and Bedford Road. Two options (figures 6b and 6c in the Wixams Park Master Plan Consultation Document) are proposed for this access, please indicate which you prefer:

- The creation of a roundabout with the partial realignment of Bedford Road and closure of the existing T-junction so that it is brought up into Wixam Park and the existing 40mph speed limit along the B530 to be extended to this point of access.
- The creation of a roundabout on the B530 providing access into the site. The existing 40mph speed limit to be extended along the B530 to the junction with Bedford Road, and introduction of a lower 40mph speed limit along Bedford Road.
- No preference.

Q19 If you have any comments to make on the proposals regarding access arrangements, please provide them below.

Delivery

To answer the following question on delivery please refer to section 7 of the Wixam Park Master Plan Consultation Document.

Q20 Please tell us the extent to which you agree or disagree with our intended phased implementation of the development.

- Strongly agree
- Tend to agree
- Neither agree or disagree
- Tend to disagree
- Strongly disagree

Q21 If you have any comments to make on the proposed implementation, please provide them below.

About You

The following information will help us when considering your opinions and to make sure that we're getting the views of all members of the community. The answers will not be used to identify any individual.

Q22 Your name: _____

Q23 Your address: _____

Q24 Your postcode: _____

Q25 Your email address: _____

Q26 Are you: Male Female

Q27 What is your age?

- Under 16 yrs 16-19 yrs 20-29 yrs 30-44 yrs 45-59 yrs 60-64 yrs 65-74 yrs 75+

Q28 Do you consider yourself to be disabled?

Under the Disability Discrimination Act 1995 a person is considered to have a disability if he/she has a physical or mental impairment which has a sustained and long-term adverse effect on his/her ability to carry out normal day to day activities

- Yes No

Q29 To which of these groups do you consider you belong?

- Asian or Asian British
 Black or Black British
 Chinese
 Mixed
 White British
 Other Ethnic group (please write in below):
-

Thank you for your views.

Please return your completed questionnaire by 8th November 2013 to:

**Freepost RSJS GBB2 SRZT (you don't need a stamp)
Wixams Park Master Plan
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
Shefford
SG17 5TQ**

Data Protection Act 1998

Please note that your personal details supplied on this form will be held and/or computerised by Central Bedfordshire Council for the purpose of the Wixams Master Plan consultation. The information collected may be disclosed to officers and members of the Council and its' partners involved in this consultation. Summarised information from the forms may be published, but no individual details will be disclosed under these circumstances. Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes.

APPENDIX G – PUBLIC CONSULTATION QUESTIONNAIRE RESPONSES

A P P E N D I X G

W I X A M P A R K

Wixam Park Masterplan Document - Summary of Public Consultation Questionnaire Responses

A total of 63 responses were received from the Wixam Park public consultation questionnaire. The table below summaries the comments received in relation to each question and provides a response.

Question	Comment received	Response
1. Are you responding as:	Resident of Central Bedfordshire 87% Local land owner 5% Local business 2% Town or Parish Council 2% Other (please write in below): 5%	N/A
2. The proposals seek to provide a mix of house types and tenure to help create a new community that can accommodate a range of households, to what extent do you agree or disagree with this approach?	Strongly agree 14% Tend to agree 33% Neither agree or disagree 21% Tend to disagree 6% Strongly disagree 22% No answer 3%	The majority of those that responded with a preference to this question supported the provision of a mix of house types. At the current stage of the process it is envisaged that a range of unit sizes and types will be provided and the exact mix will be determined at subsequent stages of the planning process. The scheme shall seek to provide homes to foster a mixed sustainable community.
3. The proposals seek to provide for three main character areas. This includes medium residential densities close to the Wixams 'Core Area' in the north, with	Strongly agree 25% Tend to agree 32% Neither agree or disagree 11%	A high proportion of the respondents support the proposed character areas – these will be retained in the final draft Master Plan Document and will help inform subsequent planning applications and Design Codes.

<p>lower densities towards the Country Park in the south. To what extent do you agree or disagree?</p>	<table> <tr> <td>Tend to disagree</td> <td>5%</td> </tr> <tr> <td>Strongly disagree</td> <td>21%</td> </tr> <tr> <td>No answer</td> <td>6%</td> </tr> </table>	Tend to disagree	5%	Strongly disagree	21%	No answer	6%	
Tend to disagree	5%							
Strongly disagree	21%							
No answer	6%							
<p>4. If you have any comments to make on the proposals regarding the new homes, please provide them below.</p>	<ul style="list-style-type: none"> a) Proximity to Houghton Conquest – too close, loss of village identity; b) Reference to the ‘two field’ buffer from Houghton Conquest from the original Wixams proposals and general divergence from the previous Wixams plans; c) Query regarding demand for more housing and who the housing will be for / large scale development in Bedford – is this not meeting demand; d) Housing mix / unit types – lack of bungalows/housing for elderly; need for affordable housing; 2.5 storey houses unsuitable for area; e) Impact of development near Bedford Road on traffic and road safety. f) Housing density – density too high with lack of gardens, off-street parking and garages, houses too close, basements for storage needed; g) Concern as this now means developing green belt land. h) Infrastructure – fibre optic broadband connection, provision of public transport. i) Pollution – impact of light pollution to Houghton Conquest. 	<ul style="list-style-type: none"> a) The extent of development is in accordance with adopted Policy MA3 and Draft Policy 63 and their associated allocation maps. The provision of the countryside park will act as a buffer and includes substantial woodland planting to further protect the visual amenity of residents of Houghton Conquest. b) The reference to a 2 field buffer has been reviewed by the Council / O&H / ORS and no evidence of this can be located. However, the countryside park will provide a permanent parkland edge to the whole Wixams development and restrict any further development southwards. In addition there is still over half a kilometre from the most southern edge of the proposed residential development in Wixam Park and the most northern built edge of Houghton Conquest. c) Central Bedfordshire Council is responsible for providing substantial levels of new housing to meet local need. The amount of new housing required is determined through an independent assessment of local housing need. Wixam Park is one of a number of strategic allocations that CBC have identified as sustainable locations to help meet the identified local need. The provision of new housing in CBC’s administrative boundary predominantly meets the need within Central Bedfordshire, the new development around Bedford is required to meet the separate housing needs of Bedford Borough. d) At this current stage of the process the housing mix including unit types and proportion of affordable housing has not been specified. At subsequent stages of the process a suitable unit mix will be identified to meet local need, including a proportion of affordable housing. e) Initial transport assessment work has been undertaken to review the proposed access arrangements and whilst further detailed work will be undertaken in support subsequent planning applications, preliminary advice from highways engineers confirms that the proposed access is acceptable in highways safety terms. 						



