

# MILLFIELD END



**AXIOM**  
DEVELOPMENTS

Vistry Group

## Development Brief and Design Code

July 2023

# “MILLFIELD END”

The Great Barford Neighbourhood Plan allocates the land known as “Great Barford West” for up to 500 new homes and associated open space. Following feedback from Great Barford Parish Council, and as part of Vistry (previously Countryside) and Axiom Development’s consultation process, it was decided that it was important that Great Barford West should be renamed to better represent its history and help create a stronger identity for the new neighbourhood.

A research exercise, which included dialogue with Great Barford Parish Council and Councillor Stephen Moon (Ward Councillor), drew out a number of local connections and characteristics specific to Great Barford. Credible naming options uniquely related to the Site are very limited. The identified site specific characteristics were:

- Green End Farm, located on the northern entry of the site. The site is in private ownership and is listed as a Grade II building; and
- The Great Barford West site is on land formerly known as Millfield – as per maps from the 19th century.

The suffix ‘End’ was suggested by the Heritage Officer at Bedford Borough Council as a common local / regional term for a hamlet or extension to a settlement. ‘Millfield’ represents the historic name of a field that once formed part of the Great Barford West site. Therefore, the name “Millfield End” was settled upon, as this option reflects the heritage of the Site and its history, whilst linking with the local area by using the common Suffix, which also ties the site with the historic Green End Farm to the north of the site.

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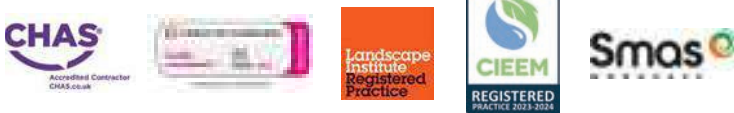
On behalf of:



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## Statement of Endorsement

Following extensive public engagement and collaborative working with the Great Barford Neighbourhood Plan Steering Group, it is confirmed that the Millfield End Development Brief and Design Code Document (document version: July 2023) has been endorsed by the Great Barford Parish Council at the Parish Council meeting held on Tuesday 18<sup>th</sup> July 2023.

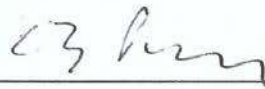
The Great Barford Parish Council supports the methodology, vision and objectives set out in the Development Brief and Design Code document and its direct influence on the key principles for development, in accordance with Policy H1 of the Great Barford Neighbourhood Plan. The Development Brief and Design Code fulfils not only the policies of the Great Barford Neighbourhood Plan (2022) but also complies with the Bedford Borough Local Plan 2030 (2020) and National Planning Policy.

The endorsed Development Brief and Design Code Document will now be used to shape future planning application submissions. The planning application submissions will be subject to further engagement and consultation as part of the statutory planning process.

Name: **Graham Pendrey (Chairman)**

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Signature:



Signed on behalf of the Great Barford Parish Council

18 July 2023

**AXIOM**  
DEVELOPMENTS



**Vistry Group**



## AXIOM DEVELOPMENTS

Axiom Developments Limited is an independent strategic land promotion company operating across the Oxford to Cambridge Arc.

We work in partnership with landowners, councils, and local communities to promote sustainable new settlements through the local plan process to outline consent. We then work with appropriate partners to deliver the necessary infrastructure, high quality placemaking and new homes.

## VISTRY

Vistry (previously Countryside) has a great reputation throughout the industry and has received more housing design awards than any other developer, reflecting our dedication to delivering high-quality and well-designed new communities.

We have over 60 years' experience and always make sure we deliver schemes which benefit the existing community by delivering new facilities in discussion with local people.

As a developer seeking to create new communities, we place importance on the delivery of infrastructure and ensuring that our schemes evolve in partnership with the local community.

# 01 | INTRODUCTION

## 1.1 Purpose of Document

The Great Barford Neighbourhood Plan 2020-2030 ("the Neighbourhood Plan") was made on 19th January 2022. Policy H1 (Location for Future New Housing Development) sets out the area of land designated for up to 500 new homes and associated open space. This land is referred to as Land at Great Barford West ("the allocated site") in the Neighbourhood Plan. The policy requires a Development Brief and Design Code be prepared for the Site, which encompasses the requirements of Policies in the Neighbourhood Plan and the key principles for development at Great Barford West (to be developed as Millfield End) as set out by Policy H1.

The allocated site is greater than the land area required to deliver 500 homes. The Millfield End Development Brief and Design Code ("the Development Brief and Design Code") will define the exact extent of land required for the 500 new homes and associated open spaces. The Development Brief and Design Code provides a summary of the technical analysis of the allocated site, which has been used to identify the best possible areas for development. In preparing this document, Countryside (now part of the Vistry Group) and Axiom Developments have worked closely with the local community, including the Great Barford Neighbourhood Plan Steering Group, to design the best possible new neighbourhood for Great Barford, which is to be forward-thinking, community orientated and rooted in the unique nature of the village and the local area.



View south from Green End Road, looking into the allocated site.

## 1.2 The allocated site

The original Great Barford West allocation totals approximately 64 hectares and adjoins the western settlement edge of Great Barford. Most of the allocated site comprises a series of arable fields bound by a mix of hedgerows and ditches. The easternmost part of the Site comprises two residential properties, a butcher's and agricultural buildings at Home Farm.

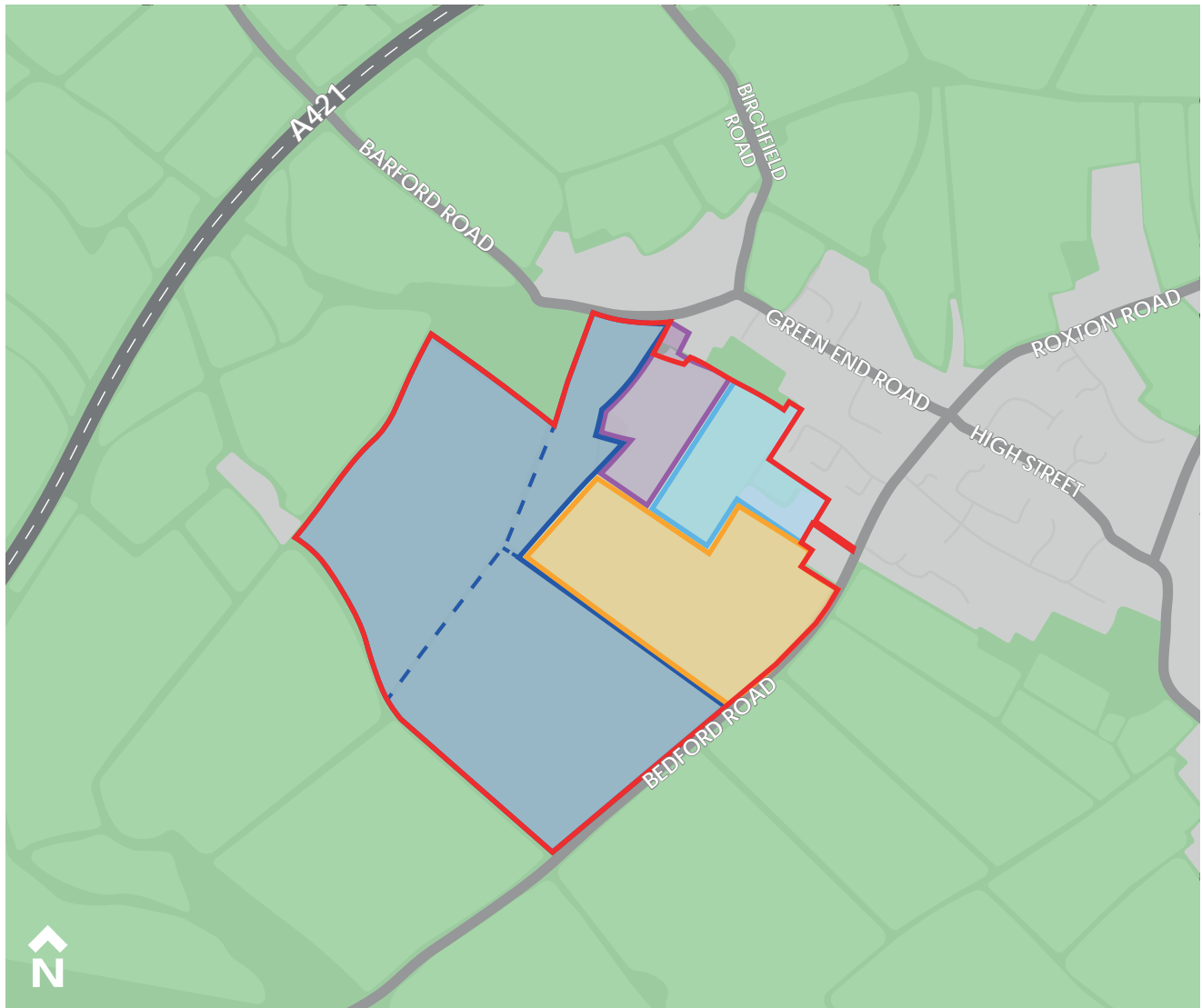


Figure 1.1 Site Location Plan.

### 1.3 Land Ownership

The allocated site is under four separate land ownerships as summarised in the plan (Figure 1.2) and table (Figure 1.3) below. The eastern 28% (18.1Ha) of the site is controlled by Axiom Developments and the remaining 72% (46Ha) to the west is controlled by Vistry.

**Figure 1.2** Land Ownership Plan.



LANDOWNER	DEVELOPER	AREA(HA)	% OF SITE	KEY
Bedford Borough Council	Axiom	12.7	20%	
Southall's	Axiom	5.4	8%	
Harvey	Vistry	4.2	7%	
Davison & Co	Vistry	41.8	65%	
<b>Millfield End Total Area</b>		64.1	100%	

**Figure 1.3** Land Ownerships.

## 1.4 Social Value

Millfield End is to be underpinned by the processes of Social Value. At its heart, Social Value is about creating successful new places that meet the evolving needs and aspirations of the people that live in and use the places and spaces created. It should also deliver places that allow communities to thrive, and that protect and enhance the natural environment.

At Millfield End, this means maximising the benefits of the new homes and open spaces for Great Barford’s existing and new residents alike. Therefore, the Development Brief and Design Code has been prepared to meet a defined

list of social value outcomes to ensure the new neighbourhood of Millfield End makes a genuinely positive contribution to Great Barford and the wider area.

The Development Brief and Design Code concludes in Chapter 8 by providing an assessment of the defined list of social value outcomes. This defined list draws upon the recommendations set out in the document “Social value in new development: An introductory guide for local authorities and development teams”, which was published by the UK Green Building Council in March 2018.

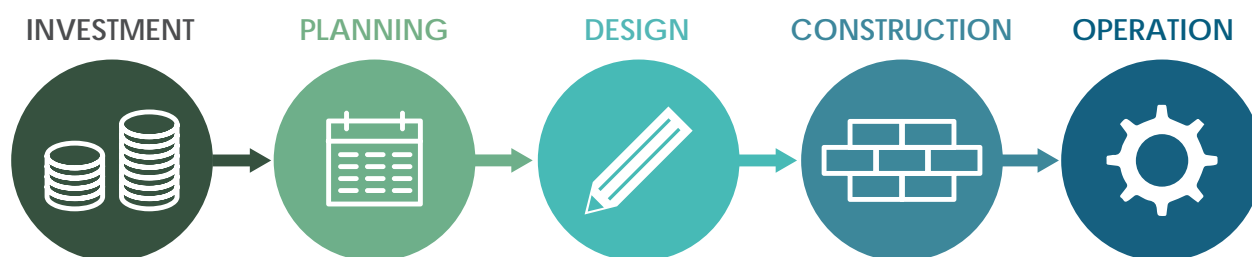
HEALTH, WELLBEING & THE ENVIRONMENT	STRENGTH OF COMMUNITY	JOBS & ECONOMIC GROWTH
Good accessibility and sustainable transportation	Strong local ownership of the development	Local people with the right skills for long-term employment
Resilient buildings and infrastructure	Existing social fabric is protected from disruption	School leavers with career aspirations of the industry
High-quality public and green spaces	The new community is well integrated into the surrounding area	The local supply chain is supported and grown
Good mental health	Thriving social networks	Future residents have comfortable homes which are affordable to operate
Good physical health	Vibrant diversity of building uses and tenures	Thriving local businesses
Healthy local air quality	Strong local identity and distinctive character	
Limit resource use and waste		

**Figure 1.4** Summary of Social Value outcomes.



The assessment of Social Value outcomes will be assessed against the development lifecycle of Millfield End:

Source: Social value in new development: An introductory guide for local authorities and development teams (<https://www.ukgbc.org/wp-content/uploads/2018/03/Social-Value.pdf>)



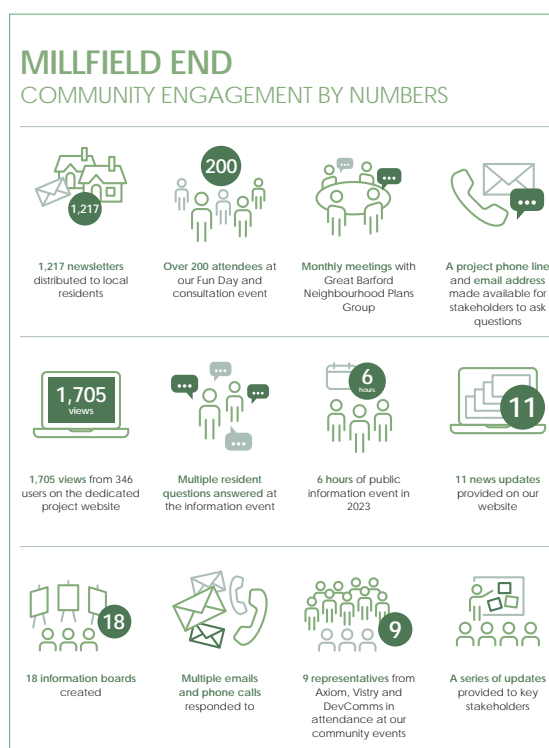
**Figure 1.5** Development life cycle of Millfield End.

## 1.5 Community Engagement

The project team have engaged extensively with the local community of Great Barford to propose a development at Millfield End that reflects and complements the surrounding area, and responds to the desires of the local community. A range of methods have been used to communicate with the local community and local politicians, which has ensured that a collaborative approach has been taken in drafting this Development Brief and Design Code.

