

# Development Brief

Land East of Biggleswade

October 2018



**UKR**  
UK REGENERATION

**hta**

# Contents

---

Introduction	1
1. UKR Ambition	3
2. Policy Framework	7
3. The Site	9
4. Distinct Identity	15
5. Community Roots	19
6. Rich Mix	21
7. Enhanced Landscape	25
8. Services Provision	29
9. Economic Growth	33
10. Infrastructure	35
11. Technology	37
12. Phasing + Delivery	39
13. Summary	41
14. Appendix	45



Report presented by **HTA**  
On behalf of **UKR**  
Status **For Planning**  
Issue -  
Issue Date **22.10.18**  
Filename **UKR-EBM\_HTA\_A\_RP\_DB**  
Author **ECH / MFN / SJT**  
Approved by **SMT**

**© 2018 HTA Design LLP. All rights reserved**

This document has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by HTA Design LLP, no other party may copy, reproduce, distribute, make use of, or rely on its contents. No liability is accepted by HTA Design LLP for any use of this document, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in this document are on the basis of HTA Design LLP using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to HTA Design LLP has been made.

HTA Design LLP. Registered Partnership in England No. OC381717

## Introduction

This document is a Development Brief for the Land East of Biggleswade that has been allocated as strategic site SA4 in the draft local plan. It is designed to bridge the gap between the Local Plan and a planning application.

The brief brings together the strategic and local constraints on the site with the national, regional and local policy. It sets out the key aspects of the vision for the site and the guiding principles for the development. The remaining sections explain in more detail how the proposed development will meet the policy objectives and deliver the vision through the implementation of the principles.

An outline application will be brought forward and, together with a design code, will secure the detailed design of the phases of development through reserved matters applications.



# 1 UKR Ambition

## 1.1 UKR Commitment to Quality

UKR'S principal backers are market leaders with established reputations in a range of fields including media and creative industries, new technology and computers, private healthcare gyms and spas, urban renewal and town centre renewal, medicine, and sport and recreation.

Our collective intention is to create a new housing brand with a corresponding national reputation for development quality - quality design, quality materials, quality places. This scheme is central to this goal.

UKR will retain a long-term stewardship role in the management and evolution of the development.

## 1.2 Our Quality Guarantee

It is UKR's intention to be the direct developer of the scheme, in partnership with Ardmore, one of London's major construction firms with a corresponding commitment to quality in construction management and delivery. We will adopt an exemplar construction agreement in conjunction with the council to manage the construction process.

UKR will establish an expert design panel, to include local authority members, to advise on the detailed design codes and design outcomes that will emerge during the detailed planning stage and the development phases.

All development (examples being schools and health facilities undertaken by third parties) will be subject to this quality control process.

All houses constructed as part of the UKR scheme will be offered a 15 year construction quality guarantee.

### UKR's proposed development will:

- bring UKR's outside perspectives and influences to the conception, design and management of the scheme.
- create a vision for development that goes well beyond the traditional house builder or master developer model.
- create an interesting, popular, attractive and healthy place to live and work.
- become a valuable asset to Biggleswade and enhance the social, residential and commercial appeal of the town as a whole.
- employ mechanisms (e.g. Design Codes) to embed UKR's quality outcomes into the scheme.



### 1.3 Everyone Deserves Better

The following 8 key principles for the development bring together the relevant requirements of planning policy, constraints and opportunities of the site and the distinct approach proposed by UKR

# 1



#### Distinct Identity

To create a series of places with clear, distinctive identity and character within a new landscape setting to reflect the urban structure of the wider area and prevent encroachment on neighbouring towns and villages.

# 2



#### Community Roots

To foster a community of 1500 homes providing in new ways for a diverse range of people to generate mixed communities and authentic multigenerational appeal adding to the opportunities for the existing residents of Biggleswade to meet their needs at every stage of life.

# 3



#### Rich Mix

To deliver 1500 homes with an unusually rich mix of dwelling types, sizes and tenures. There will be a high level of materials, textures and architectural features to provide a rich variety within the scheme.

# 4



#### Enhanced Landscape

The development should encourage a more direct relationship to the natural setting including a country park, allotments and small holdings, the village green with cricket pitch and the playing fields. Every resident should be within a block of green connections to the surrounding countryside.

# 5



#### Service Provision

To provide the necessary social and community infrastructure, social amenities, and education, leisure and health services required to meet the local needs. These will add and complement to the range of services available in Biggleswade overall.

# 6



#### Economic Growth

To provide economic opportunities within the site, as part of offering new ways of working, and generate new possibilities for the growth of Biggleswade. Local shops, together with small businesses of varying types, will add convenience and support the primacy of the existing centre.

# 7



#### Infrastructure

To provide for movement throughout the site and beyond to establish a positive relationship with existing settlements, especially Biggleswade. There will be safe and easy routes around the site which will support modal shift away from private car use.

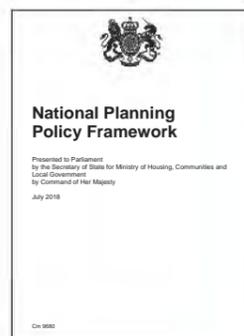
# 8



#### Technology

To apply new technology to urban living encouraging and supporting take up of new opportunities in homes, education and business including through providing new services to Biggleswade as a whole and enhancing skills of existing and new residents.

# 2 Policy Framework



## 2.1 Planning Policies

There are four main documents determining the planning policy context for the site as set out below. In addition any proposals will need to have regard to a number of more detailed policies and guidance, including the CBC Design Guide. Detailed conformity with policy will be set out in an outline application and supported by a Design Code covering the whole development.

### 1. Core Strategy and Development Management Policies (2009)

The existing development plan will be relevant until the approval of the emerging draft local plan. The most significant policies are:

- ▶ **Policy CS1:** Biggleswade is identified as one of a number of locations where growth will be concentrated.
- ▶ **Policy CS5:** A target for providing homes up to 2026.

### 2. The National Planning Policy Framework (July 2018)

The mostly recently revised NPPF will be relevant and the most significant policy points are:

- ▶ **Paragraph 72** The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. .... they should set clear expectations for the quality of the development and how this can be maintained (such as by following Garden City principles), and ensure that a variety of homes to meet the needs of different groups in the community will be provided;
- ▶ **Paragraph 104 (a)** support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;

3. The regional context is provided by National Infrastructure Commission's a report (November 2017) **Partnering for prosperity: A new deal for the Cambridge- Milton Keynes-Oxford Arc**, endorsed by the Government in 2017.

### 4. The Draft Local Plan as submitted to the Secretary of State on 30 April 2018

This updates a wide variety of the general policies in the existing development plan. Most importantly Policy SA4 proposes the allocation of the site with a number of objectives to be achieved by any development including

- ▶ create a well designed sustainable village that will be visibly and physically separate from Biggleswade;
- ▶ provide up to 1500 homes, including affordable housing and specific provision for first time homes, lifetime homes and downsizers;
- ▶ deliver the mix of commercial uses necessary to achieve a sustainable and vibrant community;
- ▶ include a full range of community and social facilities;
- ▶ be linked well by pedestrian and cycle routes within the site and to neighbouring settlements including links to Biggleswade and securing public rights of way;
- ▶ link to and improve local green infrastructure and quality landscape within the site;
- ▶ maintain and enhance biodiversity;
- ▶ protect local heritage assets;
- ▶ deliver the necessary supporting transport infrastructure

#### Development of the site will:

- respond positively to current and projected policy giving due weight to the up to date National Planning Policy Framework (NPPF) and Local Plan.

# 3 The Site

## 3.1 Strategic Context

### The site is:

- ▶ to the east of Biggleswade, about 3.2km from the town centre and the railway station;
- ▶ equidistant between Milton Keynes and Cambridge and thus well placed within the Oxford - Milton Keynes - Cambridge growth corridor;
- ▶ connected via Baden Powell Way to both Biggleswade and the A1;
- ▶ a 5 minute drive and 30 minute walk from Biggleswade centre.