		<p>Should any on-site / off-site highways improvements be required to mitigate the impact of the proposed development on the wider highway network, these will be secured through subsequent planning permissions.</p> <p>f) The proposed density is predominantly lower across the site than the core Wixams area, this will be reflected in the design of the development including larger plots and more on-plot parking, details of which will be determined through subsequent planning applications and design codes, although the principle of lower densities is established through the Master Plan Document.</p> <p>g) The proposed development of MA3 and draft Policy 63 land does not impinge on any Green Belt land.</p> <p>h) The requirement for relevant infrastructure is noted and will be secured through subsequent planning permissions.</p> <p>i) Comment on light pollution is noted – it is considered that given the distance of more than half a kilometre between the proposed built development and the existing built area of Houghton Conquest, the site topography and proposed woodland planting, there will be minimal impact in relation to light pollution above that experienced currently within the village.</p>												
<p>5. A mix of uses are proposed at Wixam Park as a sustainable extension to the south of Wixams. The proposed layout will adopt a similar 'villages' style approach, to what extent do you agree or disagree with this design approach?</p>	<table> <tr> <td>Strongly agree</td> <td>21%</td> </tr> <tr> <td>Tend to agree</td> <td>29%</td> </tr> <tr> <td>Neither agree or disagree</td> <td>14%</td> </tr> <tr> <td>Tend to disagree</td> <td>8%</td> </tr> <tr> <td>Strongly disagree</td> <td>22%</td> </tr> <tr> <td>No answer</td> <td>6%</td> </tr> </table>	Strongly agree	21%	Tend to agree	29%	Neither agree or disagree	14%	Tend to disagree	8%	Strongly disagree	22%	No answer	6%	<p>A significant proportion of respondents support the 'village' approach to the design of Wixam Park. This design principle will be retained in the final draft Master Plan Document and will inform subsequent planning applications and design codes at Wixam Park.</p>
Strongly agree	21%													
Tend to agree	29%													
Neither agree or disagree	14%													
Tend to disagree	8%													
Strongly disagree	22%													
No answer	6%													
<p>6. A number of complimentary community facilities are proposed in the heart of the development. This includes a local centre, education facilities as well as an employment hub. To what extent do you agree or disagree with locating jobs and</p>	<table> <tr> <td>Strongly agree</td> <td>24%</td> </tr> <tr> <td>Tend to agree</td> <td>40%</td> </tr> <tr> <td>Neither agree or disagree</td> <td>11%</td> </tr> <tr> <td>Tend to disagree</td> <td>6%</td> </tr> <tr> <td>Strongly disagree</td> <td>13%</td> </tr> </table>	Strongly agree	24%	Tend to agree	40%	Neither agree or disagree	11%	Tend to disagree	6%	Strongly disagree	13%	<p>The majority of respondents support the co-location of employment facilities with the local centre amenities. Some amendments to the Indicative Framework Plan have been undertaken relating to the disposition of employment land. These changes have retained the co-location of the local centre with employment uses, this will ensure that the uses can support each other and create for a more viable mixed use hub in the centre of the scheme.</p>		
Strongly agree	24%													
Tend to agree	40%													
Neither agree or disagree	11%													
Tend to disagree	6%													
Strongly disagree	13%													

community uses together?	No answer 6%	
7. It is proposed that some additional employment land would be located alongside the B530. This could provide a "gateway" into Wixam Park using a prominent employment building. To what extent do you agree or disagree with this as a location for employment?	<p>Strongly agree 11%</p> <p>Tend to agree 21%</p> <p>Neither agree or disagree 14%</p> <p>Tend to disagree 22%</p> <p>Strongly disagree 22%</p> <p>No answer 10%</p>	Of those that noted a preference to this question, the higher proportion disagreed with the provision of employment land alongside the B530. This response is noted, however, to meet policy requirements the MA3 part of Wixam Park does have to accommodate 5ha of employment land and the viability and marketability of employment land relies on securing prominent locations and therefore this location for employment land has been retained on the Indicative Framework Plan. The Master Plan Document does indicate that the land will be for general employment uses and therefore this could extend to other commercial uses that generate employment, however, the precise use of this parcel will be determined by market demand at subsequent stages of the planning process.
8. If you have any comments to make on the proposals regarding the mix of land uses for Wixam Park, please provide them below.	<p>a) Lack of village feel – loss of village/country park identity due to development of employment space. Employment uses are not conducive to the provision of a countryside park. Prominent employment on B530 will give an industrial image.</p> <p>b) Mix of uses – impact on traffic (<i>particularly from the employment use and impact on B530</i>) in the wider area taking into account new train station, industrial areas, new commercial development near Bedford, other new residential development, Covanta, leisure facilities (Center Parcs).</p> <p>c) Employment space – employment uses should be focused on Wixams before the creation of more employment land at Wixam Park.</p> <p>d) Consideration should be given to provision of smaller scale employment buildings (start up units) instead of large B8 units, fear of area becoming industrial estate – employment should be located closer to major roads.</p> <p>e) Countryside Park – should be delivered alongside residential development.</p> <p>f) Employment and housing should be co-located to provide local jobs.</p>	<p>a) As set out above 5ha of employment land are to be providing within the Policy MA3 land to meet policy requirements. As set out in the Master Plan Document a special design response will be required for the gateway employment parcel.</p> <p>b) Initial transport work has been undertaken as part of the masterplanning process, including a preliminary assessment of the transport impact on the B530 taking into account the other recent developments in the wider area. This has indicated that there is sufficient capacity on the B530 to accommodate the Wixam Park development. As part of subsequent planning applications detailed transport assessments will be undertaken to ascertain if any on-site and off-site transport improvements will be required and these will be secured through relevant planning permissions.</p> <p>c) Both the Wixams and Wixam Park have been identified to provide employment development, but on both sites the deliver of this will be market driven.</p> <p>d) The employment development at Wixam Park will be available for a range of employment generating uses subject to necessary planning consents, and as set out in a) above a careful design response to the gateway parcel will be required to ensure the right character is created for the wider development.</p>

		<p>e) The countryside park is a requirement of draft Policy 63 and will be delivered alongside residential development on this component of Wixam Park.</p> <p>f) The Master Plan demonstrates provision of 5ha of employment land, this will be delivered to meet market demand and will help provide jobs alongside the residential development.</p>												
<p>9. It is proposed that the primary school and early years provision (pre-school) are located together centrally, to what extent do you agree or disagree with this?</p>	<table border="0"> <tr> <td>Strongly agree</td> <td>24%</td> </tr> <tr> <td>Tend to agree</td> <td>40%</td> </tr> <tr> <td>Neither agree or disagree</td> <td>22%</td> </tr> <tr> <td>Tend to disagree</td> <td>2%</td> </tr> <tr> <td>Strongly disagree</td> <td>8%</td> </tr> <tr> <td>No answer</td> <td>5%</td> </tr> </table>	Strongly agree	24%	Tend to agree	40%	Neither agree or disagree	22%	Tend to disagree	2%	Strongly disagree	8%	No answer	5%	<p>The majority of respondents support the co-location of the primary school and early years provision. This approach will be retained in the final draft Master Plan Document and will inform subsequent planning applications and design codes for Wixam Park.</p>
Strongly agree	24%													
Tend to agree	40%													
Neither agree or disagree	22%													
Tend to disagree	2%													
Strongly disagree	8%													
No answer	5%													
<p>10. If you have any comments to make on the proposals regarding the education provision for Wixam Park, please provide them below.</p>	<p>a) Consideration needs to be given to impact on upper and middle schools (particularly Wootton) and the capacity at all levels of education should be assessed.</p> <p>b) Impact on Houghton Conquest Village School – fears of a closure, fears the school will be compromised, impact on enrolment and numbers wanting to attend.</p> <p>c) Accessibility – schools need good access and good supporting infrastructure including parking.</p>	<p>a) The requirement for a primary school and early years facility at Wixam Park has been determined through an assessment of the scale of development proposed and anticipated population. Any further impact on other education facilities will be assessed at planning application stage and where required contributions to improving existing education services will be secured through subsequent planning permissions.</p> <p>b) The primary school at Wixam Park is required to meet the needs of the new development and the existing should in Houghton Conquest will continue to serve the needs of the village.</p> <p>c) The school is located in the heart of the proposed development and at detailed stages of design the layout, access and parking will be carefully considered to ensure that efficient access can be achieved. The school is connected to the residential development and other key destinations by a network of pedestrian connections to encourage sustainable movement in Wixam Park.</p>												