Opposite provides an overview of the community engagement that has taken place in numbers since 2019.

The full Statement of Community Involvement, which summarises the engagement undertaken and feedback received, can be found at Appendix C.



# 02 | VISION

Millfield End will be a well-designed, distinctive and integrated new neighbourhood where people will want to live and play. It will respond positively and creatively to Policy H1 of the Great Barford Neighbourhood Plan to create a new neighbourhood that is underpinned by a cohesive design that respects the local vernacular, and protects and enhances Millfield End's historic and landscape setting.

An accessible landscape framework will connect places and spaces and incorporate new sports and recreation provision. Attractive, welcoming and convenient walking and cycling routes for all ages and abilities will prioritise active travel and successfully integrate the new neighbourhood of Millfield End with the existing village. Millfield End will stand the test of time, meeting the needs of current and future generations.

The Vision and images on the following pages are a visual and written declaration of the place that Millfield End will be in order to create a lasting legacy that existing and new residents will be proud of for many generations to come.

## VISION PRINCIPLES

HOMES FOR EVERYONE



DESIGN COHESION



A RURAL GATEWAY TO THE VILLAGE



PEDESTRIAN AND CYCLIST CONNECTIVITY AND INTEGRATION



PUBLIC TRANSPORT AND LOW CARBON PERSONAL TRANSPORT



RESPECTING THE HISTORIC ENVIRONMENT



MANAGING FLOOD RISK AND BLUE INFRASTRUCTURE



GREEN INFRASTRUCTURE



BIODIVERSITY NET GAIN

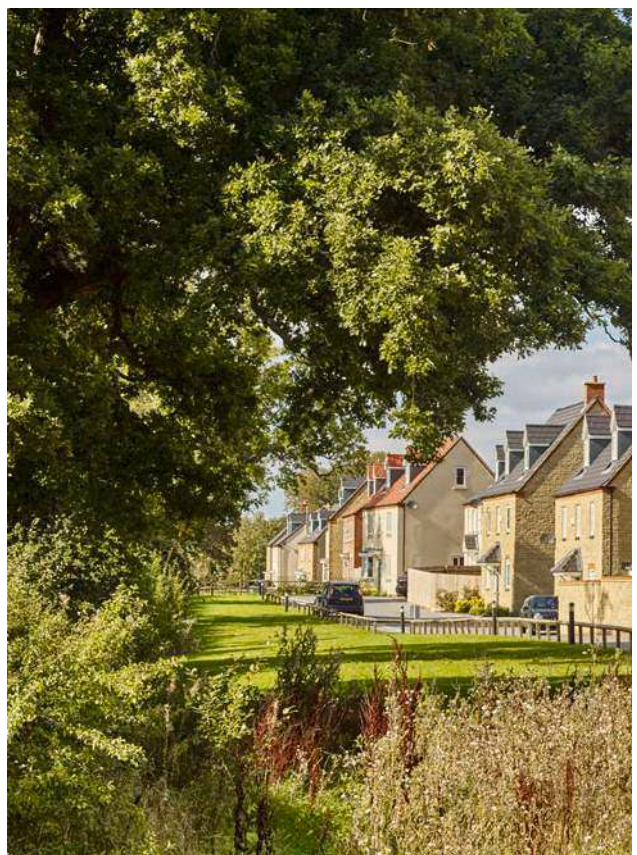




# HOMES FOR EVERYONE

A range of homes are to be provided at Millfield End to meet local community needs and help to redress the balance of house sizes in the village.

- To ensure the potential for **families to continue to thrive within Great Barford**, the new neighbourhood will comprise a **full range of market and affordable housing**.
- Recognising a key objective of the Neighbourhood Plan, many of the new homes will **comprise smaller types, including many 1 and 2 bedroom homes**, provided for both market sale and affordable tenures.
- Addressing a key local need, Millfield End will explore the potential to provide **extra care housing**, allowing those in need to remain in the village. The extra care housing would also provide a **source of local employment**
- Millfield End is to include plots for **self-build and custom housing**.
- **New homes will be designed to significantly reduce carbon emissions** through energy reduction, energy efficiency and renewable/ low carbon energy.





## DESIGN COHESION

Millfield End will be designed in a cohesive manner to ensure the appearance and layout of the new homes and green spaces are appropriate to their setting.

- The new homes will draw upon the **vernacular of Great Barford**. Within the areas closest to the Green End Conservation Area, the new homes will be designed to be more traditional in character. Equally, the areas of open space within this area will be designed to be **informal and pastoral in character** to respect the setting of the Conservation Area.
- Elsewhere, the design of the new homes will explore more **contemporary architectural approaches that interpret the local vernacular** and character in a modern way.
- The **Design Code** clearly sets out how the design of the new homes and open spaces will achieve this vision for design cohesion.





## A RURAL GATEWAY TO THE VILLAGE

Responding to a key objective of the Neighbourhood Plan, an enhanced landscaped edge along Bedford Road will strengthen the existing treeline and fragmented roadside hedgerow with new landscaping.

- The new homes will be setback from Bedford Road, creating a **more positive and gradual transition between the wider rural localised landscape setting and the emerging settlement edge**. This approach will also help to visually integrate the new neighbourhood within views from the setting of the Great Barford Conservation Area and the Ouse Valley Way to the south east.
- The new homes will be designed to be **traditional in character** and be limited in height to mostly **two storeys**.
- The **Design Code** provides specific guidance on the detailed design requirements of the Bedford Road frontage.





## PEDESTRIAN AND CYCLIST CONNECTIVITY AND INTEGRATION

The opportunity for short trips for local journeys on foot and bicycle will be maximised by providing safe and convenient routes for walking and cycling, helping to reduce carbon emissions associated with transport, and maximise and encourage healthier lifestyle choices.

- A **network of safe, convenient and direct pedestrian and cycle paths**, which follow desire lines, will be provided. This includes a path which will provide a traffic-free connection between the existing public footpaths just to the east and north west of the site, **creating a near continuous route** between the settings of the River Great Ouse and Great Barford Bridge to the south east, and Green End to the north. A pedestrian crossing point on Bedford Road will facilitate safe access to public footpath 21 to the east.
- A **new pedestrian connection to Chapel Field, and pedestrian and cycle connections to Green End Road and Bedford Road**, will maximise connectivity with neighbouring areas of the village.
- A **safer and more attractive street environment will be created along Bedford Road** within the existing built-up areas of the village. This will **encourage walking and cycling**, and **reduce vehicular trips** within Great Barford for both residents of the new neighbourhood and existing residents. This will be complemented by **new pedestrian and cycle crossing points across Bedford Road** to provide safe access to the school and village services.
- **20mph design speeds, designations and traffic calming** will create safe new streets which encourage walking and cycling. Shared surfaces, street furniture and landscaping will help to provide a safe environment.
- **'Play on the way'** – informal play elements are to be located on key routes within Millfield End making car free trips more fun for children.
- **Carefully located benches along key routes**, including to the existing settlement edge, will provide resting places for residents with mobility difficulties to walk more easily between places.
- **Signage along the pedestrian and cycle routes** will help to direct residents and visitors to on-site destinations such as the community green and children's play area, as well as nearby destinations, including public footpaths and existing facilities in the village.





## PUBLIC TRANSPORT AND LOW CARBON PERSONAL TRANSPORT

Millfield End will be designed to ensure it is accessible to bus services to help encourage sustainable travel patterns to nearby towns and villages. In accordance with a key requirement of the Neighbourhood Plan, Millfield End will also integrate facilities for electric cars.

- The **main street** through Millfield End will be designed so that it can **accommodate buses**, allowing bus services to potentially divert into the site.
- Should bus providers decide not to divert their services through the site, **new bus stops will be provided along Bedford Road**.
- **Electric vehicle charging points** will be provided for every home and within communal parking areas.





## RESPECTING THE HISTORIC ENVIRONMENT

The historic environment will be conserved and enhanced with Millfield End respecting the characteristics and appearance of Great Barford's historic environment.

- A **swathe of open space** will be located alongside Green End Conservation Area to respect its setting, together with the listed building located within it. The open space will be landscaped to have an **informal and pastoral character**, creating a continuation in character of the existing paddocks that lie immediately to the west on Green End Road.
- The design of the new homes closest to the Conservation Area will **draw upon the historic character** evident within the Conservation Area and elsewhere within Great Barford.
- Wherever possible, existing **trees and hedgerows will be retained and incorporated** into the landscape design of the green spaces to respect field patterns. Opportunities to **reinstate former hedgerows** will be explored to respect field patterns.







# MANAGING FLOOD RISK AND BLUE INFRASTRUCTURE

Millfield End will not increase flood risk within the village, and will offer improvements to existing areas of flood risk wherever possible. New sustainable drainage features (SuDS) will form integral parts of the new neighbourhood's green spaces, and create diverse new habitats for wildlife.

- **Surface water will be managed sustainably** with sufficient capacity to accommodate the more frequent higher intensity rainfall events expected because of climate change.
- Recognising a key aspiration of the Neighbourhood Plan, the drainage strategy will **redirect existing on-site surface water run-off away from Green End Road**, instead taking it to Bedford Road. This **will reduce existing flow rates to the Brook** along Green End Road. Flows from Bedford Road will replicate existing rates so as **not to increase flood risk**.
- The drainage features will be designed to **reflect the character of the wider open spaces they sit within**. To the north, they will be designed as shallow, dry basins seeded with a wildflower mix, so that they reflect the informal, pastoral character of open spaces alongside the Green End Conservation Area. Towards Bedford Road, the drainage features will be designed with visible open water to create the character of a series of village ponds that form an integral part of the gateway to the village.
- **Shallow banked swales** will run through the new neighbourhood's open space corridors as a sustainable and attractive means of conveying surface water run-off.





## GREEN INFRASTRUCTURE

Using the Great Barford Green Infrastructure Plan as an important starting point, the masterplan proposals for Millfield End are to be landscaped. The new neighbourhood offers a unique opportunity to create a development that will be fully integrated with the existing community and receiving landscape, through the introduction of high quality green corridors and accessible green spaces.

This will provide a robust natural framework for opportunities relating to pedestrian and cyclist movement, recreation, community spaces, children's play areas, biodiversity enhancements, blue infrastructure and structural landscaping.

- Following dialogue with the local community, a **community green will be provided alongside the existing settlement edge**, close to Chapel Field. This green will ensure existing residents benefit from easy access to a key area of public open space, helping to integrate the existing and new communities.
- Elsewhere, **public open spaces will serve a wide variety of different purposes and functions** through the provision of a range of open space typologies, such as amenity open space, natural and semi-natural greenspace, sports pitches and allotments.
- The structure of Millfield End will be defined by a **connected and accessible network of green spaces**. This will provide habitat connectivity, wildlife movement and feeding corridors. This will provide plentiful opportunities for residents and visitors alike to interact with nature on a day-to-day basis.
- The **existing internal hedgerows will be retained and bolstered** within the green corridors and open spaces, maintaining a sense of the historic field pattern and sense of place.
- Pockets of **new woodland and thicket planting**, along the peripheral areas of Millfield End will assist in integrating the development with the existing settlement edge and the localised landscape fabric.
- Incorporation of **internal native woodland blocks and treelines** will draw in the influence of these features from the peripheral areas of the development, and will visually break up the scale and massing of the new homes from within longer distance views.





## BIODIVERSITY NET GAIN

The Great Barford Neighbourhood Plan establishes that Millfield End should provide a minimum biodiversity net gain of 10%. Existing and new residents alike will enjoy access to a diverse range of habitats and species.

- The **retained hedgerows and trees will be generously buffered by the creation of a mosaic of biodiverse habitats** to create strong green corridors running through Millfield End.
- New areas of **structurally diverse native woodland** will reflect plant communities that are characteristic of the local area.
- New areas of **structurally diverse native scrub** will feature open areas and scalloped edges to maximise the development of the scrub to grassland ecotone.
- **New areas of wildflower meadow** will create herb rich neutral grassland communities and **employ traditional management measures** to create a diverse sward of variable heights.
- The **SuDS basins and swales will support wet grassland**, created by the sowing of appropriate herb rich wet grassland mix.
- Areas of short amenity grassland will be **sown with a 'short' flowering mix** to provide a **diverse mix of flowers for pollinators**.
- **Street trees and ornamental shrubs** will prioritise native species to support diverse assemblages of invertebrate species.



# 03 | PLANNING POLICY CONTEXT

Bedford Borough Council are currently in the process of preparing a new Local Plan (Local Plan 2040). The Plan was submitted to the Secretary of State for Examination on 12th January 2023. The Block 1 hearings commenced 13th June and closed on the 23rd of 2023. Block 2 hearings are to commence in September. It is considered that this plan currently has little to no weight attributed, until it has progressed further through the Examination process.

## Adopted Development Plan Planning Policy

The relevant adopted Development Plan for Bedford Borough Council (BBC) comprises:

- The saved policies of the Allocations and Designations Local Plan (2013)
- The Bedford Borough Local Plan 2030, adopted on 15th January 2020
- The Great Barford Neighbourhood Development Plan, made 19th January 2022
- Supplementary Planning Guidance (Various)

A range of homes are to be provided at Millfield End to meet local community needs and help to redress the balance of house sizes in the village.

This Development Brief and Design Code has been prepared in accordance with Policy H1 of the Neighbourhood Plan: Location of Future Housing, which states “A Development Brief must be prepared for the site prior to any planning application being submitted encompassing the requirements of Policies in the Neighbourhood Plan and ...key principles for development.” The policy also requires technical assessments to demonstrate the successful delivery and a Site-Wide Design Code for the development.

## Great Barford Neighbourhood Plan 2020-2030

The Great Barford Neighbourhood Plan was made 19th January 2022.

Policy H1 of the Neighbourhood Plan sets out the area of land designated for up to 500 residential dwellings and associated open space. The policy requires a development brief be prepared for the site and requires key principles for development.