### Biggleswade has:

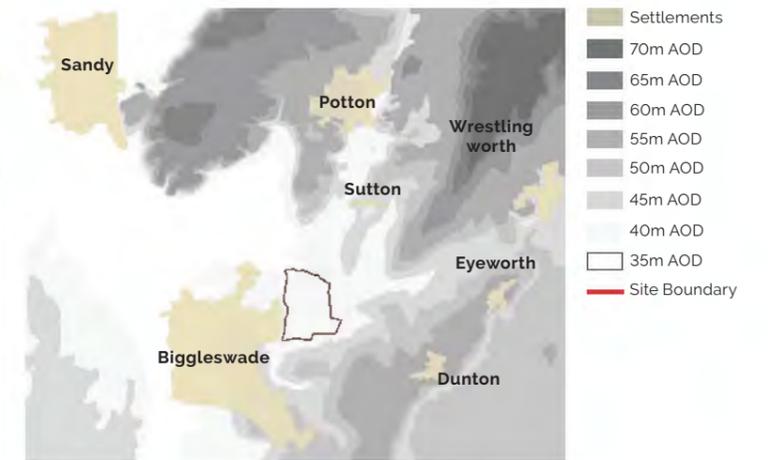
- ▶ fast commuter services to London King's Cross around 40 mins (or St Pancras) and Peterborough that run half hourly throughout the day;
- ▶ strategic transport improvements planned for the Oxford - Milton Keynes - Cambridge corridor including the East-West Rail project; the Oxford to Cambridge Expressway;
- ▶ a series of upgrades to the A1 being considered.

### Development of the site will:

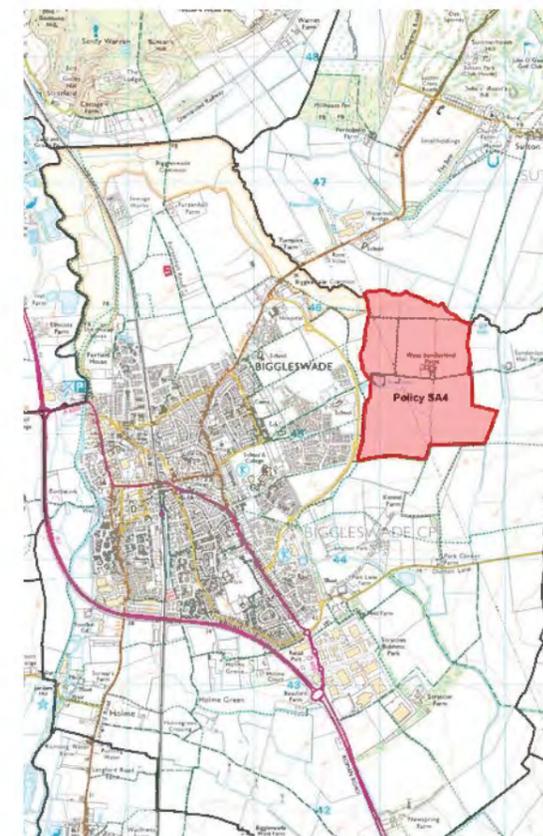
- respond to the strategic context of growth, including the potential changing demographics and employment base in the CaMkOx corridor;
- complement and enhance the economic and social capacity of Biggleswade as a whole.



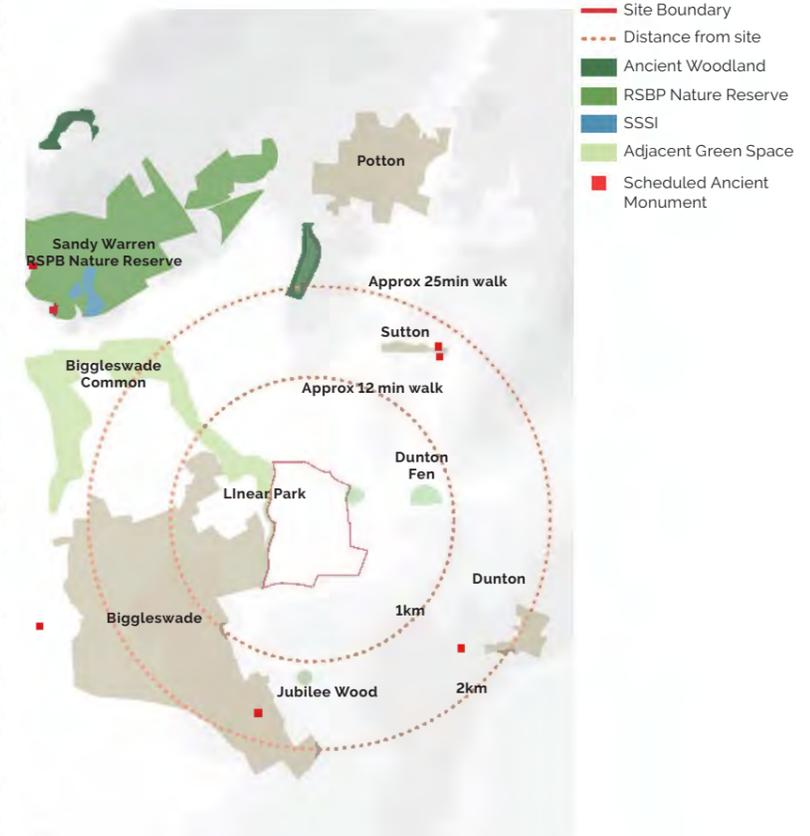
Approximate walking and cycling distances and wider path network



Local Topography of surrounding context



Allocation Plan



Wider Context Diagram

### 3.2 Local Context

Central Bedfordshire is characterised by small scale settlements, typically located on historic navigation routes or greenways. It has a rich history dating back to the Neolithic period with Biggleswade and the lost sites of Stratton and Holm mentioned in the Domesday book of 1086.

The 106.5 hectare site is located within the Dunton Clay Vale, a gently undulating landscape bordered by Biggleswade. It is low lying with large sections of the site within a flood zone. Key features include:

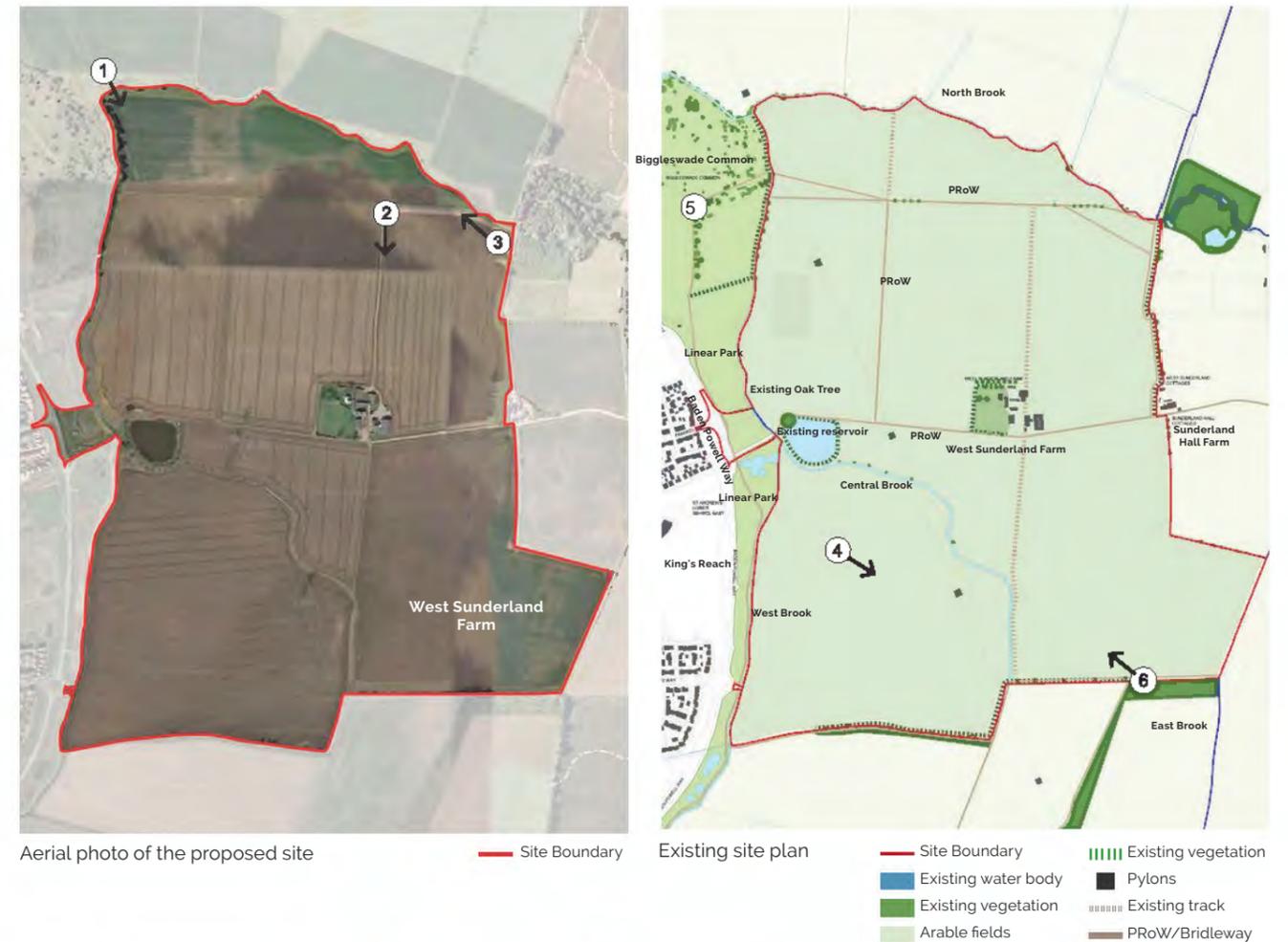
- ▶ West Sunderland Farm;
- ▶ pylons running diagonally through the site;
- ▶ a small reservoir and tributaries of the River Ivel;
- ▶ intensively managed arable fields bisected by number of streams, ditches and watercourses;
- ▶ A field pattern dating back to the 18th and 19th centuries clearly visible with the former boundary hedgerows now defined by rectilinear farm tracks and Public Rights of Way;
- ▶ limited areas of ecological value;
- ▶ a scarcity of vegetation and trees although there is a veteran oak adjacent to an existing reservoir and some occasional young trees along field boundaries.