<p>11. It is proposed to have a network of multi-functional open spaces throughout the development (to include areas of recreational use and for biodiversity and surface water drainage purposes). To what extent do you agree or disagree with this approach?</p>	<table border="0"> <tr> <td>Strongly agree</td> <td>35%</td> </tr> <tr> <td>Tend to agree</td> <td>27%</td> </tr> <tr> <td>Neither agree or disagree</td> <td>16%</td> </tr> <tr> <td>Tend to disagree</td> <td>3%</td> </tr> <tr> <td>Strongly disagree</td> <td>11%</td> </tr> <tr> <td>No answer</td> <td>8%</td> </tr> </table>	Strongly agree	35%	Tend to agree	27%	Neither agree or disagree	16%	Tend to disagree	3%	Strongly disagree	11%	No answer	8%	<p>The majority of respondents support the provision of network of multi-functional open spaces and the final draft Master Plan Document will retain this as a key feature of the development which will inform subsequent planning applications and design codes for Wixam Park.</p>
Strongly agree	35%													
Tend to agree	27%													
Neither agree or disagree	16%													
Tend to disagree	3%													
Strongly disagree	11%													
No answer	8%													
<p>12. Children's play areas are proposed to be close to the new residential areas. More significant/ formal facilities such as sports pitches are located centrally (see Q5). To what extent do you agree or disagree with these locations?</p>	<table border="0"> <tr> <td>Strongly agree</td> <td>30%</td> </tr> <tr> <td>Tend to agree</td> <td>29%</td> </tr> <tr> <td>Neither agree or disagree</td> <td>19%</td> </tr> <tr> <td>Tend to disagree</td> <td>3%</td> </tr> <tr> <td>Strongly disagree</td> <td>13%</td> </tr> <tr> <td>No answer</td> <td>6%</td> </tr> </table>	Strongly agree	30%	Tend to agree	29%	Neither agree or disagree	19%	Tend to disagree	3%	Strongly disagree	13%	No answer	6%	<p>The majority of respondents support the proposed location of play areas and formal open space and the final draft Master Plan Document will retain these as a key feature of the development which will inform subsequent planning applications and design codes for Wixam Park.</p>
Strongly agree	30%													
Tend to agree	29%													
Neither agree or disagree	19%													
Tend to disagree	3%													
Strongly disagree	13%													
No answer	6%													
<p>13. A county park is proposed as part of the Master Plan. This park will be an important strategic open space for the whole of the Wixams new settlement. It will provide attractive and permanent parkland edge. To what extent do you agree with the proposed location and layout of the country park?</p>	<table border="0"> <tr> <td>Strongly agree</td> <td>41%</td> </tr> <tr> <td>Tend to agree</td> <td>16%</td> </tr> <tr> <td>Neither agree or disagree</td> <td>6%</td> </tr> <tr> <td>Tend to disagree</td> <td>8%</td> </tr> <tr> <td>Strongly disagree</td> <td>19%</td> </tr> <tr> <td>No answer</td> <td>10%</td> </tr> </table>	Strongly agree	41%	Tend to agree	16%	Neither agree or disagree	6%	Tend to disagree	8%	Strongly disagree	19%	No answer	10%	<p>The majority of respondents support the proposed countryside park and the final draft Master Plan Document will retain these as a key feature of the development which will inform subsequent planning applications and design codes for Wixam Park.</p>
Strongly agree	41%													
Tend to agree	16%													
Neither agree or disagree	6%													
Tend to disagree	8%													
Strongly disagree	19%													
No answer	10%													

<p>14. It is intended that the country park will have multi-functional uses. Please indicate what type of facilities would you like to see?</p>	<table border="0"> <tr> <td>Woodland areas</td> <td>71%</td> </tr> <tr> <td>Walking routes</td> <td>65%</td> </tr> <tr> <td>Picnic areas</td> <td>37%</td> </tr> <tr> <td>Natural play features</td> <td>38%</td> </tr> <tr> <td>Sports facilities</td> <td>17%</td> </tr> <tr> <td>Formal children's play areas</td> <td>14%</td> </tr> <tr> <td>Other suggestions (please write in below)</td> <td>16%</td> </tr> </table> <p>Other specified uses & key issues</p> <ul style="list-style-type: none"> ▪ Cycling – effective routes and access ▪ Provision for seating and litter / dog waste bins ▪ Concern regarding football pitches - not suitable in a country park. ▪ Size – a larger country park 	Woodland areas	71%	Walking routes	65%	Picnic areas	37%	Natural play features	38%	Sports facilities	17%	Formal children's play areas	14%	Other suggestions (please write in below)	16%	<p>A high proportion of respondents have indicated a preference towards the provision of woodland and walking routes in the countryside park. This support is noted and woodland planting is an important element of the countryside park. The text within the Master Plan Document has been amended to reflect this strong preference for woodland by removing reference to '<i>small groups of tree planting</i>' to '<i>belts of tree planting</i>'.</p> <p>The precise range of uses within the countryside park will be determined at subsequent stages of the planning process.</p>
Woodland areas	71%															
Walking routes	65%															
Picnic areas	37%															
Natural play features	38%															
Sports facilities	17%															
Formal children's play areas	14%															
Other suggestions (please write in below)	16%															
<p>15. If you have any comments to make on the proposals regarding the landscape and open space provision for Wixam Park, please provide them below</p>	<ol style="list-style-type: none"> a) Delivery – Country Park must be delivered before other building work starts to allow growth and boundary to form; b) Consider placing countryside park in a trust to stop further development on it. c) Clear boundaries – importance of tree-lined boundaries to protect, importance of woodland area to create divide d) Size – Country Park should be larger to create an increased distance between Wixam Park and Houghton Conquest. e) Amenities – opportunity for a café and educational areas, well lit pedestrian routes. f) Concerns regarding access – countryside park will only further add more pressure on roads around the site. 	<ol style="list-style-type: none"> a) The countryside park is a requirement of draft Policy 63 and will be delivered alongside residential development on this component of Wixam Park. b) The long term control and management of the countryside park is to be determined but various options, including part of a trust, will be considered, to secure its maintenance in perpetuity. c) The Indicative Framework Plan has carefully considered the location of woodland planting to ensure it effectively protects the visually amenity of Houghton Conquest residents. This plan will help inform subsequent planning application to ensure that planting is providing in the correct locations. d) In accordance with draft Policy 63, this land also has to accommodate approximately 500 new homes and therefore the size of the countryside park has to balance this requirement for residential development to remain in line with planning policy. 														