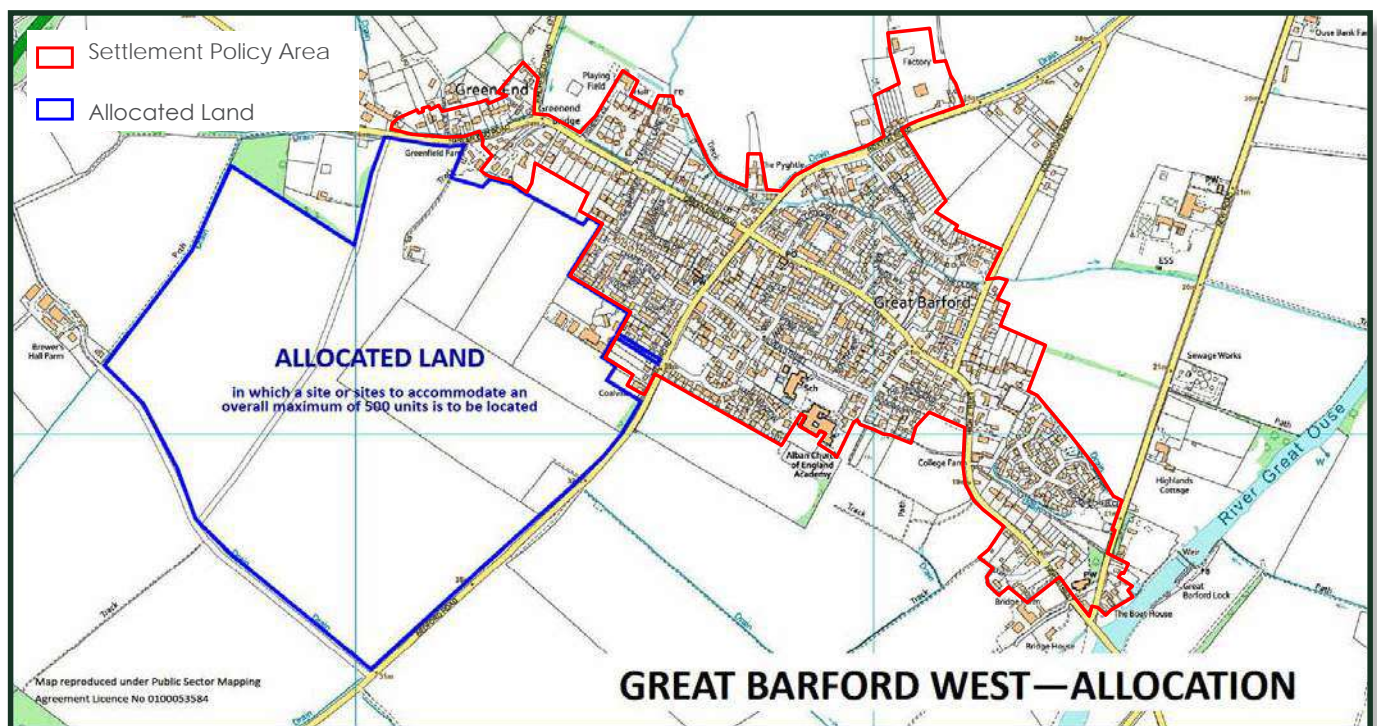


Figure 3.1 Extract of Neighbourhood Plan Map.

The following NDP policies are of relevance and have been assessed and applied to the Development Brief and Design Code:

#### Policy D1 – High Quality Design and Rural Character

Policy D1 states the criteria required for good design in new development. The criteria for new development includes: being well related and integrated within existing development, an appropriate scale, massing and materials in addition to the other limbs of the criteria.

#### Policy D2 – Sustainable Design and Construction

Policy D2 states new development must include sustainable design and construction features for energy efficiency, targeting zero carbon emissions. The use of renewable energy sources and thermally efficient building materials is encouraged.

#### Policy NE1 – Protecting the Landscape

Policy NE1 states proposals should seek to protect and enhance the historic and natural landscape and character, including key views. New buildings must assess their impact on landscape and provide mitigation and appropriate design where required.

#### Policy NE2 – Nature Conservation

Policy NE2 states new development will be required to protect and enhance natural features and provide a biodiversity net gain of 10%. Developers should link sustainable drainage solutions in new development to complement local nature conservation objectives.

#### Policy ROS1 – Open Space Provision as Part of New Development

Policy ROS1 states open space must be provided within new development and should meet the criteria set out, including: contributions to open space and green corridors, trees and shrub planting and future maintenance.

#### Policy ROS2 – Local Green Spaces

Policy ROS2 sets out the designated Local Green Spaces and requirement to manage appropriate development in these areas.

#### Policy HE1 – Great Barford Conservation Areas and their Settings

Policy HE1 states development within or nearby the Conservation Area must have regard to sustaining and enhancing the historic environment and local character. A design and access statement is required to address the criteria set out in the policy including: active frontages, local character, scale and mass, views.

#### Policy TT1 – Sustainable Transport Infrastructure

Policy TT1 notes sustainable modes of transport including installation of electric vehicle charging and cycle storage will be supported.

#### Policy CF1 – Community Facilities

Policy CF1 states that the provision of new community facilities/ improvements to existing community facilities will be supported. Development proposals that will result in the loss or harm to community facility will be strongly resisted.

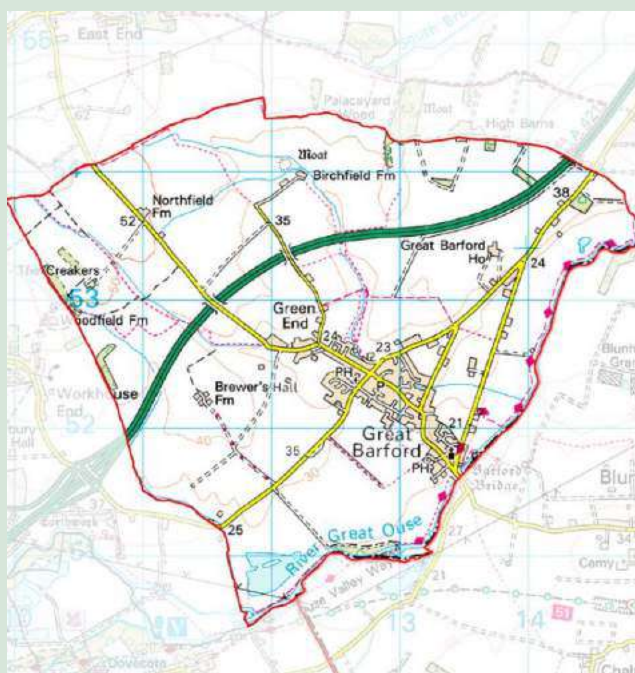
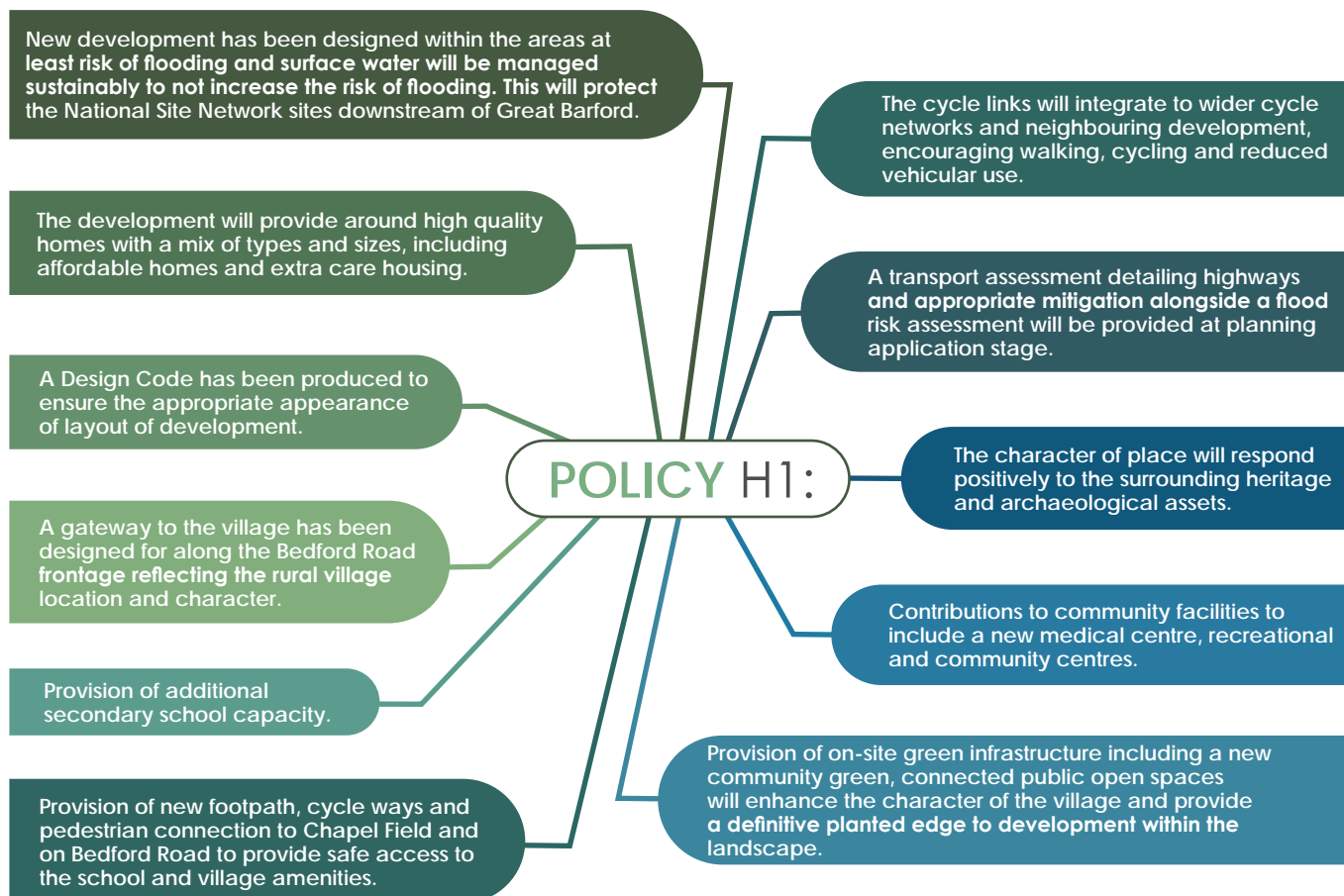


Figure 3.2 Neighbourhood Plan Parish Area.

# POLICY H1: Location of Future New Housing Development



## The Bedford Borough Local Plan 2030

While the plans should be read as a whole, the following policies are considered of particular relevance to this site in respect to the nature and context of the allocation and the requirement behind NDP Policy H1:



### Policy 3S: Spatial Strategy

To deliver sustainable development and growth that enhances the vitality of the borough's urban and rural communities, all new development will be required to contribute towards achieving the stated objectives and policies of this plan through a number of strategies, including Delivering the majority of rural growth through neighbourhood plans.

### Policy 4S: Amount and Distribution of Housing Development

A minimum of 3,169 new dwellings will be allocated and distributed through a number of strategies based upon the settlement hierarchy including 500 Homes in the Key Service Centre of Great Barford.

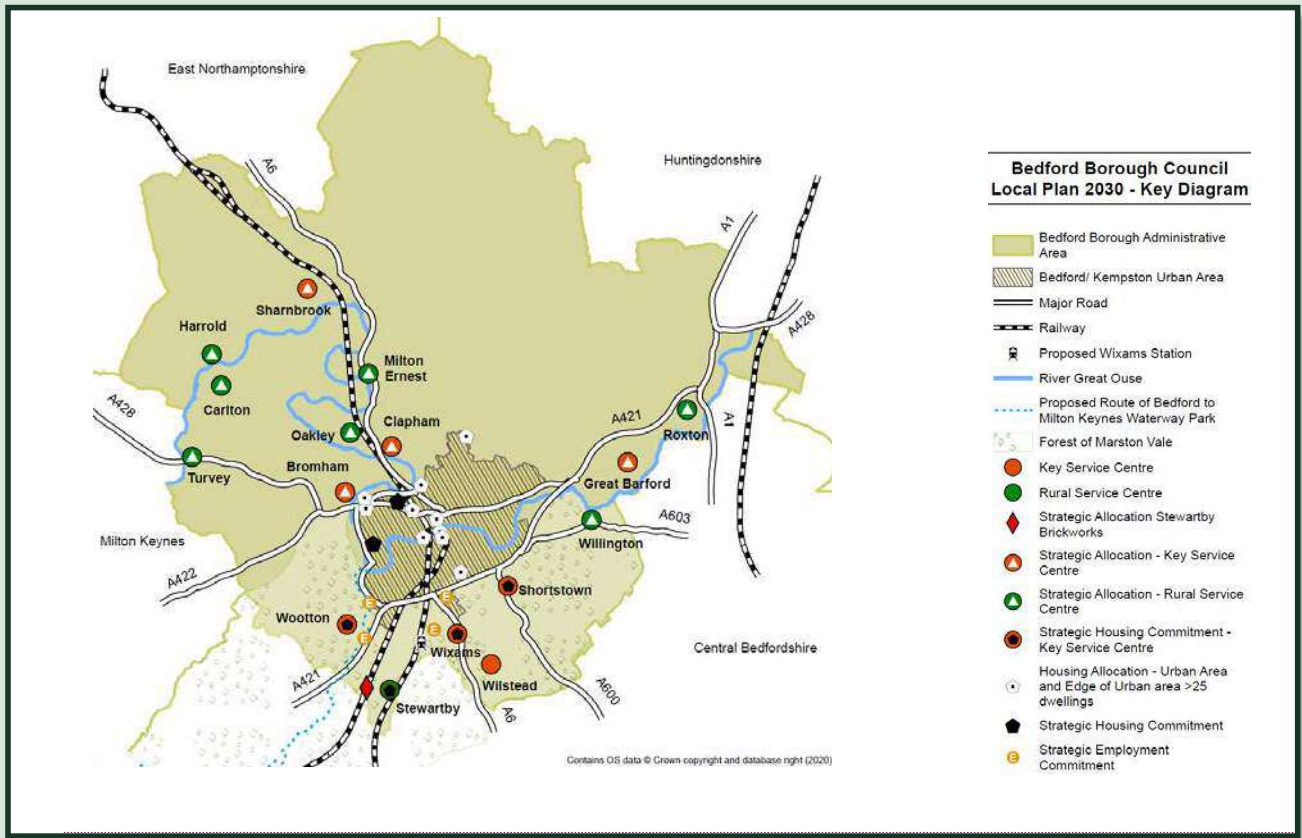


Figure 3.3 Location of strategic growth.

