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**Meeting:** Development Management Committee  
**Date:** 07<sup>th</sup> November 2018  
**Subject:** Land East of Biggleswade – Development Brief  
**Report of:** Director of Regeneration and Business  
**Summary:** The report recommends that Development Management Committee endorses the Land East of Biggleswade Development brief for development management purposes

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**Advising Officer:** Director of Regeneration and Business  
**Contact Officer:** Nik Smith, Consultant Case Officer  
**Public/Exempt:** Public  
**Wards Affected:** Biggleswade North  
**Function of:** Council

#### **CORPORATE IMPLICATIONS**

- 1. Financial:** None
- 2. Legal:** None
- 3. Risk Management:** None
- 4. Staffing (including Trades Unions):** Not applicable
- 5. Equalities/Human Rights:** None
- 6. Public Health:** None
- 7. Community Safety:** Not applicable
- 8. Sustainability:** Not applicable
- 9. Procurement:** Not applicable

#### **RECOMMENDATION:**

**The Committee is asked to:**

- 10.** Endorse the Land East of Biggleswade Development Brief 2018 (Appendix A) for development management purposes.

## Summary

11. The Land East of Biggleswade site is allocated for residential development in the emerging Local Plan. A requirement of that allocation policy is that a Development Brief is endorsed prior to the determination of a planning application. In any event, Development Briefs are acknowledged as good practice for large or complex sites.
12. A Development Brief should describe how a development will deliver on planning policy requirements. It is not a planning application and its endorsement does not represent the endorsement of any subsequent planning application.
13. The Development Brief sets out a range of commitments, that if reflected in a development, would ensure a high-quality scheme that met the high standards expected of a development of this scale by national and local planning policy and guidance. As such, it is recommended that the Development Brief is endorsed for development management purposes by Development Management Committee.

## Background

14. Biggleswade is classified by the Central Bedfordshire Core Strategy and Development Management Policies (2009) as a Major Service Centre. This means that it is acknowledged as a sustainable location for new growth, and over recent years the town has accommodated new housing and employment.
15. The Land East of Biggleswade site has an area of over 100ha is located on the eastern side of the town, on land adjacent to the development known as King's Reach. Policy SA4 (East of Biggleswade) of the emerging Central Bedfordshire Local Plan 2015 – 2035, if adopted in its current form, would allocate this site for up to 1,500 new homes and other supporting uses and infrastructure, including a new primary school.
16. Policy SA4 sets out a range of requirements for any development of the site. One of those is that a Development Brief should be endorsed by the Council in advance of a planning application being determined.

## Purpose of the Development Brief

17. The submitted Development Brief for this site is appended to this report. It is designed to interpret the requirements of relevant planning policy and guidance and set out how, in broad terms, they will be satisfied by a development proposal at the site.
18. The Development Brief is not intended to provide detailed proposals, which should instead be found as part of a planning application. It should demonstrate an understanding of the site, its opportunities and its constraints and reflect an understanding of and commitment to the delivery of a high-quality development.
19. If endorsed for development management purposes, it should be used by the Local Planning Authority to help determine applications for planning permission at the site.

## The Development Brief

### Content

- 20.** The submitted Development Brief is arranged in 12 sections, each making a number of commitments, which would be reflected in a planning application for development at the site. The content of these sections can be summarised as:
- 21.** Sections 1 and 2 summarise the developer's commitment to delivering a high-quality scheme and demonstrates an understanding of the planning policy context against which a planning application would be assessed by the Local Planning Authority.
- 22.** Section 3 describes the site, its relationship with Biggleswade and neighbouring settlements and its role in the wider strategic context. It describes the opportunities and constraints of the site and commits to a development that respects historic and landscape value and maximises opportunities to connect to the existing green infrastructure adjacent to the site.
- 23.** Section 4 commits to a landscape-led approach to master planning the site and a varied and distinctive layout to create a sense of place.
- 24.** Section 5 describes a commitment to delivering a range of community uses at the site to support the residents who would live at the development.
- 25.** Section 6 commits to the delivery of up to 1,500 new homes, including affordable homes and of a range of tenures. Starter homes and older person's housing would be delivered, and design quality would be high, with internal space standards above those nationally prescribed.
- 26.** Section 7 describes how the development would relate to the wider landscape setting of the site, and that a range of formal and informal open space for play and recreation would be delivered through the development.
- 27.** Section 8 commits to meeting the demands that would be created by the development on social infrastructure, like school places and health services, either through on-site delivery of new facilities or contributions towards enhanced provision off-site.
- 28.** Section 9 describes how the development would seek to create jobs through the delivery of on-site employment and facilities for home working and how the site would help to support the Town Centre.
- 29.** Section 10 acknowledges potential impacts on the local highways network and commits to resolve them and undertakes to enhance opportunities for sustainable travel to and from the site.
- 30.** Section 11 describes how opportunities to deliver enhanced technology, including high-speed broadband will be maximised from the outset of the development.
- 31.** Section 12 sets out how the development would be phased and when it is anticipated that new homes would be delivered at the site.

### Assessment

- 32.** The Development Brief demonstrates an understanding of the site and its constraints and opportunities. It acknowledges that a successful development of

this site will need to mitigate its impacts on the highways network and deliver enhanced sustainable modes of transport to and from the site. It commits to maximising the relationship between the site and its countryside setting.

- 33.** The Brief commits to delivering a wide choice of high-quality homes, supported by social and community infrastructure, including a new primary school. It describes how a good development would have a strong and beneficial relationship with the town and would be futureproofed, with high quality technological infrastructure from the outset.
- 34.** The document describes how a development of the site should fulfil the requirements of current and emerging planning policy and provides the Local Planning Authority with comfort that a planning application at the site would meet the Council's high expectations of such a scheme.

### **Consultation**

- 35.** The document has received technical input from specialist officers at the Council. Neighbouring local authorities were consulted. Where appropriate, advice received has been incorporated into the document.

### **Conclusions and next steps**

- 36.** The Development Brief is of a high-quality and reflects a proper understanding of the site and the expectations of the Local Planning Authority for the delivery of a high-quality development in this location. If endorsed for development management purposes, it would constitute a material consideration in the determination of any planning application for development at the site.

### **Appendices:**

Appendix A – Land East of Biggleswade Development Brief 2018