<p>16. The proposals seek to encourage a 'walkable' neighbourhood and provide a comprehensive network of pedestrian and cycle routes, to what extent do you agree or disagree that this is an important part of the scheme?</p>	<table border="0"> <tr> <td>Strongly agree</td> <td>38%</td> </tr> <tr> <td>Tend to agree</td> <td>29%</td> </tr> <tr> <td>Neither agree or disagree</td> <td>3%</td> </tr> <tr> <td>Tend to disagree</td> <td>8%</td> </tr> <tr> <td>Strongly disagree</td> <td>14%</td> </tr> <tr> <td>No answer</td> <td>8%</td> </tr> </table>	Strongly agree	38%	Tend to agree	29%	Neither agree or disagree	3%	Tend to disagree	8%	Strongly disagree	14%	No answer	8%	<p>The majority of respondents support a walkable neighbourhood and the final draft Master Plan Document will retain the pedestrian routes as a key feature of the development which will inform subsequent planning applications and design codes for Wixam Park.</p> <p>In light of the importance of providing a connected network of pedestrian and cycle routes a new plan has been included within the Master Plan Document to indicate that 'Greenways' should be provided to include and secure the key pedestrian routes within Wixam Park.</p>
Strongly agree	38%													
Tend to agree	29%													
Neither agree or disagree	3%													
Tend to disagree	8%													
Strongly disagree	14%													
No answer	8%													
<p>17. There will be two points of access proposed on the B530. The northernmost roundabout will be the main access route into the site. The southern access will be lower key in nature, to what extent do you agree or disagree with this arrangement?</p>	<table border="0"> <tr> <td>Strongly agree</td> <td>21%</td> </tr> <tr> <td>Tend to agree</td> <td>29%</td> </tr> <tr> <td>Neither agree or disagree</td> <td>5%</td> </tr> <tr> <td>Tend to disagree</td> <td>8%</td> </tr> <tr> <td>Strongly disagree</td> <td>32%</td> </tr> <tr> <td>No answer</td> <td>6%</td> </tr> </table>	Strongly agree	21%	Tend to agree	29%	Neither agree or disagree	5%	Tend to disagree	8%	Strongly disagree	32%	No answer	6%	<p>The majority of respondents support the northern most access from the B530 providing the primary point of access into the development and the final draft Master Plan Document will retain this principle which will inform subsequent planning applications and design codes for Wixam Park</p>
Strongly agree	21%													
Tend to agree	29%													
Neither agree or disagree	5%													
Tend to disagree	8%													
Strongly disagree	32%													
No answer	6%													
<p>18. As part of the proposals for a southern access into the development there will be improvements along the B530 and Bedford Road. Two options (figures 6b and 6c in the Wixams Park Master Plan Consultation Document) are proposed for this access, please indicate which you prefer:</p>	<table border="0"> <tr> <td>a) No preference.</td> <td><u>8</u></td> </tr> <tr> <td>b) The creation of a roundabout on the B530 providing access into the site. The existing 40mph speed limit to be extended along the B530 to the junction with Bedford Road, and introduction of a lower 40mph speed limit along Bedford Road</td> <td><u>28</u></td> </tr> <tr> <td>c) The creation of a roundabout with the partial realignment of Bedford Road and closure of the existing T-junction so that it is brought up into Wixam Park and the existing 40mph speed limit along the B530 to be extended to this point of access.</td> <td><u>13</u></td> </tr> <tr> <td>d) No Answer</td> <td><u>14</u></td> </tr> </table>	a) No preference.	<u>8</u>	b) The creation of a roundabout on the B530 providing access into the site. The existing 40mph speed limit to be extended along the B530 to the junction with Bedford Road, and introduction of a lower 40mph speed limit along Bedford Road	<u>28</u>	c) The creation of a roundabout with the partial realignment of Bedford Road and closure of the existing T-junction so that it is brought up into Wixam Park and the existing 40mph speed limit along the B530 to be extended to this point of access.	<u>13</u>	d) No Answer	<u>14</u>	<p>There is not a majority response (over 50%) to either of the options set out for the southern access.</p> <p>The level of preference for b) is noted and this has been taken into account together with comments from other stakeholders and balanced with other layout and design considerations and priorities including the disposition of the countryside park. Following this careful consideration of interrelated issues, it has been determined that c) will be included as the access proposal for the southern vehicular access within the final draft Master Plan Document.</p>				
a) No preference.	<u>8</u>													
b) The creation of a roundabout on the B530 providing access into the site. The existing 40mph speed limit to be extended along the B530 to the junction with Bedford Road, and introduction of a lower 40mph speed limit along Bedford Road	<u>28</u>													
c) The creation of a roundabout with the partial realignment of Bedford Road and closure of the existing T-junction so that it is brought up into Wixam Park and the existing 40mph speed limit along the B530 to be extended to this point of access.	<u>13</u>													
d) No Answer	<u>14</u>													

<p>19. If you have any comments to make on the proposals regarding access arrangements, please provide them below.</p>	<ul style="list-style-type: none"> a) Proximity to Houghton Conquest – closure of Bedford Road will lead to loss of identity of Houghton Conquest – resistance to accessing Houghton Conquest via Wixam Park. b) Traffic impact on Houghton Conquest through-traffic – concerns regarding rat running through the village and requirement for lorry weight restrictions; c) Safety concerns – the speed of traffic on Bedford Road, roundabout would be a better obstacle for speed rather than just a 40mph limit. Speed calming measures should be considered. d) Traffic volume – impact of Wixam Park on wider highway network. e) Pollution – noise and traffic pollution affecting residential uses close to Bedford Road. 	<ul style="list-style-type: none"> a) Comments are noted – the closure of Bedford Road is considered to provide a significant net gain in terms of the layout and disposition of the countryside park, providing a wider buffer to the village on the eastern edge of Wixam Park. When balanced against the related access option, the ability to redistribute the countryside park is considered a greater priority. b) The selected access option will result in a more convoluted route for through traffic to reach the A6 and therefore is considered to help minimise rat running in comparison to the alternative southern access option. c) As per point b) above the selected access option is considered to incorporate a number of interventions in the new alignment with a roundabout and T-junction which will help reinforce the reduction in traffic speed together with the 40mph speed reduction. d) As set out above in this table Initial transport work has been undertaken as part of the masterplanning process, including a preliminary assessment of the transport impact on the B530 taking into account the other recent developments in the wider area. This has indicated that there is sufficient capacity on the B530 to accommodate the Wixam Park development. As part of subsequent planning applications detailed transport assessments will be undertaken to ascertain if any on-site and off-site transport improvements will be required and these will be secured through relevant planning permissions. e) As part of any subsequent planning applications the environmental impact of the proposed development would be assessed and any required mitigation measures would be secured through a planning permission to ensure minimal impact on the local environment.