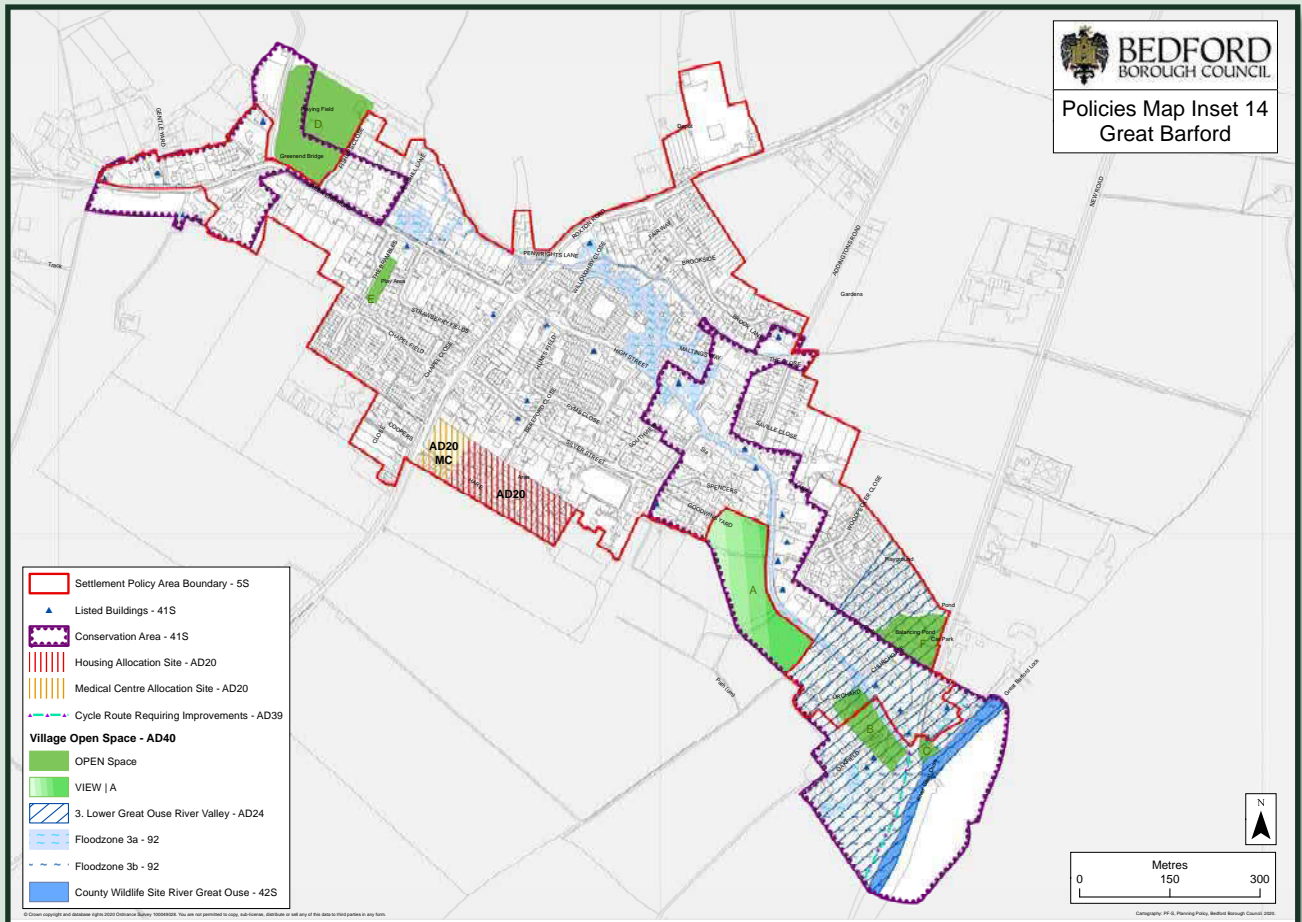


Figure 3.4 Extract of Policies Map for Great Barford.

The following list of related core policies are provided as listed below so we can consider the size of this section within the wider document for which if any we include specifically]

The following Local Plan Policies are considered to be the core policies of relevance to the principles of a development framework for the site:

- Policy 29: Design of New Developments
- Policy 35S: Green Infrastructure
- Policy 37: Landscape Character
- Policy 41S: Historic Environment and Heritage Assets
- Policy 43: Enhancing Biodiversity
- Policy 54: Energy Efficiency
- Policy 58S: Affordable Housing
- Policy 59S: Housing Mix
- Policy 92: Flood Risk
- Policy 93: Sustainable Drainage Systems (SuDS)

## Supplementary Planning Documents (SPDs) and Guidance

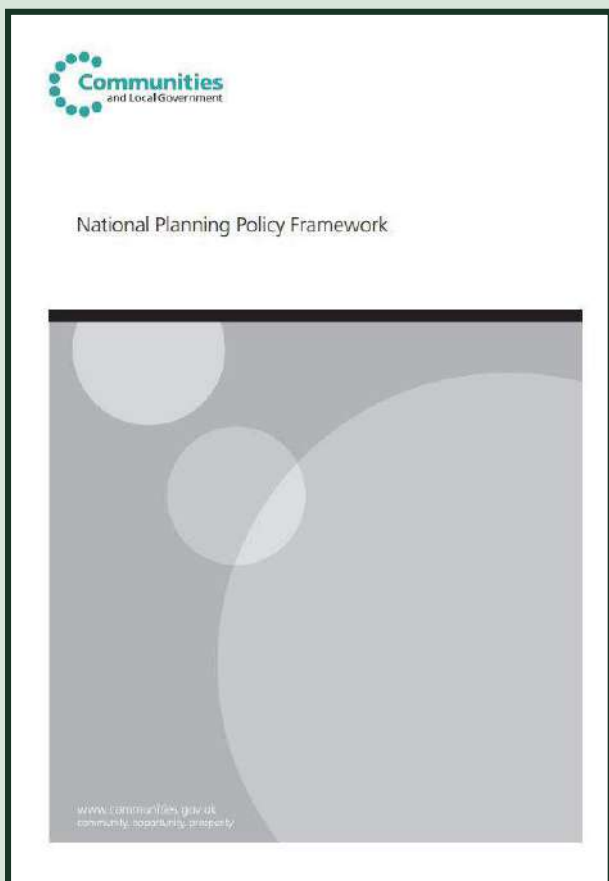
The following are considered to be relevant to this document and will be assessed in accordance with future proposals:

- Bedford Borough Design Guide: Settlements and Streets SPD (2023)
- Sustainable Drainage System SPD (2018)
- Open Space SPD (2013)
- Planning Obligations SPD (2013)
- Parking Standards for Sustainable Communities: Design and Good Practice SPD (2014)
- Technical Guidance: Waste and Recycling in New Developments (2021)
- Technical Guidance: Waste Audits for New Developments (2021)

The Bedford Borough Design Guide: Settlements and Streets Supplementary Planning Document (SPD) was adopted at Executive Meeting held on 8th March 2023. The document provides design guidance for residential development in the Borough.

## National Planning Policy Guidance

The National Planning Policy Framework (NPPF) (July 2021) and National Planning Practice Guidance (NPPG) (2014, as amended) is the most relevant national planning policy and guidance and will be material to the preparation of a future planning application(s).





**Open Space Supplementary  
Planning Document**  
September 2013



*Environment & Sustainable Communities*

Bedford Borough Design Guide:  
***Settlements and Streets***

*A sourcebook of Bedford Borough landscape and residential built environment qualities and characteristics to inform early stage design principles for new development and refurbishment work*

March 2023



# 04 | SITE CONTEXT AND ANALYSIS

## 4.1 The Allocated Site

The allocated site lies on the western edge of Great Barford, to the north west of Bedford Road and to the south west of Green End Road. The existing built up areas of Great Barford bound the allocated site to the north east and east. The northernmost part of the Site is indented by a series of small scale pastoral fields and a small area of woodland. These pastoral fields can be seen to form part of the attractive western gateway to Great Barford as one approaches the village along Green End Road from the north west.

To the north west the allocated site is bound by arable fields, with the A421 dual carriageway located approximately 480m from the allocated site's north western boundary.

The allocated site's south western boundary is bound by a made track which leads from Bedford Road to a small grouping of residential and agricultural buildings at Brewer's Hall Farm, located immediately adjacent to the western corner of the allocated site. Beyond the aforementioned track are further arable fields. To the south east the allocated site is bound by the single carriageway of Bedford Road, beyond which lies further arable fields. The River Great Ouse is located some 1km (0.62 miles) to the south east of the Site.

The allocated site itself measures some 64 hectares. It mostly comprises a series of arable fields bound by a mix of hedgerows and ditches. The easternmost part of the Site comprises two residential properties, a butcher's and agricultural buildings associated with Home Farm.


















Figure 4.1 Site Location Plan.

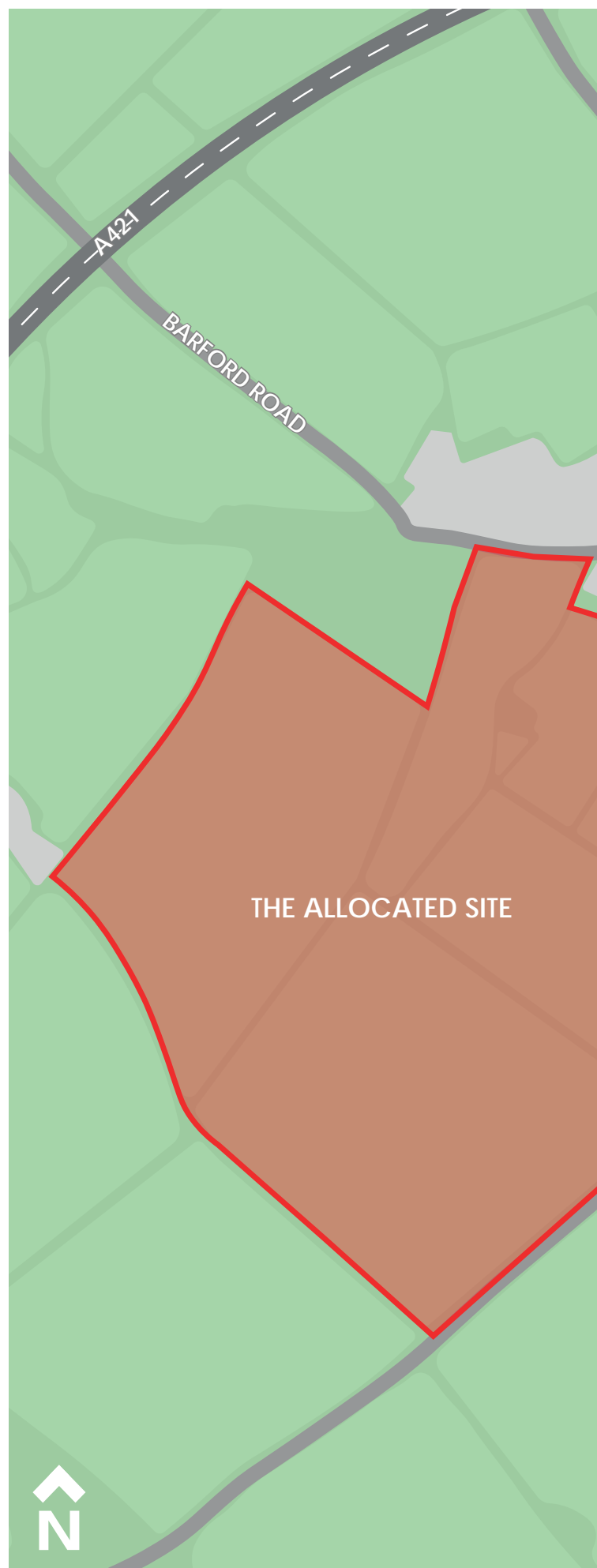
## 4.2 Surrounding Land Uses

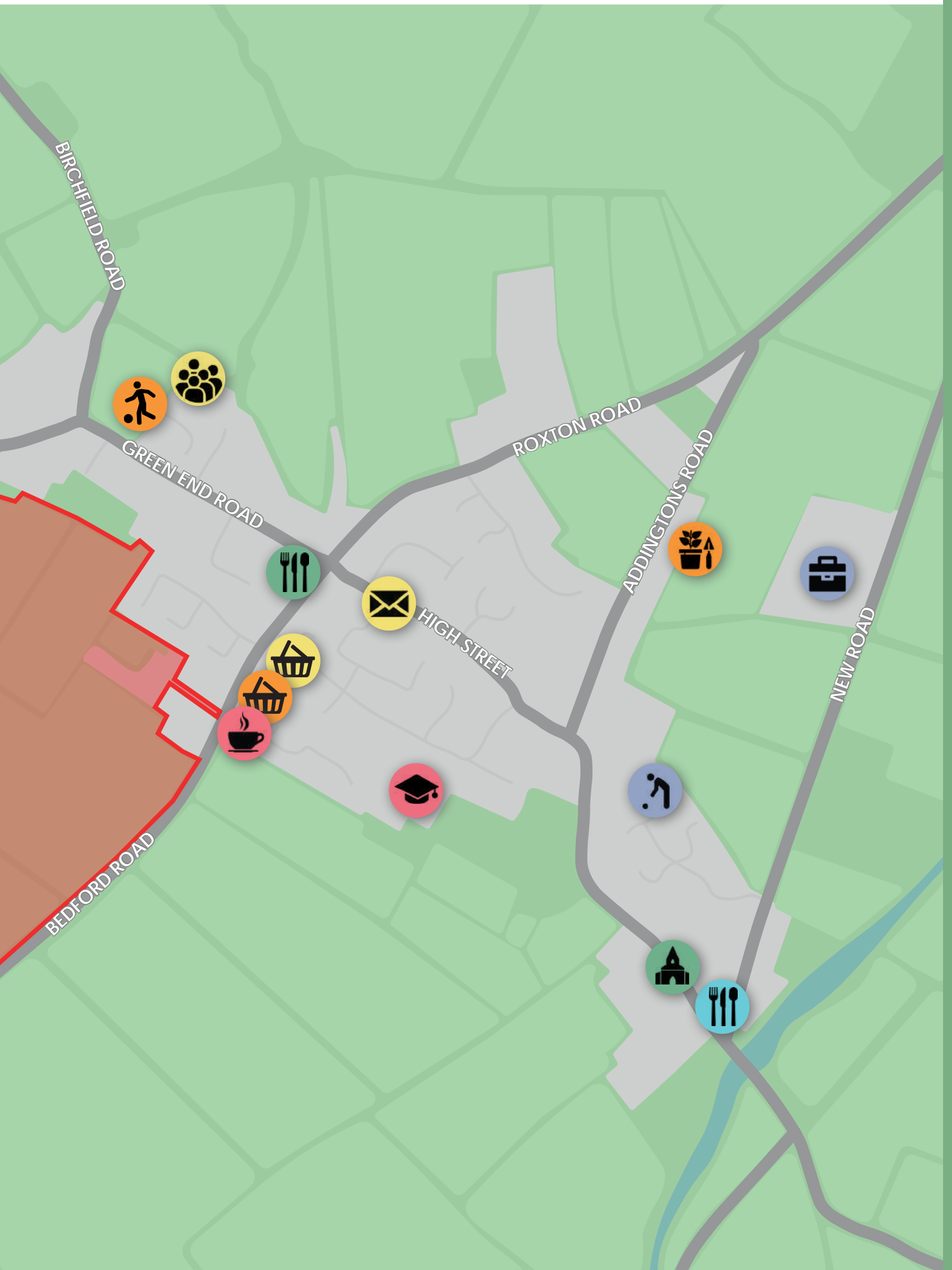
Great Barford is surrounded by open countryside, the majority of which comprises large scale arable fields. The predominant built land use in Great Barford is residential.