#### The site is set within a wider green infrastructure including:

- ▶ Biggleswade Common at its north-western corner, which is a predominantly rough neutral grassland and scrub forming part of a network of green spaces that connects up to Sandy Warren, an RSBP nature reserve;
- ▶ a linear parkland envisaged adjacent to Baden Powell way as part of the works associated with Kings Reach;
- ▶ the Biggleswade Green Wheel which circumnavigates the town centre with a mix of pedestrian only and cycle routes. The eastern side of the wheel runs alongside the site boundary with a footpath within the linear park and a cycle path to the western side of Baden Powell Way.

#### Development of the site will:

- respect the history of the site and the setting of historic assets;
- retain and enhance existing landscape features;
- connect to and enhance the town's green infrastructure including the Green Wheel.



1. Pylons crossing west side of the Site



2. Mature oak to existing reservoir



3. Riparian corridor



4. Existing flood zone



5. Biggleswade Common



6. View to King's Reach

### 3.3 Constraints

The main constraints on the available site area for development include:

- ▶ **Flood risk area:** The site sits within an area at risk of fluvial flooding and surface water flooding based on EA information. The high surface water flood area and fluvial flood zone 3 area should be regarded as undevelopable subject to more detailed analysis;
- ▶ **Pylon no build zone:** A line of pylons crosses the site. A no build zone of 30m, either side, will be allowed for, whilst seeking to bury the cables and remove the pylons completely;
- ▶ **Existing Public Rights of Way:** There are several existing public rights of way within and adjoining the site which should be maintained;
- ▶ **Water attenuation:** An attenuation strategy should mitigate a portion of the flood risk area to improve potential for development.

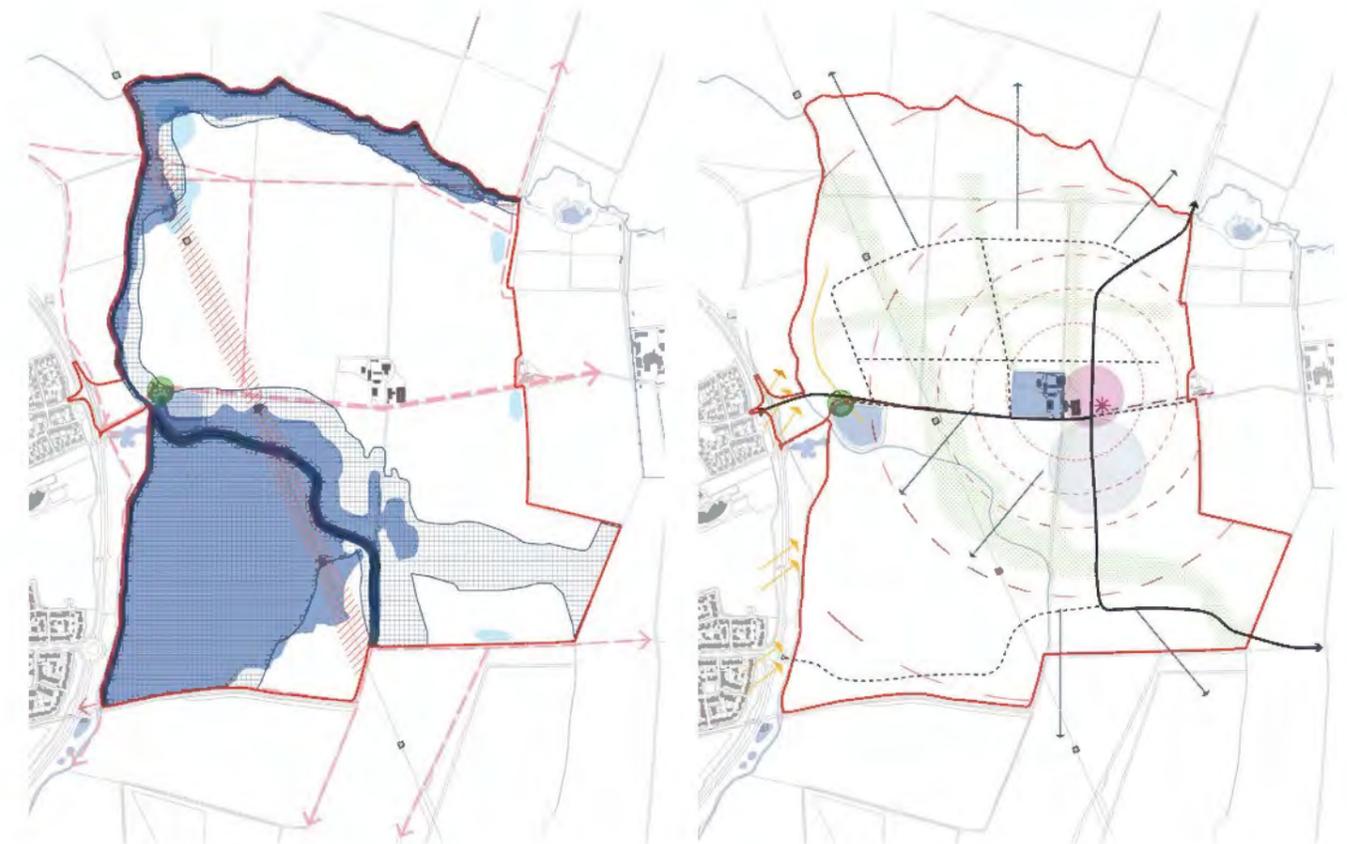
### 3.4 Opportunities

The opportunities for shaping development on the site include:

- ▶ **Access routes:** The existing public rights of way offer the potential to create a strong north-south and west-east connection including the areas for potential future development of the wider site.
- ▶ **A central place:** The location of an existing farm site (West Sunderland Farm) has produced strong access routes that suggest a village centre. Additionally, this location offers the potential for some open space uses to link closely to the centre of the development.
- ▶ **Green corridors:** There is an opportunity to create a green network of routes that connect to Biggleswade and the surrounding areas and connect existing Public Rights of Way through the site.
- ▶ **Views:** The relatively flat topography of the site offers the opportunity for key views both into and from the site and may also require consideration of screening within the landscape strategy.

#### Development of the site will:

- be based on an innovative masterplan that integrates the developable area with open space throughout the site.
- will make use of all the natural assets of the existing site and make positive use of its water features.



Site Constraints diagram

- No build flood zone
- ▨ Flood zone with development potential
- ▨ Pylon no build zone
- Watercourse no build zone
- Indicative attenuation ponds
- Primary existing route
- Secondary existing route
- Existing buildings / structures
- Prominent mature tree

NTS

Site Opportunities diagram

- Existing farm house site
- Indicative commercial centre
- Indicative school zone
- ▨ Green Corridors
- Proposed primary routes
- - - Proposed secondary route
- Views into the site
- Views out from the site

NTS

# 4 Distinct Identity

We will create an identity through an innovative masterplan based on setting the development in an enhanced landscape and introducing variation throughout that landscape setting. The the ordered layout will provide clear definition, identity and legibility to the development.