<p>20. Please tell us the extent to which you agree or disagree with our intended phased implementation of the development.</p>	<table> <tr> <td>Strongly agree</td> <td>0%</td> </tr> <tr> <td>Tend to agree</td> <td>30%</td> </tr> <tr> <td>Neither agree or disagree</td> <td>25%</td> </tr> <tr> <td>Tend to disagree</td> <td>8%</td> </tr> <tr> <td>Strongly disagree</td> <td>22%</td> </tr> <tr> <td>No answer</td> <td>14%</td> </tr> </table>	Strongly agree	0%	Tend to agree	30%	Neither agree or disagree	25%	Tend to disagree	8%	Strongly disagree	22%	No answer	14%	<p>The response to this question is quite balanced and it is considered that in light of the comments provided under Question 21 that a significant proportion of the negative responses may relate to the delivery of the countryside park. As set out above the countryside park is a requirement of draft Policy 63 and will be delivered alongside residential development on this component of Wixam Park.</p>
Strongly agree	0%													
Tend to agree	30%													
Neither agree or disagree	25%													
Tend to disagree	8%													
Strongly disagree	22%													
No answer	14%													
<p>21. If you have any comments to make on the proposed implementation, please provide them below.</p>	<ul style="list-style-type: none"> a) Proximity to Houghton Conquest – delivery of countryside park is required early to protect Houghton Conquest and ensure planting can establish. b) Concern regarding delivery of more housing when Wixams is still incomplete. c) Infrastructure – consideration for bringing superfast broadband to Houghton Conquest and also highway capacity and required improvements. d) Safety – roads and paths need to be kept clean/clear for residents/visitors during building work, reduced speed limits into Houghton Conquest. 	<ul style="list-style-type: none"> a) As set out above the countryside park is a requirement of draft Policy 63 and will be delivered alongside residential development on this component of Wixam Park. b) Central Bedfordshire Council is responsible for providing substantial levels of new housing to meet local need. The amount of new housing required is determined through an independent assessment of local housing need. Wixam Park is one of a number of strategic allocations that CBC have identified as sustainable locations to help meet the identified local need, required in addition to development sites already allocated and under construction such as the Wixams. c) Central Bedfordshire Council will be responsible for considering wider provision of broadband infrastructure and this has been identified as one of their priorities in their emerging Development Strategy. d) At the relevant stage of the planning process all relevant steps required for safety and security will be undertaken. 												

N.B The table below does not cover the 'About you' section of the Questionnaire.

APPENDIX H – SUMMARY OF STAKEHOLDER RESPONSES

Wixam Park Master Plan Document - Summary of Stakeholder Representations

Consultee	Key Issues/Comments	Response
Forest of Marston Vale Trust (FMVT)	<ul style="list-style-type: none"> • Deems the Country Park provision in the Masterplan as 'wholly insufficient' - fails to address the shortcomings of the adjacent Wixams development (as expected). • Work associated with the Mid Beds GI Plan envisaged substantial multi-functional woodland to the south of the Wixams – the Master Plan is at odds with Mid Beds GI Plan. • Difficult to determine whether it accords to woodland requirement (39% of gross development footprint). • Expect minimum of 50ha of woodland/wooded greenspace. • Reconsider densities/numbers to prevent erosion of greenspace. • Understands the lower density of housing proposed – helps to integrate with the woodland, although this results in excessive land take for homes rather than open space. • Delivery schedule of Country Park contrary to Policy 63 sentiments (advanced planting). • The FoMV trust offers their support and expertise in relation to open space within Wixam Park. 	<ul style="list-style-type: none"> • The countryside park that is required as part of draft Policy 63 has always intended to perform a function as multifunctional recreational open space that seeks to provide a permanent parkland edge to the Wixams. • Due to the other policy requirements of draft Policy 63 this site also has to accommodate approximately 500 new homes together with associated open space and other infrastructure. Therefore, a balance has to be achieved to accommodate these uses in a complementary way. In light of this, the proposed countryside park is considered to be the largest it can be and seeks to provide for a mix of recreational and landscape uses including woodland areas, grassland, formal open space, natural play and routes for walking and cycling. The design of the countryside park is such that it permeates through the site with green corridors providing leisure routes through to other open spaces within the site. • Further design work on the countryside park will take into account the Accessible Natural Greenspace Standards (ANGSt). However, having considered the land available for this specific open space and the relevant policy 63 requirements, CBC together with O&H and ORS have determined that the terminology of the space should be amended to 'Wixams Countryside Park'. It is not appropriate in respect of this particular open space to expect the full standards for Country Parks to apply. This was not the intention of the requirement in policy terms. Therefore, the Country Park Accreditation Criteria would not apply to this site. • The primary function of the Wixams Countryside Park is to provide the permanent parkland edge to the Wixams, which the current master plan successfully incorporates. Taking into account existing rights of way, sustainable drainage requirements and the site topography, woodland planting is proposed in all of the areas that provide the best opportunities for visual screening and are most suitable for this use. This helps ensure that a fully multi-functional park can be delivered. Notwithstanding this, the proposed woodland planting as shown on the Framework Plan is indicative and the level of woodland could be increased at detailed design stages. However it should be noted that a proportionate approach



		<p>to woodland planting helps secure the multifunctionality of the park.</p> <ul style="list-style-type: none"> • For information purposes only a Framework Plan has been prepared including a schedule of quantum of each type of open space proposed. This concludes that: <ul style="list-style-type: none"> ○ 57ha (approx.) of the site is open space – this represents approx 45% of the total site area. ○ Of this: <ul style="list-style-type: none"> ○ 31 ha (approx) are country park (now known as <i>Wixams Countryside Park</i>) ○ 22 (approx)ha are woodland (<i>this includes woodland within the countryside park</i>) <p>The Wixams Countryside Park includes the following uses:</p> <ul style="list-style-type: none"> ○ 12 ha of woodland (existing and proposed) ○ 16 ha of informal open space (<i>not including woodland</i>) ○ 3.5 ha of formal open space <ul style="list-style-type: none"> • In terms of wider open space provision, aside from the countryside park requirements, there is no obligation on Wixam Park to provide for the deficit in open space provided on the main Wixams development. Wixam Park provides sufficient open space for the quantum of allocated development in accordance with adopted open space standards, this has been closely reviewed in light of the comments received from CBC Leisure Services. • In relation to the provision of woodland, a significant proportion of the site is dedicated to woodland (both new and existing) at 22ha. Whilst this does not represent a 39% woodland cover, this is not considered achievable, in order to meet the draft policy 63 requirements, to deliver this level of woodland. However, the Framework Plan demonstrates that approximately 45% of the total site is open space, this will accommodate various greenspace uses, creating a multifunctional green infrastructure network. • At subsequent stages of the planning process discussions regarding further contributions can be undertaken to meet FoMV targets.
Sport England (SE)	<ul style="list-style-type: none"> • Support for the Master Plan as it makes provision for indoor and outdoor sports in line with adopted policy. 	<p>The Wixam Park Framework Plan has been designed to provide two separate areas of formal open space. The design justification for this approach is set out below:</p>



	<ul style="list-style-type: none"> • Support the potential dual use of the community building for indoor sports and this would provide supplementary, local level facilities to those provided in the main Wixams development. • Any formal sports provision must be served by adequate ancillary facilities. Suggest that consideration is given to combining sports provision on one site. • All provision will be required to meet designated SE standards. 	<ul style="list-style-type: none"> • Each policy area (MA3 and draft Policy 63) have to meet their own open space standards, thus meaning that the formal open space provision will be split between the two sites. This will ensure that formal open space provision is phased appropriately alongside residential development. • The two areas proposed have been designed to coincide with the two community hubs within Wixam Park – one is located in immediate proximity of the proposed local centre and primary school; the other is located within the Wixams Countryside Park, immediately adjacent to where two existing rights of way intersect, providing an opportunity to create a destination space with associated community facilities. It is anticipated that both will provide appropriate ancillary facilities as required and negotiated through subsequent stages of the planning process. • A reference to the provision of ancillary facilities with both formal open space areas has been added to the Master Plan Document. • Detailed provision and standards of pitches and ancillary facilities to be agreed at subsequent stages of the planning process.
<p>Central Bedfordshire Council (Economic Growth and Regeneration)</p>	<ul style="list-style-type: none"> • Support 5ha employment allocation; but has some concerns: <ul style="list-style-type: none"> • No evidence of employment space based on market analysis - Request market analysis is undertaken. • Concerns over location/spilt of employment parcels. Would prefer one contiguous parcel. Concern of success of one of the sites, within residential area. • Scope for linkages to/from Local Centre. 	<ul style="list-style-type: none"> • At Wixam Park it is the Policy MA3 area that requires the provision of 5ha of employment land, therefore this policy requirement has to be wholly within the MA3 land to the north. The Wixam Park Framework Plan has been designed to best respond to this policy requirement given the extent of the MA3 site boundary. • It was considered appropriate to provide two separate employment areas within MA3 to allow for flexibility in the types of employment generating uses that may be pursued within these areas. Therefore it is important to have one employment parcel at the gateway to the site and one in close proximity of the local centre. Both locations have distinct features that may attract different occupiers and it is essential that the Framework Plan accommodates for different employment opportunities. • The gateway site will be attractive to occupiers that would benefit from a frontage on the B530 and immediate access to the highway network. Conversely, the core employment parcel is co-located with the local centre uses and together they help contribute to each others viability and encourage