There are a range of amenities in the village. These include:

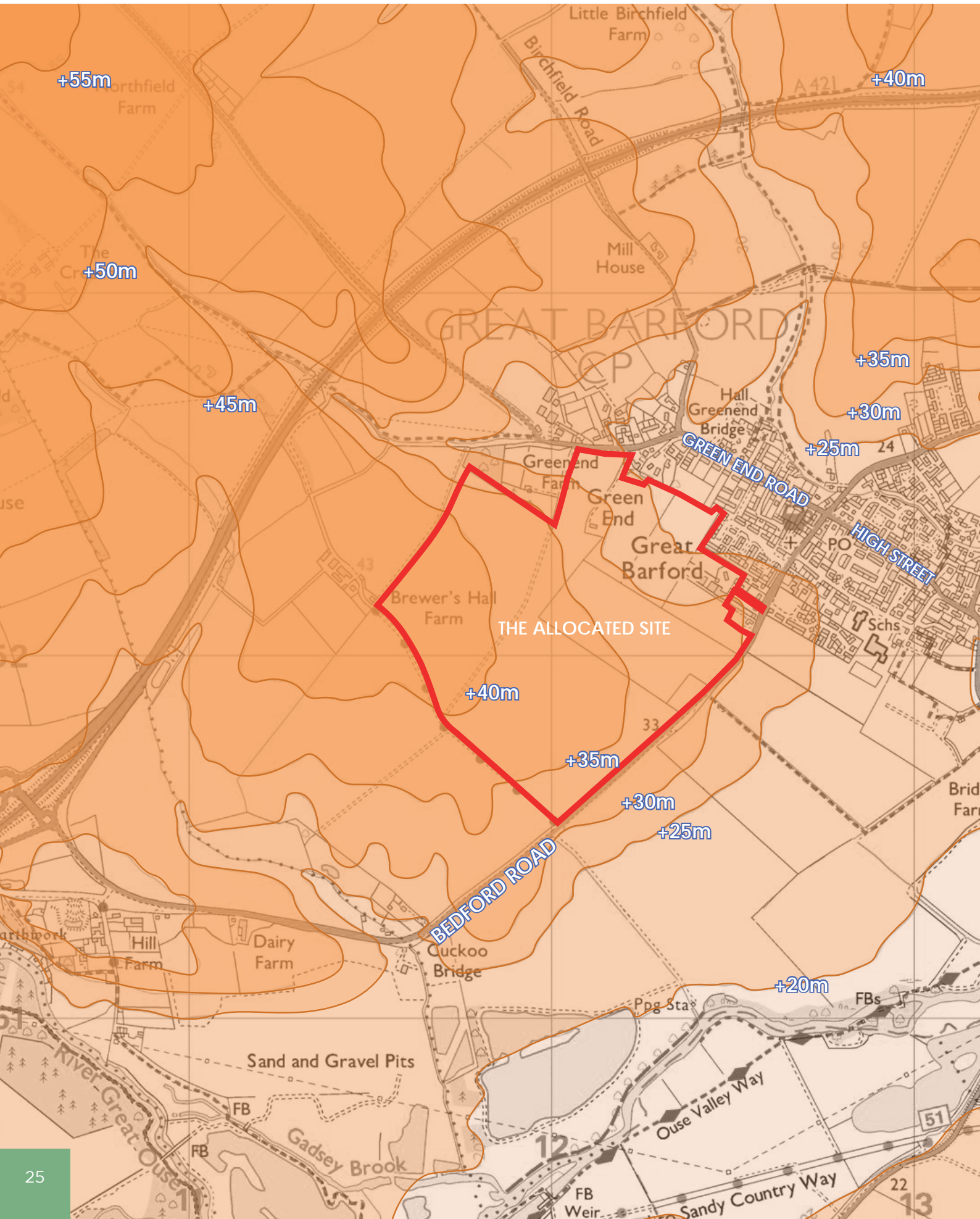
- **Great Barford Village Hall and playing field**
- **Great Barford Primary Academy**
- **Bowls Club**
- **Post Office**
- **Two public houses**
- **Two shops**
- **Small industrial units**

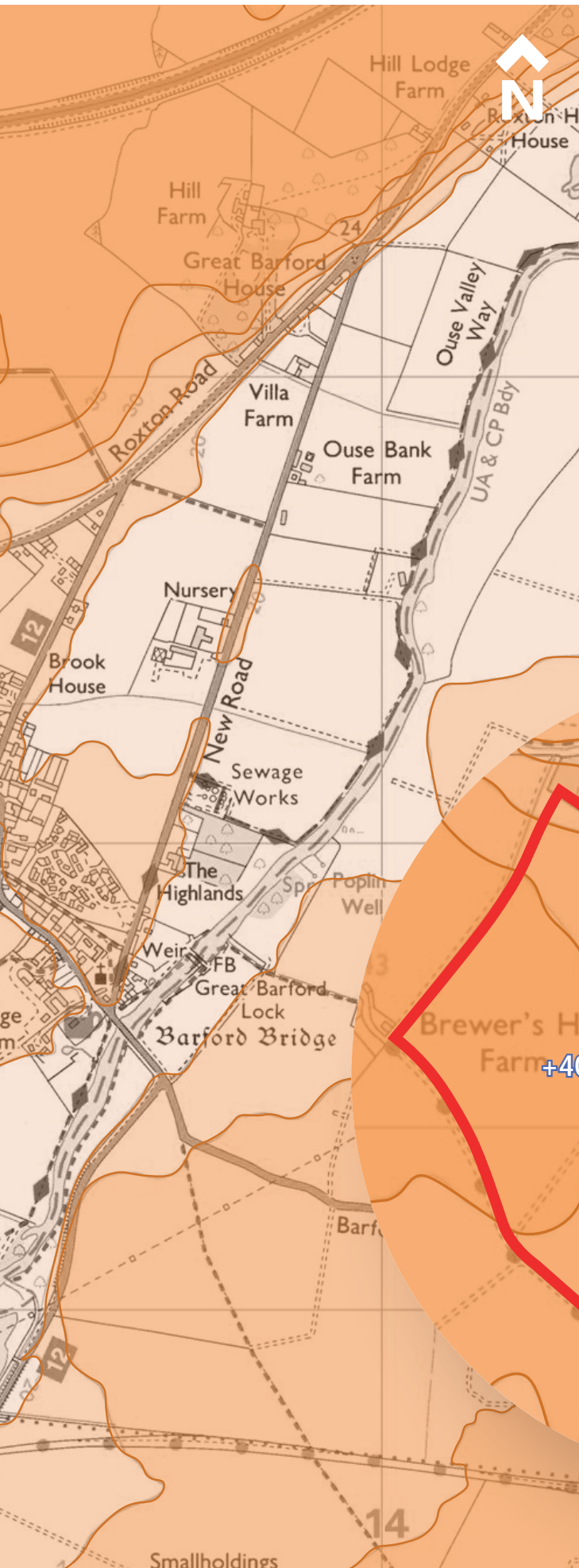
-  Village Hall
-  Playing field
-  Great Barford Primary Academy
-  Great Barford Bowls & Petanque Club
-  Anchor Inn
-  The Golden Cross
-  Shop
-  Takeaway
-  Coffee Shop
-  Employment Area
-  All Saints Church
-  Post Office & Shop
-  Allotments





**Figure 4.2** Land Use and Facilities Plan.





### 4.3 Topography

The highest point of the allocated site is located at its western corner at approximately 43m Above Ordnance Datum (AOD). From this high point, the topography gently falls both north eastwards to Green End Road at approximately 25m AOD, and south eastwards to Bedford Road at approximately 33m AOD.

To the south east, beyond Bedford Road, the land continues to gently fall towards the River Great Ouse and the south easternmost part of Great Barford, which sits at approximately 20m AOD. To the north west, beyond Great Barford and the A421, the land continues to rise gently.

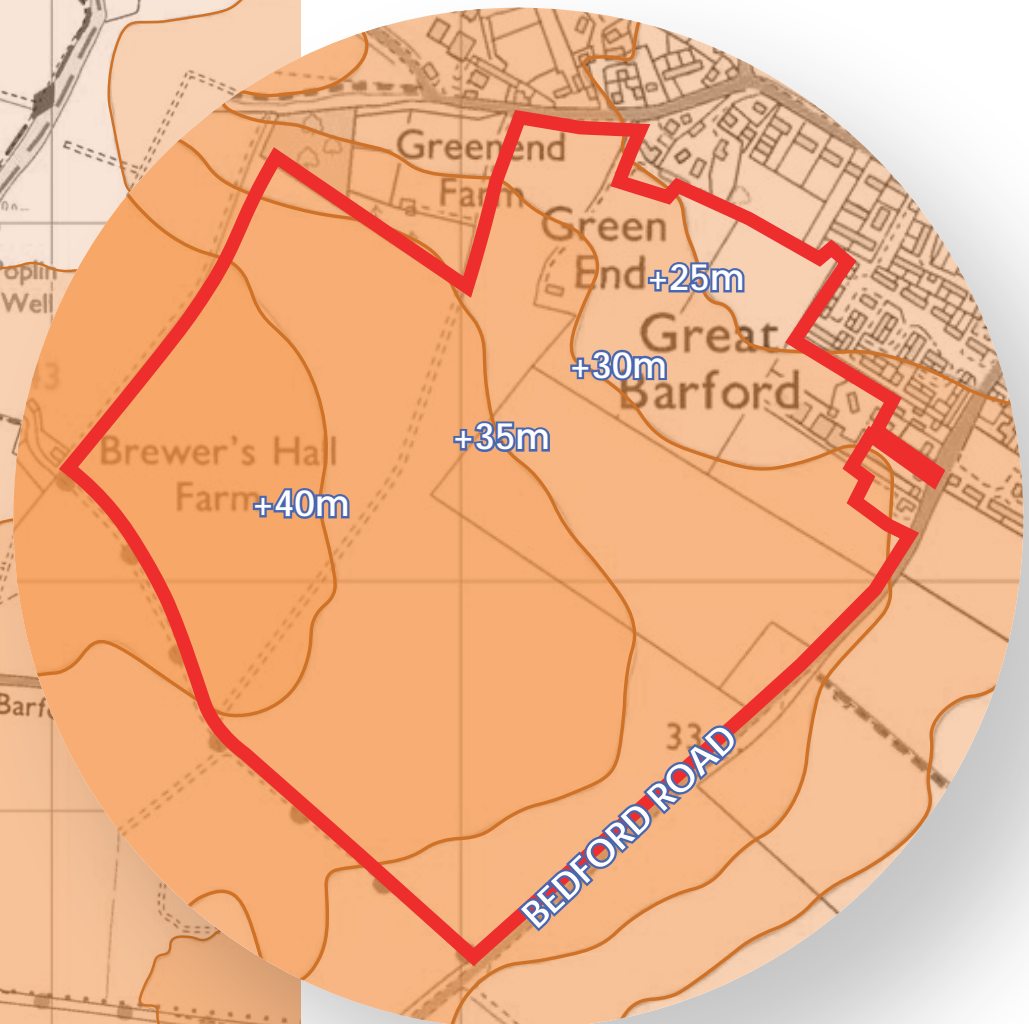


Figure 4.3 Topography Plan.



*View south west from Green End Road, looking into the allocated site's northern corner.*



*View north across the eastern quadrant of the allocated site.*



*View from centre of the allocated site looking north towards Green End.*



*View west from Bedford Road standing adjacent to public footpath 21.*



*View from public footpath 21 approaching the allocated site and Bedford Road from south east.*





## 4.4 Landscape Setting

The allocated site falls within the Bedfordshire and Cambridgeshire Claylands National Character Area (NCA 88), whilst at a smaller scale the allocated site associates with the Clay Farmland Landscape Type (LT) and 'Renhold Clay Farmland' Landscape Character Area (LCA 1E). Typical characteristics associated with the LT and smaller scale LCA, and which are considered to inform the localised setting of Great Barford, include:

- A large scale landscape.
- Gently undulating landform.
- Large scale, intensive arable crop production dominates the land cover.
- Dispersed woodland (some ancient) – predominantly mixed and deciduous.
- **Significant hedgerow loss leaving variable and inconsistent field and roadside boundaries.**
- Hedgerow trees are prominent in the level landscape, many of them mature, including **remnant trees within fields.**
- Hedgerows are in mixed condition with some **low flailed and gappy or lost leaving areas of open, featureless, arable land.**
- Scattered woods give variety to distant views.

Whilst the allocated site's close relationship to the settlement edge is evident, the localised setting is considered to reflect some of these more rural characteristics, with notable opportunities to repair and enhance features, such as the fragmented hedgerows and trees that characterise the allocated site, and which are in a declining condition as a result of intensive farming practices.