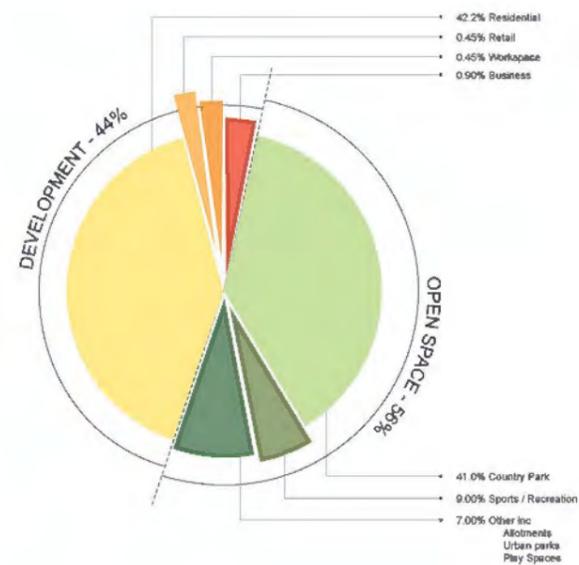
Our aim is to create an attractive and enjoyable place to live.

## 4.1 Overall Land Use - Setting development into an enhanced landscape

The key constraints on the site (flood risk areas and pylon corridor), the desire to create a distinctive and separate place, and the intention to maximise the contribution of landscape around and within the built areas will guide the broad allocation of uses within the 106ha. In particular, priority will be given to large scale open space; green space will also permeate the residential areas.

### Development of the site will deliver:

- around 65ha of open space and leisure uses - including 48 ha of country park;
- a maximum extent for residential area of around 40% of the site;
- a green grid for the residential area that connects all the homes to the countryside;
- a scheme with clear definition and unique sense of place.



The Illustrative masterplan - Development embedded within the landscape

#### 4.2 Variation - Create variation within and between the residential areas

Allocating such a substantial proportion of the site for open uses allows for 1500 residential units to be provided at an average density of 35-40 dw/ha.

There will be substantial variation in the density and form of homes within each of the development areas.

This will:

- ▶ allow the creation of a distinctive settlement rather than simply a continuation of housing areas;
- ▶ reflect how local settlements incorporate variation in density, with higher density often being associated with the central point of a settlement; grouping of community and commercial facilities and some buildings acting as landmarks in the area;
- ▶ add to the legibility and attractiveness of distinct places;
- ▶ allow for a greater and more natural inclusion of differing types of homes, including flats, mews homes etc that will be needed to reflect the changing demographic of the area.

#### The development will:

- consist of a variety of residential areas, differing in density and layout and reflecting well liked models of communities in the local area;
- create a residential environment that will encourage people to stay and families to grow in a mixed community;
- establish a residential density consistent with other comparable settlements within the area.



Landscaped focal points for housing and village centres - Cane Hill, HTA Design



Landscaped residential streets



Housing at Faygate - Ardmore



Fringe housing overlooking landscape



Small scale residential streets



Smaller mews streets



Countryside fringe houses to maximise views



Larger housing overlooking green spaces - Chigwell, Ardmore

# 5 Community Roots

## 5.1 Identifying Community Needs

A thriving and sustainable community will require various social, community and commercial facilities. These will be located in a series of focal points throughout the area comprising;

- ▶ a village centre in which some of the larger facilities will be grouped together including the school, some retail and employment uses, and leisure and community uses for new and existing organisations such as the Scouts;
- ▶ several key points throughout the area based on a model of ground floor commercial uses with residential above. Coffee shops, serviced meeting spaces and community rooms, together with a little square or green with playspace, will be within easy reach of everyone;
- ▶ green spaces acting as focal points themselves and links to the community areas.

## 5.2 Growing and Investing in a Community

The development will build a community by;

- ▶ distributing spaces, local services and community facilities both within the village centre and focal points throughout the area that will provide opportunities to gather and interact;
- ▶ an attractive public realm which will encourage movement within the village;
- ▶ establishing a community development programme across a range of issues which UKR will initiate and continue to support over time.

### The development will:

- encourage an active and thriving community through the provision of commercial and community services both within a village centre and at points throughout the residential areas.



Focal points within the green spaces



Illustrative focal space / square



Focal space / square within Biggleswade

# 6 Rich Mix

## 6.1 A diverse mix - more spacious and better homes supporting modern lifestyles

There will be 1500 homes designed to support a rich spectrum of lifestyles to attract a mixed, diverse and sustainable community including:

- single family homes of varying sizes;
- homes for multi-generational families;
- homes suitable for private renting including sharing;
- homes suitable for older people, possibly retired and seeking to trade down or requiring varying degrees of support;
- homes for first time buyers.

This diversity and flexibility will encourage people can stay in the area creating a community that can support everyone's' needs at differing stages of life.

## 6.2 Designing for Quality

This requires a diversity of architecture and commitment to craft that will showcase the best of our heritage. Individual designs should be as unique as their inhabitants and include garden flats, mansion flats, mews houses, coach houses, terraced cottages, townhouses, semi-detached villas and detached homes.

The grouping of homes will be equally diverse - traditional terraces and streets, layouts resembling the wings of a country house, architectural stacking to represent spires or emulating large agricultural buildings.

Homes will explore variations in living arrangements from those with larger open plan family rooms to those with subdivided living spaces. Other variations will include approaches to garden sizes, differing levels and approaches to car ownership and more flexible designs to allow for adaptation over time to respond to changes in occupants needs and lifestyles.

The specific mix of housing sizes and types will take account of the local assessments of need in the SHMA. This will be reviewed as each phase is brought forward. However it is expected that there will be significant proportion of flats reflecting the strategic approach to the layout and density and the likely changing demographic of the area within the CaMkOx corridor.



01 Countryside fringe housing



02 Small scale residential streets



03 Central focal spaces and village hubs



04 Flats and townhouses fronting spaces



05 Housing lining green corridor



06 Housing facing onto linear parks

### 6.3 More and better space

Modern homes are often criticised as being too small. Development proposals should commit to providing more space within and use intelligent designs to maximise space. Space standards should be agreed for each phase and for a selection of house types should aim to be up to 25% above the national standards. Our studies have shown that with the scale of land available this can be achieved with no adverse impact on density or planned numbers. (see plan on pg 22)

### 6.4 Affordable Homes

Part of the strategic value of this site to Biggleswade is the ability to offer a more diverse range of housing than can be achieved on small sites in the existing town. This includes:

- ▶ making provision for 30% affordable housing including both affordable renting and other intermediate tenures including shared ownership;
- ▶ considering other forms of tenure and homes that might offer affordable solutions for particular groups;
- ▶ ensuring that affordable housing is distributed throughout the development.

### 6.5 From Starter Home to Retirement + Care

The development will include:

- ▶ "starter homes" both in the conventional sense and also through innovative ideas about how private renting, subsidised ownership (where government schemes exist) and shared ownership can offer more flexible and adaptable approach;
- ▶ Locations for self build units subject to detailed assessment of the realisable demand;
- ▶ homes suitable for older people, ranging from those simply needing to downsize, through to the need for varying degrees of support to those requiring care. The approach will be based on "NORC" -Not Obvious Retirement Community, so that all sections of the community share places and facilities in addition to providing a suitable location in the village centre for extra care provision.

**The development will:**

- provide 1500 homes with increased space standards meeting a wide range of needs;
- include affordable housing / self-build;
- range from starter homes through to down sizing and retirement options.



Housing around a landscaped space: Hanham Hall, Bristol - HTA Design



Characterful architecture



Village hubs and spaces



Civic squares and meeting spaces



Landscaped focal points



Architectural detailing



Living in nature



Countryside views maximised

# 7 Enhanced Landscape

## 7.1 An Integrated Landscape Framework

The plan for the landscape and open space will balance the formal and informal recreational use of the area with retention and improvement of historic landscape features and habitats.