		<p>multi-purpose trips. This central employment parcel also lends itself to other employment generating uses, as determined by market demand.</p> <ul style="list-style-type: none"> The alternative option of clustering the employment uses together at the gateway to the site is the negative impact in placemaking terms of entering a primarily residential development through an entirely employment led gateway. Similarly, if the whole 5ha were to be clustered in the centre of the site, this would provide no employment frontage to the B530. Furthermore, in a circumstance where the whole 5ha of employment land is unoccupied due to market demand, this would have negative repercussions for the wider site marketability, both if it was contained at the gateway or adjacent to the local centre. In addition, when taking into account the disposition of land within MA3 and the requirement to accommodate other infrastructure in the appropriate locations including surface water drainage facilities and the primary street, there is not the capacity to position 5ha of employment entirely within the gateway. NB – it was confirmed at meeting on 4th Dec 2013 that a market analysis is not appropriate for the current stage of a Master Plan Document.
Natural England (NE)	<ul style="list-style-type: none"> Welcome proposals for habitat creation and recommends inclusion of area of priority woodland habitat. Suggest consideration to nearby SSSI and references to other designated wildlife sites. Would expect Landscape Character Assessment to be referenced to inform masterplan preparation. Welcome the consideration of ANGSt standards for the country park. No additional issues 	<ul style="list-style-type: none"> Master Plan document updated to include a reference to the SSSI. Master Plan does already include a Landscape Character Area reference; It is noted that the Master Plan Document includes a section on Ecological Constraints and Opportunities. Note that habitat creation and protection will be considered further at planning application stage.
Anglian Water	<ul style="list-style-type: none"> Request for reference to future requirements regarding drainage and distance from water recycling centre. Suggest contact with Anglian Water as soon as possible. 	<ul style="list-style-type: none"> Master Plan updated to incorporate text suggested by Anglian Water. Note that drainage will be further resolved at planning application stage. It is noted that further assessment of the odour impact of the water treatment recycling centre will be undertaken at subsequent stages of the planning process and is not required for this level of Master Plan Document.
Highways Agency	<ul style="list-style-type: none"> Welcomes the policy approach to undertaking a Wixams town wide assessment of the impact on the strategic road network. 	<p>N/A</p> <ul style="list-style-type: none"> Note to include HA in discussions when detailed transport assessment work



	<ul style="list-style-type: none"> Notes that town wide transport assessment will be undertaken – the HA should be included on discussions in relation to this. 	is undertaken.
English Heritage	<ul style="list-style-type: none"> Welcome the recognition given to the proximity of Houghton Conquest and the views to Cardington Hangars. Support for the Master Plan reducing density towards Houghton Conquest and protecting the setting of its listed buildings. Request identification of views towards Grade II listed chimneys at the former brickworks in Stewartby. Suggest Masterplan could identify archaeological potential. 	<ul style="list-style-type: none"> Master Plan updated to add reference to views of Stewartby chimneys; CBC / DLA agreed at meeting on 4th Dec 2013 that such technical details regarding archaeological potential of the site are not appropriate for this level of document – to be raised at planning application stage.
Leisure Services	<ul style="list-style-type: none"> Splitting sports provision over two sites is unsustainable. Would prefer a joint outdoor sports facility on the southern site, where more opportunity for a recreation hub is possible. If split both would require changing pavilions. Outlines requirement for 2.52 ha of Children’s Play Space - the current proposed play areas (1 NEAP and 3 LEAPs) is insufficient. Age composite and accessibility of play areas requires review. Welcome the concept of ‘key destinations’, a ‘central hub’ and ‘walkable neighbourhoods’. Other indoor sporting facilities (other than a badminton height indoor hall) maybe preferable - further consideration of appropriate provision required alongside appropriate contributions. Proposed country park means that the Master Plan is in excess of the required standard for amenity space. 	<p><i>Change in terminology - Wixams Countryside Park</i></p> <ul style="list-style-type: none"> Due to the other policy requirements of draft Policy 63 this site also has to accommodate approximately 500 new homes together with associated open space and other infrastructure. Therefore, a balance has to be achieved to accommodate these uses in a complementary way. In light of this, the proposed country park is considered to be the largest it can be and seeks to provide for a mix of recreational and landscape uses including woodland areas, grassland, formal open space, natural play and routes for walking and cycling. The design of the countryside park is such that it permeates through the site with green corridors providing leisure routes through to other open spaces within the site. Further design work on the countryside park will take into account the Accessible Natural Greenspace Standards (ANGSt). However, having considered the land available for this specific open space and the relevant policy 63 requirements, CBC together with O&H and ORS have determined that the terminology of the space should be amended to ‘Wixams Countryside Park’. It is not appropriate in respect of this particular open space to expect the full standards for Country Parks to apply. This was not the intention of the requirement in policy terms. Therefore, the Country Park Accreditation Criteria would not apply to this site. <p><i>Proposed provision of two separate outdoor sports areas</i></p> <p>The Wixam Park Framework Plan has been designed to provide two separate areas of formal open space. The design justification for this approach is set out below:</p> <ul style="list-style-type: none"> Each policy area (MA3 and draft Policy 63) have to meet their own open