Due to the surrounding enclosed valley landform, views of the allocated site are relatively localised, with the surrounding vegetation structure and intervening settlement ensuring that the allocated site is never perceived in its entirety from a singular location. Key views are considered to include:

- **The village approach from Bedford Road.**
- **Cross valley views from the Ouse Valley Path (long distance PRoW) to the south west, where the Site's south eastern boundary informs the localised skyline.**
- **Views from within the adjacent Conservation Area at Green End Road and more filtered views from the pastoral fieldscape setting as it meets the High Street within the eastern end of the village.**
- Views from the elevated PRoW routes to the north of Great Barford, where the southern and western parts of the allocated site are perceived.

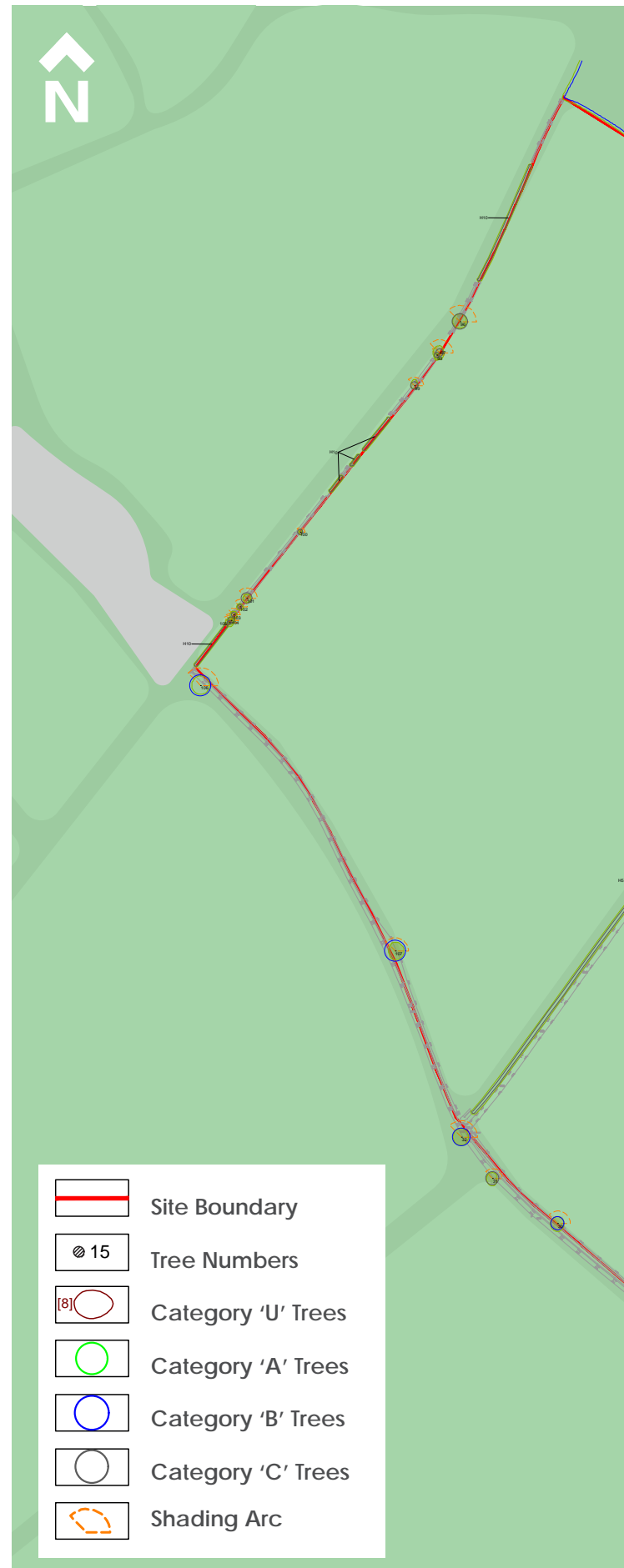
The allocated site experiences a limited degree of intervisibility from beyond the setting of the localised road network (the A421, Saint Neots Road and Bedford Road) and the mature and intact landscape setting which characterises the heavily treed River Great Ouse.

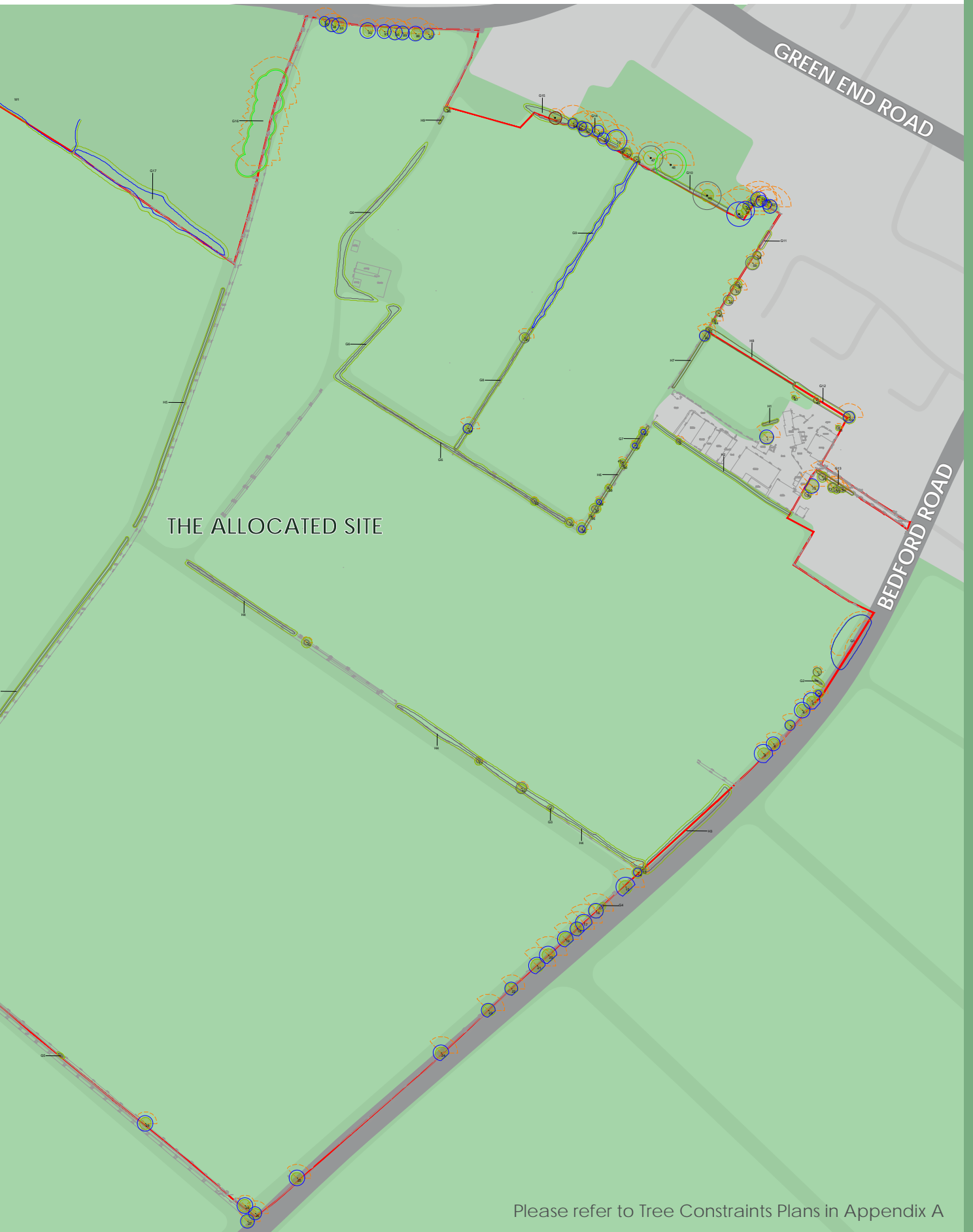
Overall, the allocated site is considered to reside within a transitional landscape between the smaller more enclosed settings established within the settlement edges and a broader, larger scale landscape that characterises the setting within the surrounding countryside. Beyond the internal fieldscape, the allocated site is comprised of relatively few notable landscape features, established by a fragmented network of internal field hedgerows and open ditches. A more intact treescape and positive woodland blocks, are generally perceived within the periphery of the Site's localised setting along the course of the River Great Ouse and beyond the A421 corridor, within the wider landscape to the north west. A small block of woodland is a notable exception to this, formed along a narrow watercourse, perceived upon exiting the Green End Conservation Area as you head to the west out of the village.

## 4.5 Green Infrastructure

### Existing Landscape Features

- The majority of allocated site comprises a series irregular shaped large and small scale arable fields, formed within a shallow valley, established along the River Great Ouse, some 1km to the south east.
- The easternmost part of the allocated site comprises two residential properties, a butcher's and agricultural buildings associated with Home Farm.
- Many of the internal boundaries are defined by well-managed hedgerows and intermittent trees, with field ditches running along many of the hedgerows.
- The western section of the northern boundary is bound by an existing area of woodland and a tree grouping contiguous with the woodland (both off-site). This creates a wooded backdrop to the northern corner of the allocated site. Immediately to the east, the allocated site is bound by a group of mature English oak and ash trees (off-site).
- The western section of the boundary with Green End Road comprises a mix of Scots pine and horse-chestnut trees planted at regular intervals. The eastern section of this part of the boundary lacks any notable landscape features.
- The north eastern boundary is defined by a mix of tree groupings and individual trees. To the west, they tend to be stronger and denser, being associated with the rear gardens and paddock alongside this part of the north eastern boundary. To the west, where the homes on Chapel Field, Dothans Close and Chapel Close front onto the allocation boundary behind small front gardens, the existing vegetation become distinctly less dense and more open.
- The Bedford Road frontage comprises a mix of mature hedgerows, individual trees and tree groupings. The majority of the trees along this boundary are lime. Much of the boundary lacks any vegetation of note.
- The south western boundary is defined by an existing field ditch and track leading to Brewer's Hall Farm. The boundary is open to the countryside beyond save for a small number of sporadic trees mostly comprising ash.
- The north western boundary is defined by a gappy hedgerow. There are also a small number of trees located along the boundary.



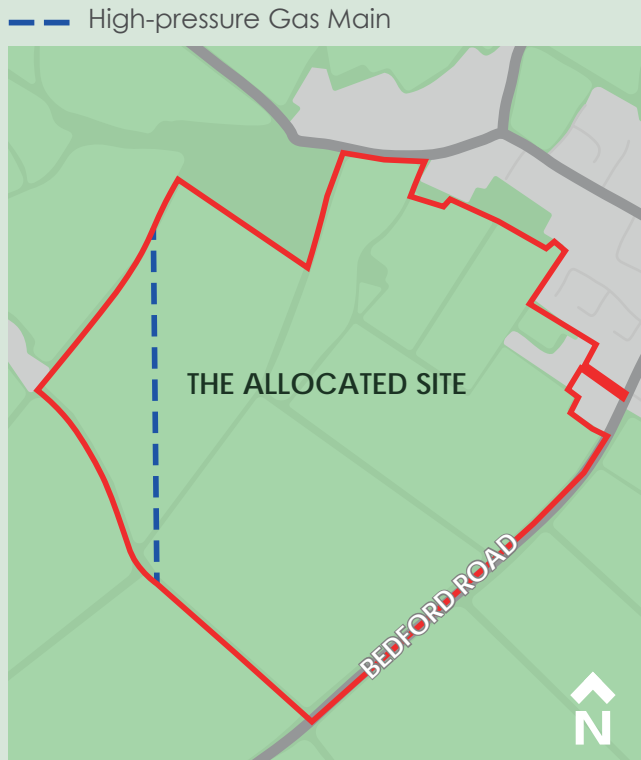


Please refer to Tree Constraints Plans in Appendix A

**Figure 4.4** Green Infrastructure Plan.

## 4.6 Utilities

A high-pressure underground gas pipeline passes through the western part of the allocated site, and requires a buffer to the development.



**Figure 4.5** Route of underground high-pressure gas main.

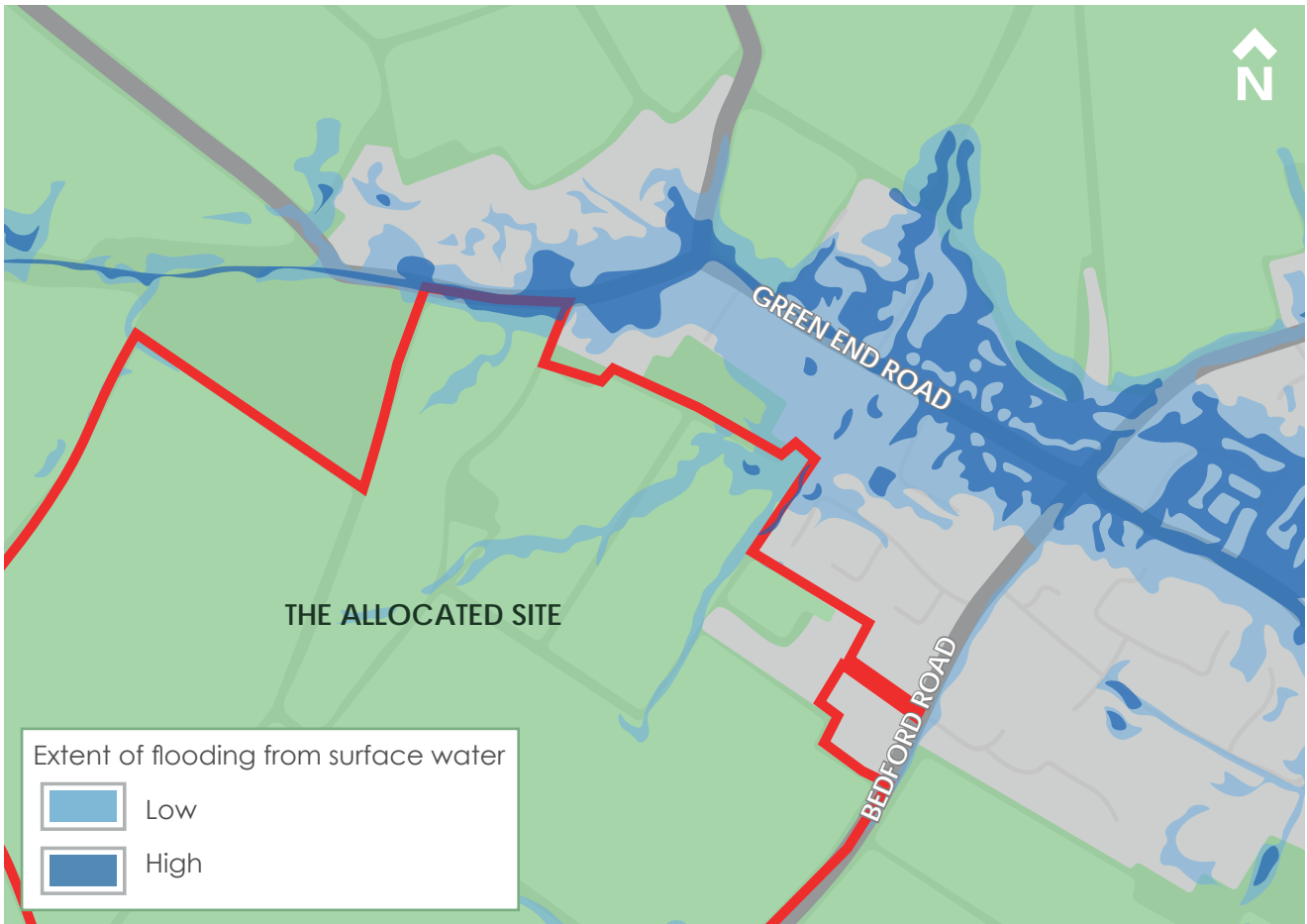
## 4.7 Existing Blue Infrastructure & Flood Risk