The development will expand and create new accessible landscape features and connections by:

- ▶ enhancing ecological connectivity through the site for people and wildlife in accordance with the Bedfordshire and Luton Strategic Green Infrastructure Plan and Biggleswade Green Wheel;
- ▶ reinforcing the landscape character by making the linear features more visually prominent and reintroducing historic grazing;
- ▶ expanding the informal grassland/scrub habitats of Biggleswade Common through the centre of the site and along the woodland/stream corridor;
- ▶ connecting the new development to Biggleswade, local amenities and the train station. In addition to functional routes, the footpath network will give people access to wildlife and the countryside. Wetland areas will be connected by boardwalks, bridges and causeways to create circular recreational trails and tie into long distance Public Rights of Way and the Biggleswade Green.

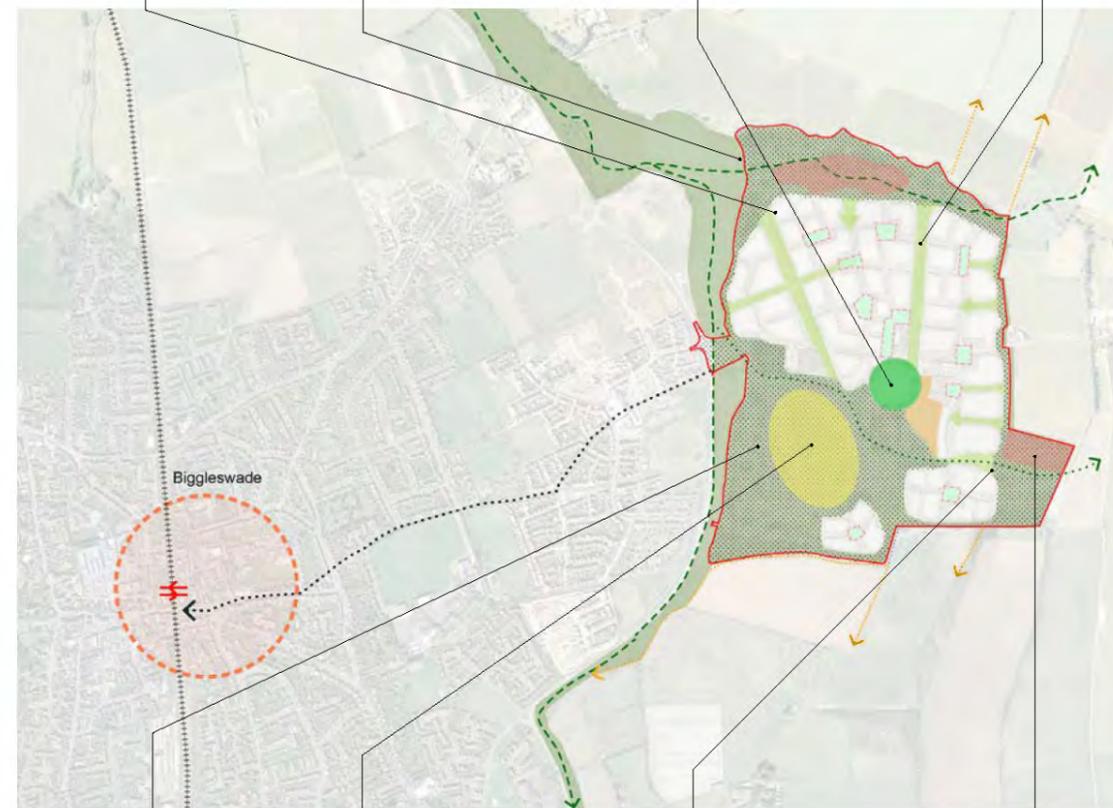


Countryside fringe housing

Extension of Common landscape

Village Green

Linear parks and green corridors



- Landscapes**
- Biggleswade Common
  - Country Park
  - Green Corridors
  - School Fields
  - Allotments
  - Village Green
  - Sports recreation
  - Green Routes
  - PRoWs
  - Links to town centre
- NTS (Not To Scale)



Wetlands environment

In/Formal recreation amenities

Housing overlooking green space

Community allotment provision

### 7.2 Landscape Variety and Innovation

The development will retain, protect and enhance existing habitats and features including heritage assets and settings by:

- ▶ mitigating the relatively limited direct impacts on wildlife, including retaining important existing habitats and enhancing the quality and quantity of new habitats landscape and ecology of the site;
- ▶ protecting the remaining valuable site features and enclosure pattern including hedgerows, field trees, ditches, and watercourses and woodlands;
- ▶ enhancing the watercourses, and complement these with new as well as wetland and grassland habitat creation in conjunction with flood and surface water management;
- ▶ investigating, recording and where appropriate preserving archaeological and heritage features;
- ▶ reinstating woodland management practices and planting small scale areas of new woodland and scrub plantations connected by an enhanced network of hedgerow network, in keeping with the local landscape character and historic field patterns;
- ▶ retaining and creating 'farmland' character and habitats including the creation of allotments, small holdings, orchards and pastures appropriate to the scale of the Central Bedfordshire landscape;
- ▶ retaining mature hedgerow trees and trees on verges and establishing succession planting;
- ▶ enhancing and renewing the landscape by restoring elements that have been lost or degraded through the gapping up and thickening of existing hedgerows, the reintroduction of hedgerows along field boundaries and the creation of small woodland blocks.

**As shown in the Illustrative plan the development will:**

- provide open spaces of differing types reflecting the context and connections;
- offer enhanced quality and protection to landscape and habitats including heritage;
- have formal recreation spaces and sports pitches within the open space;
- offer additional green corridors through residential parcels connecting the centre with open green spaces.



# 8 Services Provision

A common theme in consultations on the emerging local plan is a perceived (or real) failure in the past to match new housing growth with sufficient and timely expansion of key social facilities. This development will plan for and deliver the facilities needed as population grows.

## 8.1 Education

The development will:

- provide at least one primary school on site to meet the needs of new residents;
- plan for the potential for higher demand for primary school places before completion;
- contribute to the necessary expansion of secondary schools places for new residents.

### The development will:

- Include provision of community and social infrastructure (on site or elsewhere) to meet the additional demand from new residents;
- be planned in close collaboration with the relevant service providers including CBC and the NHS to ensure that projects come forward as demand increases;
- consider scope to provide sites for the improvement and expansion of services and community uses for the whole of Biggleswade where existing sites are inadequate.



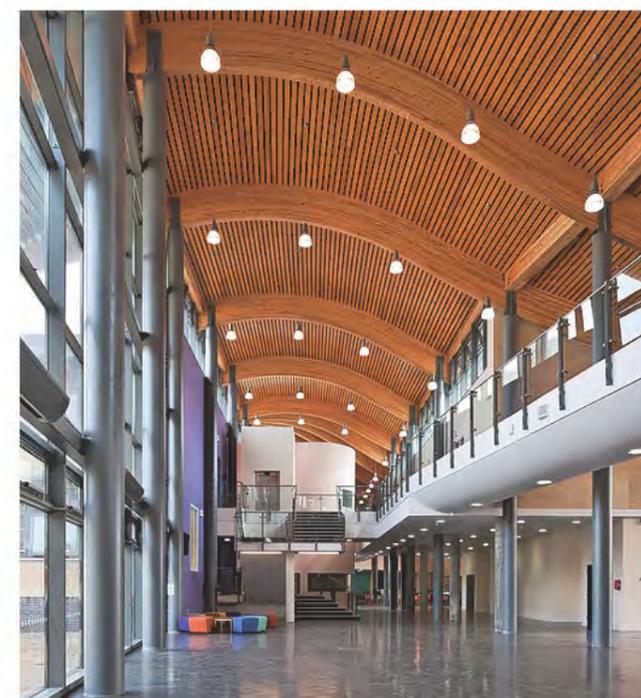
St John's School in Ealing which has a strong residential appearance



Littleport secondary school built with a subtle architecture and material palette



The Jewish Community Secondary School (JCoSS) built by Ardmore.



## 8.2 Social Infrastructure including Health

The new community will be offered facilities and support to enable them:

- ▶ to come together for small and large scale social activity reflecting the diverse population;
- ▶ to do so within easy reach of every home;
- ▶ to make the best use of places and maximise social connection by bringing together several potential uses, including business support and small scale retail with links to other community facilities (school, larger recreational spaces);
- ▶ to have such facilities growing at a pace that matches the growth in homes and residents;
- ▶ to have additional health facilities including GPs onsite or offsite as agreed with local partners.