		<p>space standards, thus meaning that the formal open space provision will be split between the two sites. The southern FOS site cannot accommodate a joint sporting facility as this would not enable the MA3 policy area to provide for its own requirement. Conversely, a joint facility cannot be provided totally within the flatter areas of MA3 for the same reasons.</p> <ul style="list-style-type: none"> • The two areas proposed have been designed to coincide with the two community hubs within Wixam Park – one is located in immediate proximity of the proposed local centre and primary school; the other is located within the Wixams Countryside Park, immediately adjacent to where two existing public rights of way intersect, providing an opportunity to create a destination space with associated community facilities. It is anticipated that both will provide appropriate ancillary facilities as required and negotiated through subsequent stages of the planning process. • A reference to the provision of ancillary facilities with both formal open space areas has been added to the Master Plan Document. <p>Open Space Provision</p> <ul style="list-style-type: none"> • An extract of the Framework Plan (Landscape Framework Components Plan) was prepared for information purposes to demonstrate the types and quantum of open space provided. This plan (ref: OHB025-042) and its associated Landscape Components Summary Table responds to the queries from Leisure Services and confirms the quantum of each open space use that is accommodated in the indicated Framework Plan. • In light of the comments from Leisure Services, the play provision has been reviewed and refined and amendments to the Master Plan Document and Framework Plan have been undertaken to ensure that it meets the required children's play space provision. • <u>The headline figures include:</u> <ul style="list-style-type: none"> • Total Formal Open Space: 9.2ha (approx) <ul style="list-style-type: none"> ○ Of which is children's play space: 2.3ha (approx) - <i>including buffer areas</i> ○ Of which is for outdoor sport: 6.9ha (approx)
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		<ul style="list-style-type: none"> Total Informal Open Space: 47.5ha (approx) <ul style="list-style-type: none"> Of which is children's play space: 0.4ha (approx) Of which is amenity space: 19.2ha (approx) <p><i>Other uses of informal space included woodland planting and areas for water attenuation.</i></p> <p>Therefore:</p> <ul style="list-style-type: none"> Total children's play space: 2.7ha (approx) Total outdoor sports: 6.9ha (approx) <p><i>It is important to note that the play areas cover the activity zones and also the required buffers zones (minimum distance between play area and nearest residential edge). The buffer zones in some minor instances cover other non built development uses including woodland.</i></p>
<p>Education Comments from the S106 Justification Statement</p>	<ul style="list-style-type: none"> Principally, would like to see better vehicular access between the Wixams Villages and Wixams Park, to prevent issues with potential traffic from the secondary school. 	<ul style="list-style-type: none"> N/A – school provision has been agreed.
<p>Greensand Trust</p>	<ul style="list-style-type: none"> Master Plan provides a clear idea of the proposals and layouts. Support use of country park and lower densities to integrate development with landscape. Welcome the retention of footpaths. Would prefer net improvement in access from all directions - enhance footpath connections Query reference to the ecological value of hedgerows /trees. Seek better acknowledgement of ecological value of ponds/watercourses. Welcome the 'Design Rationales'. Welcome the 'Design Assets' statement. More clarification on country park, e.g. size and potential staffing – country park should be no less than 10ha and should have staff presence. Suggest that ANGSt is not design guidance - design guidance should be NE's country park criteria/CABE. 	<p>Ecological Value of trees and hedgerows</p> <ul style="list-style-type: none"> In relation to the ecological value of the hedgerows and groups of trees – the information contained within the Master Plan Document has been informed by a Phase 1 habitat survey, which demonstrated the site is relatively low in ecological value. The document makes it clear that there is the opportunity for biodiversity enhancements. The indicative Framework Plan seeks to retain existing vegetation wherever possible. <p>Change in terminology - Wixams Countryside Park</p> <ul style="list-style-type: none"> Due to the other policy requirements of draft Policy 63 this site also has to accommodate approximately 500 new homes together with associated open space and other infrastructure. Therefore, a balance has to be achieved to accommodate these uses in a complementary way. In light of this, the proposed country park is considered to be the largest it can be and seeks to

		<p>provide for a mix of recreational and landscape uses including woodland areas, grassland, formal open space, natural play and routes for walking and cycling. The design of the country park is such that it permeates through the site with green corridors providing leisure routes through to other open spaces within the site.</p> <ul style="list-style-type: none"> • Further design work on the country park will take into account the Accessible Natural Greenspace Standards (ANGSt). However, having considered the land available for this specific open space and the relevant policy 63 requirements, CBC together with O&H and ORS have determined that the terminology of the space should be amended to 'Wixams Countryside Park'. It is not appropriate in respect of this particular open space to expect the full standards for Country Parks to apply. This was not the intention of the requirement in policy terms. Therefore, the Country Park Accreditation Criteria would not apply to this site. • In terms of wider open space provision, aside from the country park requirements, there is no obligation on Wixam Park to provide for the deficit in open space provided on the main Wixams development. Wixam Park provides sufficient open space in for the quantum of allocated development in accordance with adopted open space standards, this has been closely reviewed in light of the comments received from CBC Leisure Services. • Note that the ecological value and proposals for ecological mitigation and enhancement will be detailed further at planning application stage.
Conservation Officer	<ul style="list-style-type: none"> • Likely to be very little impact on the setting of the Grade I listed Church of All Saints in HC. • Some concern regarding impression of coalescence between identified land & northern edge of Houghton Conquest - although accepts that the buffer makes this unlikely. 	<ul style="list-style-type: none"> • N/A