Flood risk and drainage assessment work has been carried out for the allocated site. The results of which can be summarised as follows:

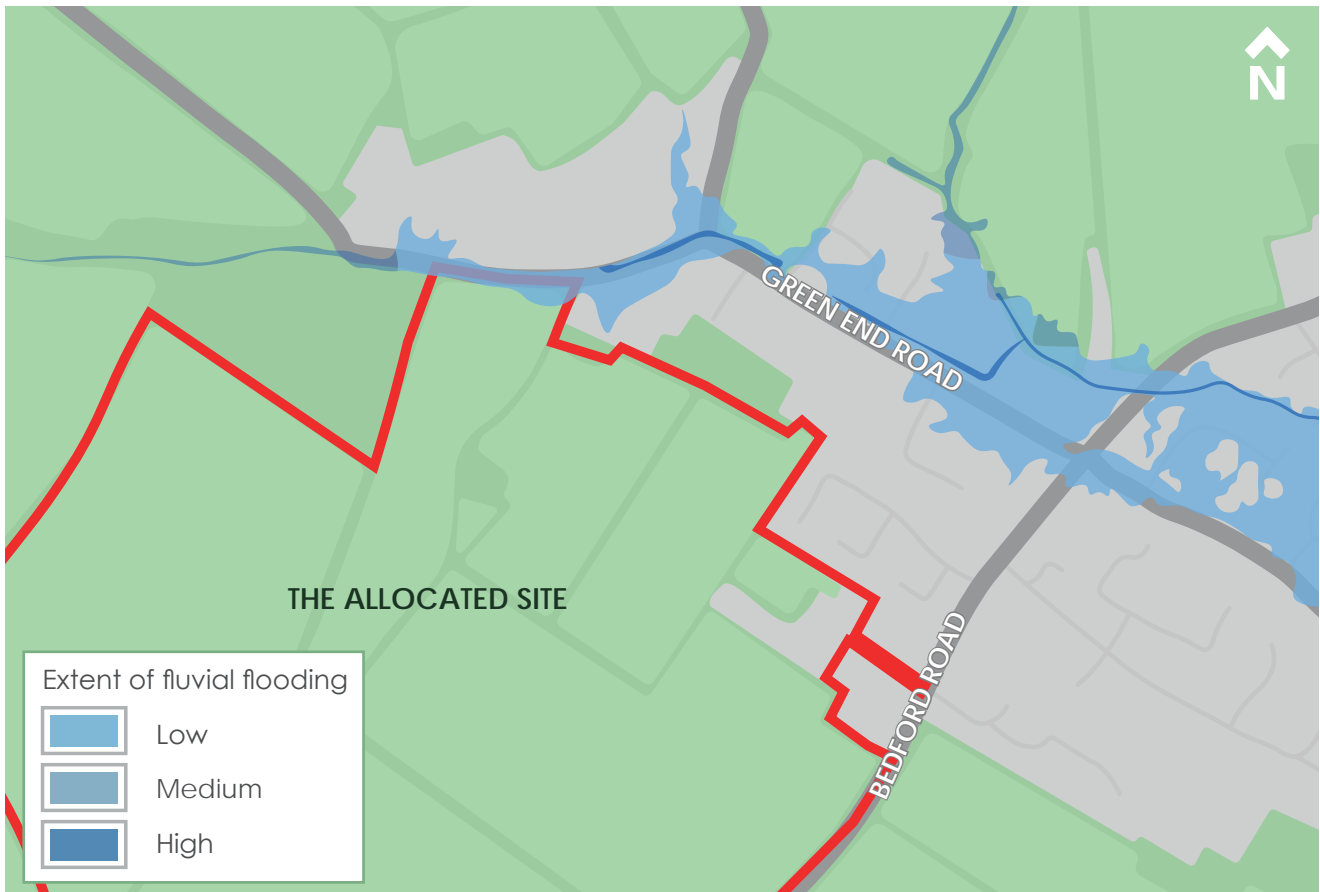
- Most of the allocated site lies within Flood Zone 1 (less than 1 in 1,000 annual probability of flooding from either a river or the sea) and therefore is at low risk of fluvial flooding.
- A small section of the allocated site alongside Green End Road lies within an area of fluvial flood risk (Flood Zone 2). This area of flood risk is associated with the Brook that runs alongside Green End Road and extends eastwards away from the Site along Green End Road.
- Flood mapping shows some parts of the allocated site to be at risk from surface water flooding (pluvial). Most of these areas are considered to be at low risk, and therefore can be mitigated through the application of a comprehensive drainage strategy as an integral part of the masterplan proposals.

In general terms, the assessment work finds that subject to the implementation of a suitable SuDS strategy, development at Millfield End will not increase the risk of flooding elsewhere.

The opportunity exists for Millfield End to provide some potential improvements and appease concerns with the existing frequency of flooding along Green End Road. This is likely to consist of landscaped attenuation features which could be used to redirect some of the water from the watercourse and store it, before discharging it slowly back into the water course. It is considered that such an approach should help reduce the frequency of flooding.



**Figure 4.6** Existing Surface Water Flood Risk (Nov 2022).



**Figure 4.7** Existing Fluvial Flood Risk (Nov 2022).

## 4.8 Movement Analysis

### Pedestrian and Cycle Connectivity

The adjacent built up areas include a network of footways running along the streets, whilst there are existing pedestrian crossing points on Bedford Road, which facilitate connections to the areas of Great Barford to the east. Adjacent to the northern edge of the allocated site, there is a footway present on the southern side of Green End Road, which leads eastwards towards the heart of the village. The footway terminates adjacent to the allocated site's northern boundary opposite to Green End Farm. Approximately 105m further to the west is a public footpath (FP1), which runs westwards from Green End Road to the countryside beyond. The public footpath passes underneath the A421 via an underpass, providing connections to further rights of way beyond.

To the east at Chapel Field, there is a pedestrian linkage serving the homes which overlook this part of the allocated site. Subject to land ownership considerations, the opportunity may exist to provide a pedestrian or a pedestrian/cycle connection to Chapel Field at this point.

There are no footways running along the allocated site's Bedford Road frontage. However, a public footpath (FP21) extends south eastwards



from the opposite side of Bedford Road. This public footpath provides direct connections to the south eastern parts of the villages, where there are a number of further public rights of way within close proximity.

There are no public rights of way crossing the allocated site. There are also no cycle routes running adjacent to or through the allocated site. However, National Cycle Route 12 passes through the eastern part of Great Barford.

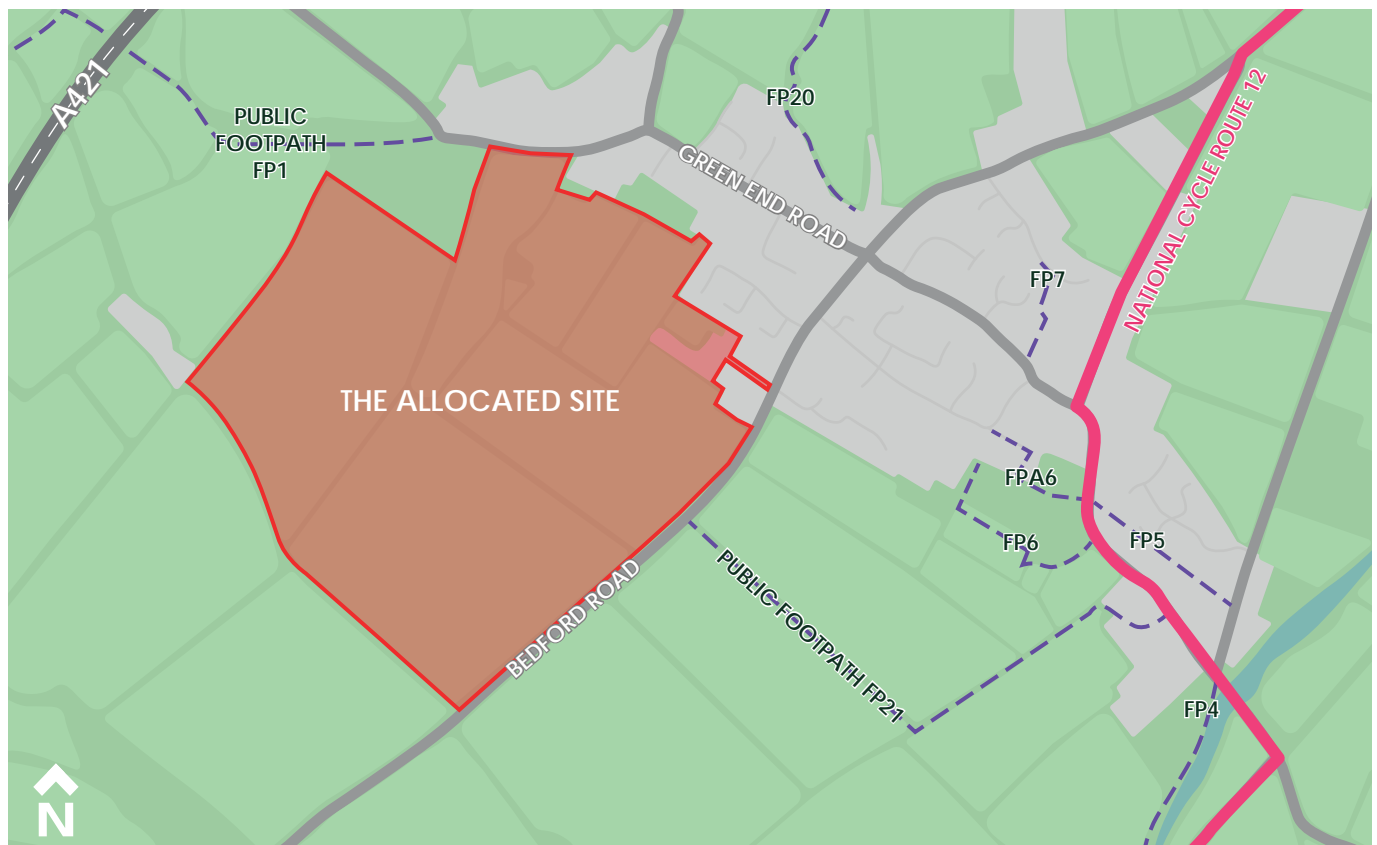


Figure 4.8 Existing Pedestrian and Cycle Connectivity.

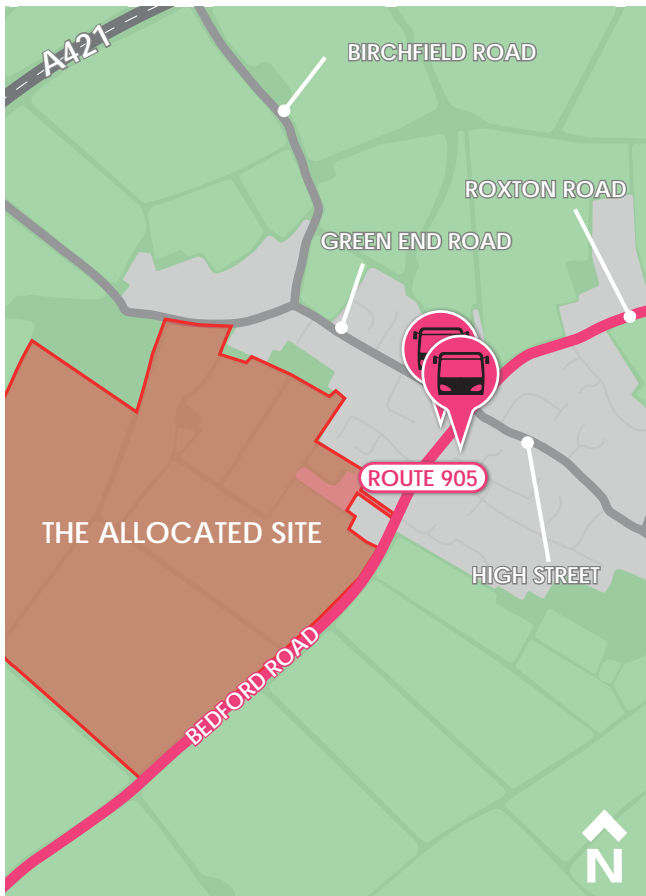
## Public Transport

The nearest bus stops to the allocated site are located on Bedford Road to the south west of the Bedford Road / Green End Road / Roxton Road / High Street crossroads. These stops are served by Route 905, which operates between Bedford and Cambridge via St Neots. From Bedford the service continues to Oxford via Milton Keynes and Buckingham as Route X5.

As of December 2022, between Mondays and Saturdays Route 905 operates between 5am and 11pm and for most of the day provides a half hourly service reducing to an hourly service during the early morning and evening periods and for a short period during the middle of the day. An hourly service is provided on Sundays and Public Holidays between 7am and 7pm.

Further bus stops are provided on Silver Street and High Street. These serve occasional bus routes to surrounding towns and villages.

None of the aforementioned bus stops are within 400m of the majority of the allocated site. As such, measures will need to be implemented to make Millfield End more accessible to bus services.