## 8.3 Leisure and Recreation

The combination of some constraints on development (including flood risk) and the proposal to devote substantial parts of the site to green space in accord with our landscape strategy gives the opportunity to consider a variety of dual use spaces. The development will include:

- ▶ major outdoor recreation facilities, including cricket and football pitches, planned in conjunction with existing local clubs and taking account of the growth of the new population;
- ▶ public access to recreation areas associated with the school;
- ▶ small scale indoor recreation opportunities as part of the "focal points";
- ▶ areas for children's play at a variety of scales throughout the residential neighbourhoods and linked to formal parts of the landscape strategy and the green links or to the focal points.

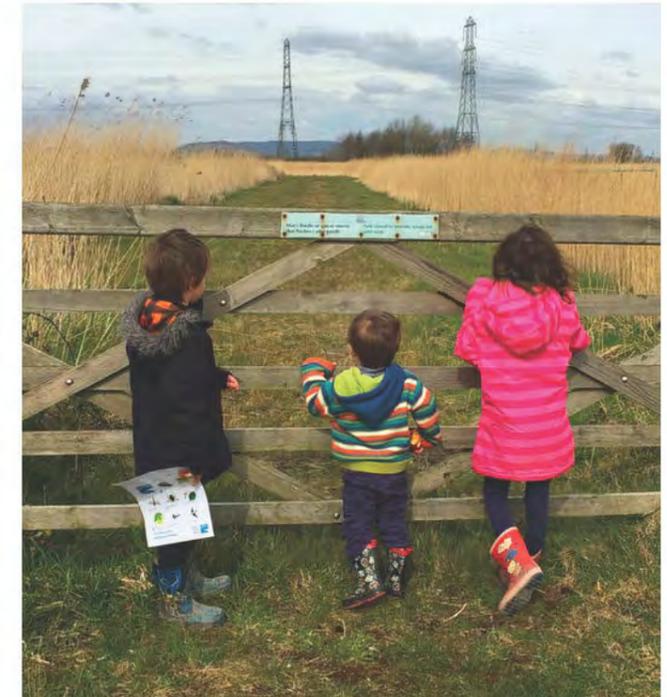
Residents will use the wider facilities in Biggleswade for some of their leisure needs such as swimming.

### The development will:

- plan for relevant social facilities to be part of the main village centre, alongside the school, larger recreation and commercial uses
- deliver smaller scale facilities as part of multi-functional "focal points" at key places within each residential area.
- include areas for children's play throughout the residential areas and linked to the focal points.



Cricket pavilion and Village Green proposed for the local centre



Play spaces integrated into the landscape and routes



Broadhempston Village Hall built in traditional local vernacular black timber cladding

# 9 Economic Growth

## 9.1 Employment on Site

Economic activity in the form of small business and retail / cafe / meeting spaces is an important part of UKR's concept to create a lively and enterprising place. In addition, jobs will be created in local schools and health facilities. We estimate job creation in the region of 200 - 400 jobs.

These economic aims are supported by a range of innovations in the plan by:

- providing very high capacity broadband available to all homes. This is an objective in any event to support leisure, entertainment, home automation, and educational uses within the home;
- including more flexible living spaces in many homes;
- providing small scale business support services at the heart of the village and in the community focal points, including meeting spaces, opportunities for short term hot desk rental, and some startup spaces for small businesses;
- create small scale cafe and meeting spaces provided in the village centre and in focal points.

## 9.2 Biggleswade First

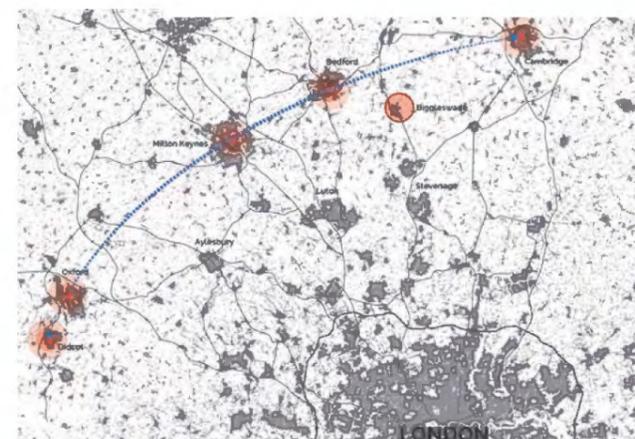
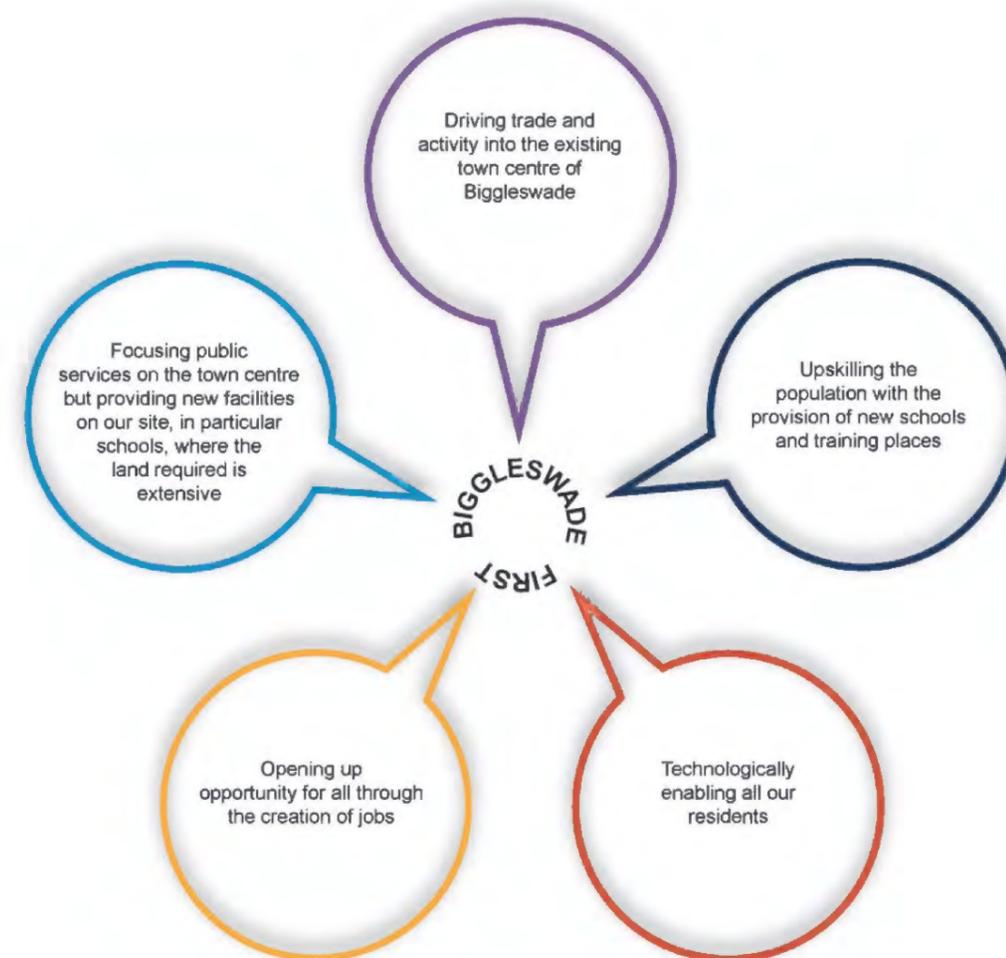
Biggleswade itself will continue to meet our residents principle retail and service needs. Our village facilities will be complimentary to those of the town.

We are in dialogue with the Town Council on how best to manage positively the additional demand we will generate and how existing services might be further improved, including:

- improved transport connections to the town centre based upon non car options, including more attractive cycle and pedestrian routes;
- innovative transport solutions and a community car share scheme;
- establishing a fit-for-purpose bus programme which can at the same time provide improved services for other parts of Biggleswade.

### The development will:

- offer employment on site to provide for a more sustainable community;
- ensure that local economic activity is complementary to the wider Biggleswade offer;
- contribute to the growth of particular skills and businesses in the Oxford/Cambridge corridor;
- reinforce and enhance the existing town centre of Biggleswade;
- provide space to support up to 200 - 400 jobs.