<p>CBC Environmental Policy</p>	<ul style="list-style-type: none"> • The approach to the access routes and associated green corridors does not seem to be based on an assessment of where people are likely to want to go to and from. It is important to plan this network logically to promote sustainable travel, within the site, and to local destinations such as the station and schools in the main Wixams development. • Green corridors should be wider if they are meant to be multifunctional. The roads 'flow' but the green corridors do not. • The current approach seems based on a rigid retention of the existing Rights of Way. This is inappropriate, and the network needs to be rethought on the basis of assessing journey origins and destination, and planning a logical fit for purpose network. • The approach to SuDS at the Masterplan level is inadequate. The Masterplan considers that it is appropriate to leave the design solely to subsequent stages. To maximise their functionality and cost effectiveness, strategic scale design of SuDS must happen at the Masterplan stage. Until this design work has happened, the Masterplan cannot be considered adequate. • The Master Plan does not include information regarding the size of formal and informal spaces. • The 'Country Park' is not large enough to provide the woodland buffer envisaged by the original Wixams plans and indicated by the name 'Country Park'. In order to provide what would be expected of a Country Park, and to provide an effective woodland buffer, more land, either on or off site should be sought to create this. The current provision does not constitute, and therefore should not be called a 'Country Park'. • Potential to reconfigure the sports pitches within the country park so that lighting and car parking do not intrude on the informal nature of this space. • The country park should have a more strongly wooded character 	<p>Meeting held on Friday 24th January to discuss comments and agreed actions.</p> <p>Rights of Way and Green Corridors</p> <ul style="list-style-type: none"> • The existing Rights of Way are to be retained in the proposals to help create a permeable development and the Framework Plan does provide a connected network of pedestrian routes to supplement and link the existing PRoW. • The Framework Plan does provide connected green corridors throughout the development, linking to the Wixams and the main destination points. An additional plan is included within the Master Plan document highlighting the location and requirement for connected greenways. The plan emphasises how the 'greenways' connect the main destinations. It was agreed that the pedestrian routes (existing and proposed) on the Framework Plan are sufficient but that graphically the Plan needs to emphasise the importance of the connections they make. • Text has also been added to the Master Plan document to explain the role of the greenways in providing the primary pedestrian routes through the development. The text helps explain the multifunctionality of the greenways and how they will incorporate a range of different experiences for the user. <p>SuDS</p> <ul style="list-style-type: none"> • On explanation by DLA of the comprehensive assessment of the site topography and surface water drainage network that had informed the Framework Plan, it was agreed that SuDS had been fully considered in the master planning process. The open space has been carefully designed to ensure that the right level of surface water drainage capacity, in the right locations, could be achieved. • Surface water runoff information is now included on to the topography plan (Figure 2c). This demonstrates how drainage has been considered as an integral component of the Framework Plan, showing how the drainage catchments has informed the layout.
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	<p>and the phrase 'pockets of woodland' is contrary to this objective. The phrase 'woodland belt' would be more appropriate. Further land outside of the site boundary should be investigated to provide additional woodland planting.</p> <ul style="list-style-type: none"> • Master Plan does not provide sufficient information to assess the sustainability of the proposal. A section outlining key sustainability principles should be included. • The landscape proposals need to relate to the heritage and landscape of the surrounding area and make the Master Plan locally distinctive, • The phasing of development also needs to be re-thought to bring forward the creation of the green access links and corridors, and the green spaces around the edge of the site, especially the 'Country Park'. These need to be delivered at the earliest, rather than end stages of development to enable the woodland to establish, and to establish sustainable travel patterns. • The alternative access option (Figure 6c) is preferred to allow the country park to extend across the full length of the development. 	<ul style="list-style-type: none"> • Additional text is now incorporated in the 'Utilities and Surface Water Drainage Infrastructure' section to explain that the approximate size and disposition of surface water attenuation features on the Framework Plan had been informed through an analysis of the site topography. <p>Type and quantum of open space</p> <ul style="list-style-type: none"> • In light of comments from CBC Leisure Services, the open space provision has been reviewed and quantified and amendments to the Master Plan Document and Framework Plan have been undertaken. • The interrogation of the Framework Plan confirms that it meets local open space standards. Wixam Park does contain two separate policy areas, each that have to meet their own open space standards. The type of children's play areas has been refined to ensure that it is in accordance with CBC's requirements as set out in their consultation response. <p>Disposition of formal open space</p> <p>As set out above the Wixam Park Framework Plan has been designed to provide two separate areas of formal open space. There is both a policy and design justification for this approach is set out below:</p> <ul style="list-style-type: none"> • Each policy area (MA3 and draft Policy 63) have to meet their own open space standards, thus meaning that the formal open space provision will be split between the two sites. <u>The southern FOS site cannot accommodate a joint sporting facility as this would not enable the MA3 policy area to provide for its own requirement. Conversely, a joint facility cannot be provided totally within the flatter areas of MA3 for the same reasons.</u> • The two areas proposed have been designed to coincide with the two community hubs within Wixam Park – one is located in immediate proximity of the proposed local centre and primary school; the other is located within the Wixams Countryside Park, immediately adjacent to where two existing public rights of way intersect, providing an opportunity to create a destination space with associated community facilities. It is anticipated that both will provide appropriate ancillary facilities as required and negotiated through subsequent stages of the planning process.
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		<p><i>Country Park terminology and woodland planting</i></p> <ul style="list-style-type: none"> • In terms of the size of the country park – please refer to text in above sections. It has been agreed between CBC and the site promoters that the terminology should be adapted to Wixams countryside park. It is therefore not expected that the countryside park will not be assessed against national Country Park standards. • In terms of woodland planting, it was agreed as a result of the discussions at the Wixam Park Stakeholder Workshop in January 2013 that the now countryside park should be multifunctional, however, buffer planting is required to protect the residents of Houghton Conquest. The Framework Plan has been carefully designed, taking into account the site topography to ensure that buffer planting is located in areas that will provide the most visual mitigation to existing residents. To ensure that the Master Plan Document indicates that substantial planting will be provided, DLA to amend the Document to refer to 'belts of woodland planting' rather than 'pockets of woodland'. <p><i>Sustainability</i></p> <ul style="list-style-type: none"> • A section on Sustainability has been incorporated into the Master Plan, this sets out the key sustainability principles to which the future development would adhere to, including building orientation etc. <p><i>Alternative Access Option</i></p> <ul style="list-style-type: none"> • It was agreed that the preferred objective of the existing local community is to increase the width of the buffer provided by the countryside park to the south east, rather than the countryside park to extend across to the B530. The public consultation had not demonstrated a preference for the alternative access option (as shown in Figure 6c) and therefore the Framework Plan would continue to incorporate the current access option (as shown in Figure 6b). <p><i>Other Actions</i></p> <ul style="list-style-type: none"> • An additional pedestrian connection from residential parcel in the south to the proposed children's play area.
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		<ul style="list-style-type: none"> An A3 copy of the Framework Plan can be incorporated in the Master Plan Document.
<p>Houghton Conquest Parish Council (qualitative answers from completed questionnaire)</p>	<ul style="list-style-type: none"> It is imperative the Country Park is well established before the houses are built (Q.15). Preferred access arrangement - The creation of a roundabout with the partial realignment of Bedford Road and closure of the existing T-junction so that it is brought up into Wixam Park and the existing 40mph speed limit along the B530 to be extended to this point of access (Q.18). Residents have expressed great concern about the changes to the exit onto the B530. There also needs to be a route from the housing to the A6 that does not take drivers through our small village. This needs addressing urgently (Q.19). The Country Park must be well established first in order to create the appropriate screening (Q.21). <p>Other answers to the questionnaire:</p> <ul style="list-style-type: none"> Strongly agree with the proposed mix of house types and tenures (Q.1); Tend to agree with the proposed character areas and densities (Q.3); Strongly agree with location and layout of countryside park (Q.13); Tend to disagree with the access arrangement (northern most access – higher order roundabout / southern access – lower order access point) (Q.17); 	<ul style="list-style-type: none"> Meeting held with CBC on 9th February 2015 to discuss the final refinements to the Master Plan Document including incorporation of text in the Phasing section of the document to reflect the text in the draft Policy 63 that ‘advanced planting would be provided as soon as reasonably possible’ in the Policy 63 area associated with the comments from the Parish Council and Ward Member. As noted above the secondary access option was selected that facilitated a wider countryside park buffer to take account of comments from the Parish Council and Ward Member regarding the importance of the extent of the park.

	<ul style="list-style-type: none"> • Tend to agree with the approach to phasing (Q.20). • All other questions either had no response or the response was 'neither agree or disagree'. 	
Gallagher Estates (GE)	<ul style="list-style-type: none"> • Failure of the plans to show site in context within main Wixams site to the north and access to facilities in the Wixams. • Strategic scale developments are sensitive to unfair competition from nearby major developments – Wixams could stall if competing sites are introduced too early which have significantly lower up front development costs. Will detrimentally impact planned housing trajectory. • Masterplan document is premature (8 years in advance of MA3 2021 restriction); unconstrained greenfield development here threatens development of the main Wixams site and would create an unsustainable 'daisy-chain' development. • Phasing and development timescales contrary to relevant policy. • Objection to the general character and design themes – provides separate new community 'token connectivity' to the main Wixams scheme. • Current proposals risk provision of a new 'dormitory' competing settlement with little relationship with main site. • No account of open space/ greenspace and Greenway network - concern over 'blocking off' of corridors and thus preventing access to Wixams facilities. • Allocation is excessively large for the quantum of development as per policy requirements. • Increase size of Country Park, and structure open space to complement main Wixams site to the north. • Development cannot rely on 'potential connections' to the Wixams – access points to main Wixams should be a pre-requisite to the development. 	<ul style="list-style-type: none"> • A note on the proposed approach to infrastructure delivery was prepared explaining how infrastructure would be secured through a) Policy; b) the high level references in the Master Plan Document; c) at subsequent stages of the planning process including through S106 / CIL. • Amendments were undertaken by CBC to draft draft Policy 63 in the revised Development Strategy (June 2014); • New text was added to the 'Infrastructure Delivery' section for the Master Plan Document. • CBC requested information on the current Wixams layout and their infrastructure schedule; • The Indicative Framework Plan was updated to include the latest Wixams layout as provided by CBC.



	<ul style="list-style-type: none">• Request greater emphasis on internal connections - should be a legitimate requirement - concern over creation of an 'isolated enclave'.• Access to B530 only in parallel to internal connections to the Wixams.• Afford little weight to Policy 63 (untested at examination).• Any early release of expansion areas for development would require fair contributions to the main Wixams site infrastructure.	
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Wixam Park

Consultation Report

February 2015