The CaMkOx (Cambridge - Milton Keynes - Oxford) arc



Cafe spaces for working and meeting

# 10 Infrastructure

## 10.1 Strategic and Sustainable Transport

In the light of the full Transport Assessment now underway using CBC's model, the development will:

- ▶ mitigate impact on the local road network including the routes to the junctions with the A1;
- ▶ procure effective connections through improved public transport to Biggleswade, particularly the town centre and railway station;
- ▶ implement a comprehensive travel plan promoting sustainable transport solutions and modal shift.

## 10.2 Specific Connections

The development will:

- ▶ have primary access from Baden Powell Way via a new proposed access road with a proposed roundabout at the junction with Frankel Way (01);
- ▶ retain the existing access from Baden Powell Way as a secondary route (02);
- ▶ have additional access from Baden Powell Way to the South of the site from the roundabout at the junction with Planets Way (03);
- ▶ offer potential connections to the adjacent land included within the "Identified Locations for Future Growth" included in the draft local plan;
- ▶ enhance pedestrian and bridle way connections with existing Public Rights of Way, including to Sunderland Hall Farm to the east, to other farm tracks in adjoining fields and to Biggleswade Common to the north-west (04);
- ▶ have a specific pedestrian connection to Biggleswade town centre (see above);
- ▶ exploit the opportunity for the expansion of the common and the Biggleswade Green Wheel.

### The development will:

- use a variety of street types with differing levels of scale and formality that reinforce the hierarchy of movement, ranging from wider tree lined avenues to traditional roads with kerbs and footways to more informal shared surface roads and mews streets;
- retain and enhance the existing network and tracks and public rights of ways;
- mitigate the transport impact of the development on key routes with new investment;
- take practical methods to provide more sustainable methods of transport.



Above: Ample location markers, timber finger posts, Self binding gravel pathways, timber boardwalks

# 11 Technology

## 11.1 Technology as a Key Principle

Technology is at the core of UKR, and an emphasis on technology is a defining feature of the new development. It will be a key part of its appeal and will generate the reputational value of Biggleswade as the CaMkOx corridor takes shape.

It will provide businesses and residents with the platform to adopt the digital innovations which are increasingly coming on stream.

## 11.2 Embedded Technology

The new development will have a digital backbone to facilitate more home working, encourage the location of high tech businesses and potentially be expanded to support improved services throughout Biggleswade. To enable this the development will provide:

- ▶ ultra fast broadband fibre connections to every home, the schools and all business premises;
- ▶ local wifi hot spots within the focal points;
- ▶ servers in each home supporting smart home management;
- ▶ additional services within the site to support technology based businesses;
- ▶ connections to wider high speed networks within the Oxford and Cambridge corridor;
- ▶ support and training for residents to make the best of the opportunities that will arise over the next 10 years.

### The development will:

- be equipped from the outset to provide exceptional electronic connection and capacity;
- provide a framework for increasing deployment of technology;
- Support the CaMkOx corridor;
- Provide assistance and advice through the evolving community networks about how to take best advantage of new digital opportunities.



Technology embedded across the development will give people the ability and choice to work from home



Enabling technology to thrive including prolific wifi coverage and interconnectivity - (images from UKR sister company, Chillblast)

# 12 Phasing + Delivery

## 12.1 Delivering the Scheme

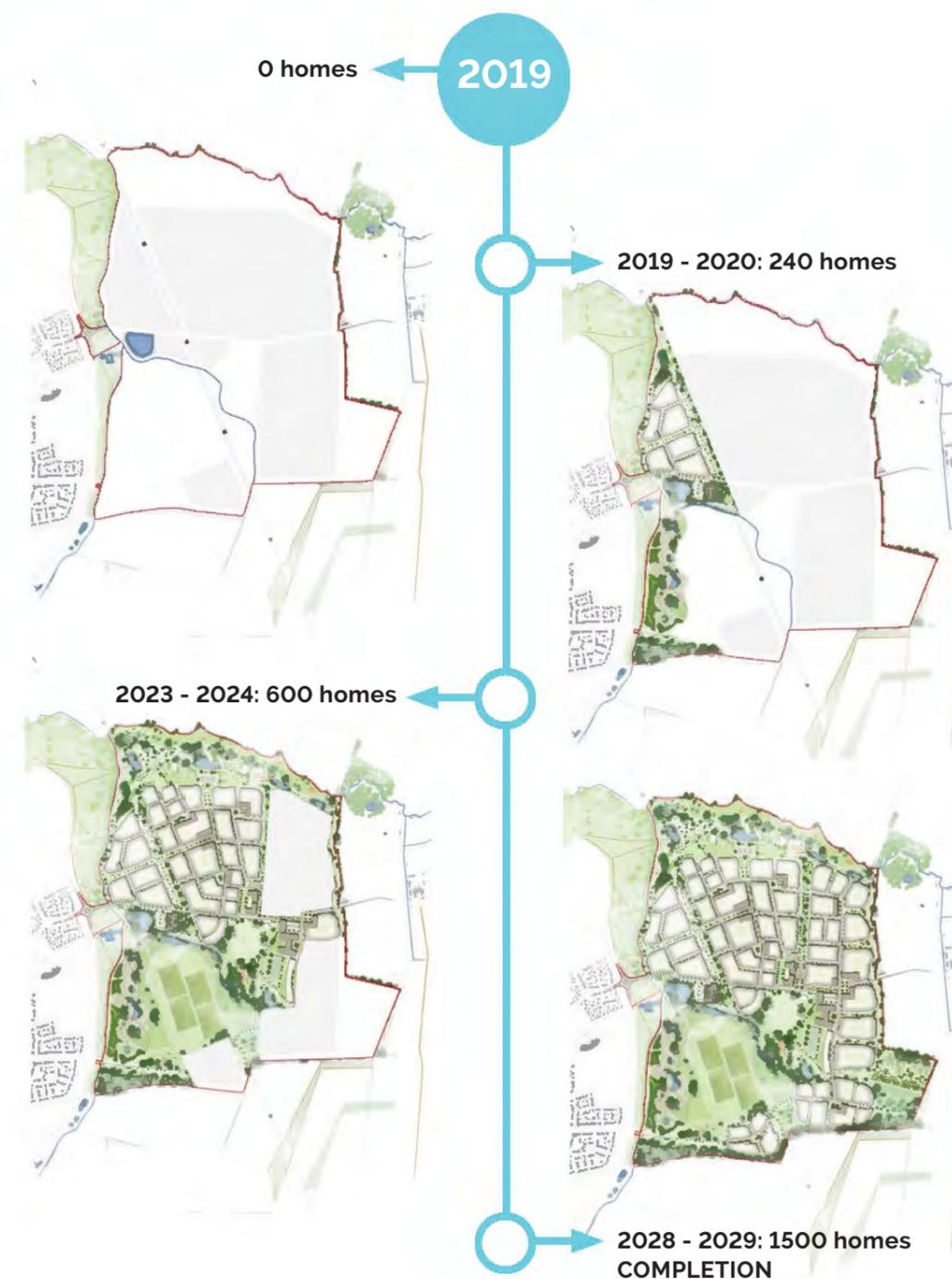
The phasing of the development will be based on a number of factors including access, construction logistics, landscape stewardship and ecology, ground condition, and the sales strategy combined with methods of construction.

One possible phasing strategy shows how development may progress from the access point on Baden Powell Way east along the existing access and then south to the more discreet settlements which occur in this part of the site.

Offsite manufacture should be considered as this will reduce construction traffic by as much as 60% during building and reduce the build programme by around 50% of the time of traditionally built schemes, reduce pollution, use improved levels of recycling of building materials and create working conditions that support a more diverse workforce which are more compatible with family lives.

### The development will:

- be built in several phases expected to start at the western side and extend east and south;
- consider the use of modern methods of construction;
- Deploy best practice construction management to minimise any wider impacts.



Illustrative phasing timeline diagrams

# 13 Summary

Throughout this brief the key proposed outcomes for the development on the Land East of Biggleswade have been set out. These are summarised below;

- 
**Respond to the site context**
  - respond to the strategic context of growth, including the potential changing demographics and employment base in the Oxford - Cambridge corridor;
  - complement and enhance the economic and social capacity of Biggleswade as a whole.
  - respect the history of the site and the setting of historic assets;
  - retain and enhance the existing landscape features so far as possible
  - connect and add to the green infrastructure and retain existing routes
  - be based on an innovative masterplan that integrates the developable area with open space throughout the site and include making use of areas required for water management.
- 
**Deliver the policy objectives through UKR's vision and 8 guiding principles**
  - take into account four sets of policies, giving particular weight of the up to date National Planning Policy Framework (NPPF) and Local Plan.
  - bring these outside perspectives and influences to the conception, design and management of new places, taking a view of development that goes well beyond the traditional house builder or master developer model.
  - create an interesting, popular, attractive and healthy place to live and work.
  - become a valuable asset to Biggleswade and enhance the social, residential and commercial appeal of the town as a whole
- 
**Create a distinct identity through setting development into an enhanced landscape and creating variation within and between the residential areas**
  - around 65ha of open space and leisure uses - including 48 ha of country park which incorporate areas of flood risk, water courses and the areas excluded around the pylons.
  - a maximum extent for residential area of around 40% of the site.
  - within the residential area creating a green grid that connects all the homes to the countryside.
  - consist of a variety of residential areas, differing in density and layout and reflecting well liked models of communities in the local area.

- 
**Support a thriving community**
  - encourage an active and thriving community through the provision of commercial and community services both within a village centre and at points throughout the residential areas.
- 
**Deliver a rich mix of larger homes**
  - provide 1500 homes with increased space standards meeting a wide range of needs
  - include affordable housing and self-build
  - range from starter homes through to down sizing and retirement options
- 
**Enhance the landscape**
  - plan for some social facilities to be part of the main village centre, alongside the school, larger recreation and commercial uses
  - deliver smaller scale facilities as part of multi-functional "focal points" at key places within each residential area.
  - include areas for children's play throughout the residential areas and linked to the focal points.
- 
**Deliver services for residents**
  - include provision for community and social infrastructure (on site or elsewhere) to meet the additional demand from new residents;
  - be planned in close collaboration with the relevant service providers including CBC and the NHS to ensure that projects come forward as demand increases and to consider options for providing sites for the expansion of services for the whole of Biggleswade where they can be better provided than on existing sites.
  - plan for some social facilities to be part of the main village centre, alongside the school, larger recreation and commercial uses
  - deliver smaller scale facilities as part of multi-functional "focal points" at key places within each residential area.
  - include areas for children's play throughout the residential areas and linked to the focal points.

-  **Support local economic growth and technology**
  -  provide for up to 2ha of commercial uses potentially supporting between 200 and 400 jobs
  -  enhance opportunities for home working
  -  implement a Biggleswade First approach
  -  be equipped from the outset to offer exceptional electronic connection and capacity
  
-  **Provide underpinning infrastructure**
  -  use a variety of street types with differing levels of scale and formality that reinforce the hierarchy of movement, ranging from wider tree lined avenues, to traditional roads with kerbs and footways to more informal shared surface roads and mews streets.
  -  reinforce the legibility of the street hierarchy by the public realm design, landscape relationships and built form.
  -  retain and enhance the existing network and tracks and public rights of ways
  -  create improved connections with Biggleswade including mitigating the impact of the development and promoting sustainable solutions
  
-  **Phased delivery**
  -  be built in several phases expected to start at the western side and extend east and south
  -  consider the use of modern methods of construction

# 14 Appendix

## Delivering Policy Requirements

The main body of this brief explains how the development will meet the requirements of the site, the strategic aspects of the relevant planning policies and the ambition UKR has to offer a better solution than the traditional model. These are set out under 8 main principles.

In addition any application will need to comply with the full range of planning policies in force at the time at national, regional and local level including the emerging draft Local Plan. This table shows how the various policies have been taken into account in the principles and will need to be addressed by an application.

### Notes:

Policies and plans may be relevant to more than one principle but are noted against the main one.

References are to:

**NPPF (2018)** as published on 24 July 2018: paragraph numbers

**Draft Plan (2018)** as submitted on 30 April 2018: policy numbers and in SA4 to the individual sub sections

**IDP (2018)** the Infrastructure Delivery Plan published as part of the evidence base alongside the Draft Plan

**NIC (2017)** Partnering for prosperity: A new deal for the Cambridge- Milton Keynes-Oxford Arc.

Principle	National and Regional	Local plans	Other
1: Distinct Identity (Page NN)	<b>NPPF (2018)</b> para 72	<b>Draft Plan (2018)</b> SA4 preamble and point 1; HQ1: High Quality Development; HQ7: Public Art; HQ9: Larger Sites SA4: 7,8, 12 Use of site area and mitigation CC3: Flood Risk Management; CC4: Development close to watercourses; CC5: Sustainable Drainage <b>Core Strategy (2009)</b> CS1: Development Strategy; CS14: High Quality Development; CS13: Climate Change:	
2: Community Roots (Page NN)			
3: Rich Mix (page NN) (Page 25)	<b>NPPF (2018)</b> Para 72 <b>NIC (2017)</b>	<b>Draft Plan (2018)</b> SA4: 1(a) 1500 homes and compliance with general policy; H1: Agreed Mix; H2: Standards; H3: Older People; H4: Affordable; H6: Starter Homes; H7: Self Build  <b>Core Strategy (2009)</b> CS5: Providing Homes; CS7: Affordable Housing:	<b>IDP (2018):</b> repeats elements of H3, H6, H7 and specifically requests "sheltered" and "extra care" provision and a care home SHMA: background on mix
4: Improved Landscape (page NN) (Page 29)		<b>Draft Plan (2018)</b> SA4: 3,4,5,6,13 Biodiversity, Landscape, Heritage - mitigate any harm and enhance as possible HE1: Archaeology and Scheduled Monuments; HE3: Built Heritage;  EE1: Green Infrastructure; EE2: Enhancing Biodiversity; EE3: Nature conservation; EE4: Trees, woodlands and hedgerows; EE5: Landscape Character and Value; EE6 Tranquility; HQ10: Small Open Spaces	<b>IDP (2018):</b> GI requirements including Green Wheel; Open space allocations including allotments, urban parks and burial plots

		<p><b>Core Strategy (2009)</b>                  CS15: Heritage:                  CS16: Landscape and Woodland:                  CS17: Green Infrastructure:                  CS18: Biodiversity and Geological Conservation</p>	
<p>5: Service Provision                  (Page 11)</p>	<p><b>NPPF (2018)</b></p>	<p><b>Draft Plan (2018)</b>                  SA4: 1 b ,c,d,e ; general requirement for facilities at all stages to meet additional demand and preference on phasing relative to need                  HQ3: Provision for Social and Community Infrastructure;                  EE13: Outdoor sport, leisure and open space;                  HQ4: Indoor Sport and Leisure Facilities  <b>Core Strategy (2009)</b>                  Policy CS3:</p>	<p><b>IDP (2018):</b>                  1000sqm community building; Changes to Biggs Library; various detailed recreation and open space requirements; specific inclusion of a nursery, lower school and SEN provision. Support for expansion of upper school</p>
<p>6: Economic Growth                  (Page 11)</p>	<p><b>NPPF (2018)</b>  <b>NIC (2017)</b></p>	<p><b>Draft Plan (2018)</b>                  SA4 (as part of community facilities)                  R1: Ensuring Town Centre Vitality:                  R2: Retail for minor service centres, villages and the rural economy  <b>Core Strategy (2009)</b>                  CS9: Providing Jobs:                  CS10: Location of Employment Sites:                  Encourages developments which propose small flexible units.                  CS12: Town Centres and Retailing:</p>	
<p>7: Infrastructure                  (Page 11)</p>	<p><b>NPPF 2018</b>  <b>NIE (2017)</b></p>	<p><b>Draft Plan (2018)</b>                  SA4 2, 9 SA4:11 Highways and public transport, including connection to town centre and station; cycle and pedestrian links; public rights of way                  T1: Travel Plan, Transport assessment and modal shift:                  T2: Highways design:                  T3: Parking:                  T4: Public Transport Interchanges:                  T5: ULEV: charging points:                  EE12: Public Rights of Way  <b>Core Strategy (2009)</b>                  Policy CS4: Linking Communities</p>	<p><b>IDP (2018):</b>                  Offsite highway mitigation</p>
<p>8: Technology                  (Page 11)</p>	<p><b>NIC (2017)</b></p>	<p><b>Draft Plan (2018)</b>                  SA4 14                  CC1                  HQ11 (MMC)  <b>Core Strategy (2009)</b></p>	