**Figure 4.9** Surrounding Highway Network and Public Transport.

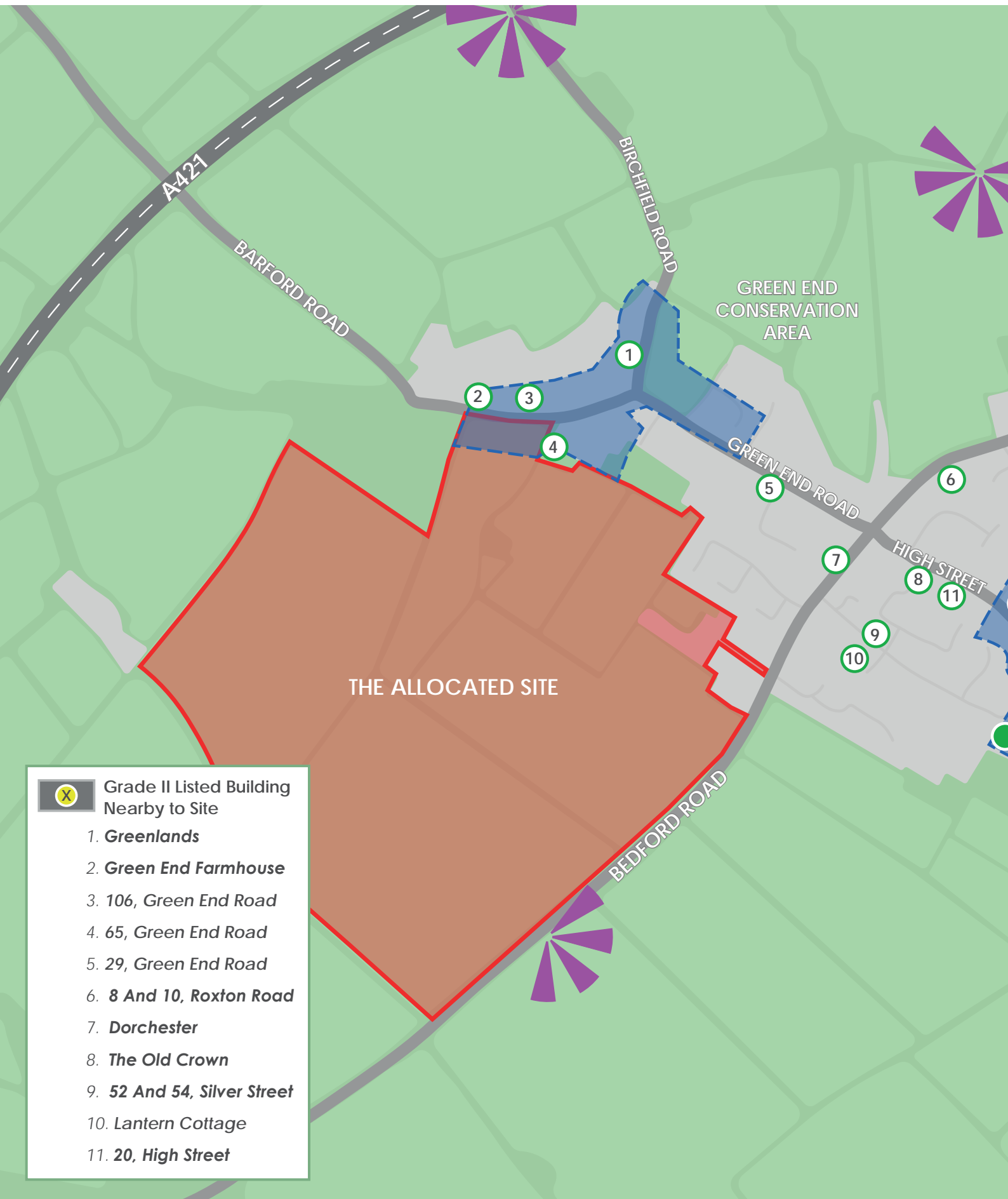
## Surrounding Highway Network

Green End Road is a narrow single carriageway road with a semi-rural character created by the relationship of the existing farm and the open character of the allocated site to the south. As a consequence, this section of Green End Road forms an attractive gateway to the village as one approaches from the north west. The road has a 30mph speed limit where it passes the allocated site.

To the east, Green End Road's character changes where it is fronted on both sides by existing homes, albeit it has a verdant character created by good levels of mature tree planting within the gardens of the adjacent residential properties. Green End Road meets Bedford Road at a crossroads junction some 575m to the east of the allocated site's Green End Road frontage.

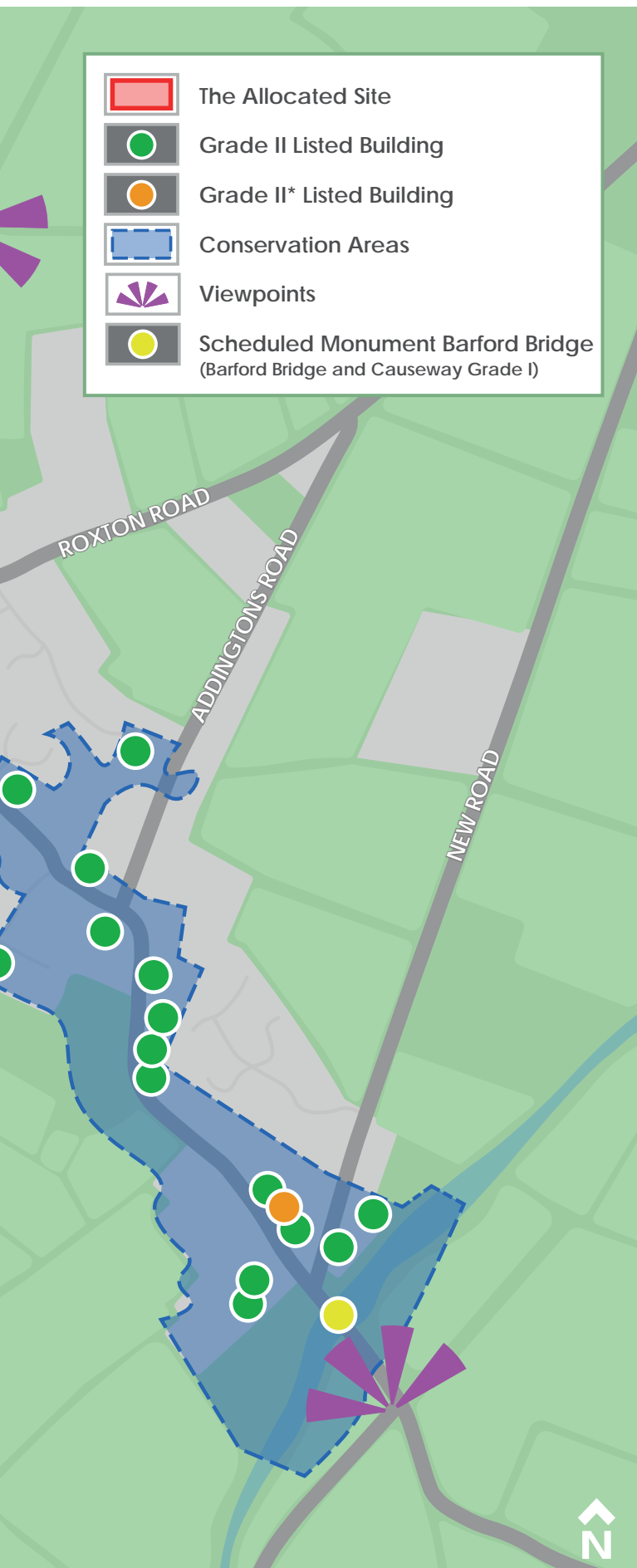
The single carriageway Bedford Road was formerly the A428 Trunk Road. Since de-trunking, little has been achieved in the way of changing the context of the road back to its original function as a local road within a village setting. Although it is acknowledged that some through trips still occur, for example to / from the A1 north at Roxton and east at Blunham, traffic flows have reduced and Trunk Road standards are no longer appropriate, encourage speed, and do little to deter non-local through trips. Speed cameras have been installed to enforce compliance with the 30mph speed limit. The development of Millfield End may present the opportunity to create a safer and more attractive street environment along Bedford Road.

There are various smaller roads in the wider area providing access to local residential areas, and the services and facilities within the village.



-  Grade II Listed Building Nearby to Site
- 1. **Greenlands**
- 2. **Green End Farmhouse**
- 3. **106, Green End Road**
- 4. **65, Green End Road**
- 5. **29, Green End Road**
- 6. **8 And 10, Roxton Road**
- 7. **Dorchester**
- 8. **The Old Crown**
- 9. **52 And 54, Silver Street**
- 10. **Lantern Cottage**
- 11. **20, High Street**





## 4.9 Heritage & Archaeology

The Great Barford Green End Conservation Area lies immediately to the north of the allocated site, with its south western corner covering the allocated site's Green End Road frontage.

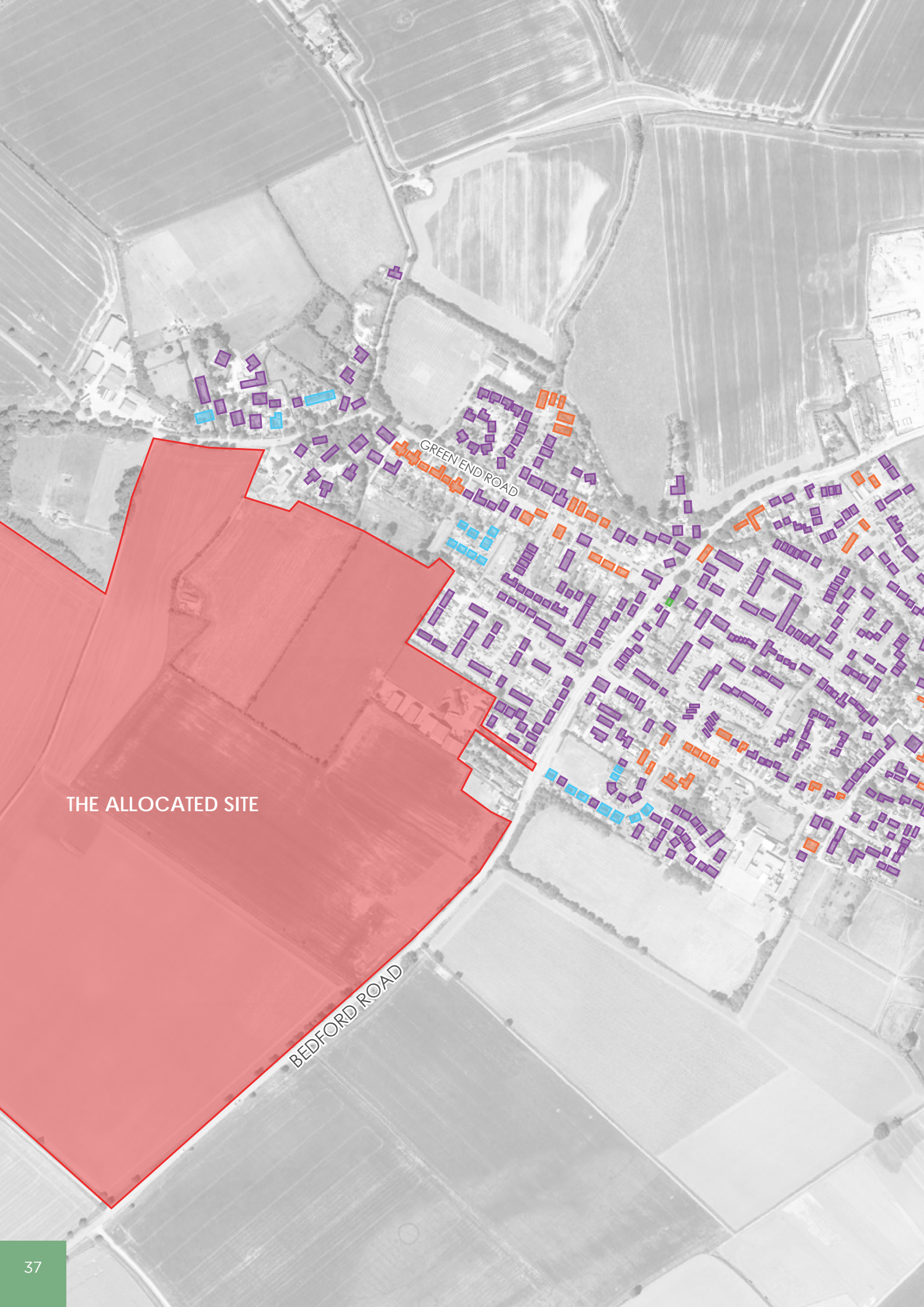
The Conservation Area contains several Grade II Listed Buildings, including 65 Green End Road, which sits adjacent to a section of the allocated site's northern boundary, and Green End Farmhouse and 106 Green End Road, which are located on the northern side of Green End Road and overlook the northern part of allocated site. There are several other listed buildings in the locality, as shown on Figure 4.10 opposite.

Archaeological investigations undertaken in 2021 revealed evidence for past occupation at the allocated site and provided an opportunity to gain a better understanding of the local heritage resource.

Trial trenching indicated that the majority of the site is devoid of significant archaeological remains. However, there were four Areas of Archaeological Significance (AAS) identified within the allocated site, the largest of which is AAS 1 in the southern part of the allocated site closest to Bedford Road. This area revealed evidence of Iron Age and Roman settlement activity in the form of multiple enclosures, ditches and other features along with artefacts, suggesting continued occupation over a prolonged period. Immediately northeast of this, along the eastern site boundary, AAS 2 revealed an Iron Age settlement clustered along a trackway, as well as Iron Age pottery and animal bone. Further small areas of Iron Age activity were discovered towards the north west of the site, with a series of enclosures present at AAS 3 and a small area of possible domestic activity within AAS 4, with both producing Iron Age pottery.

The Areas of Archaeological Significance described above will require further investigation if they are to form part of any future development proposal. No further investigations will be required within the rest of the site where trenching has identified no significant archaeology. These results have informed the iterative masterplan proposals for Millfield End. Appendix B contains a plan showing the location of the trial trenches and AAS.

**Figure 4.10** Location of Great Barford Green End Conservation Area and nearby Listed Buildings.



THE ALLOCATED SITE

GREEN END ROAD

BEDFORD ROAD



## 4.10 Surrounding Built Form & Local Character

### Surrounding Building Heights

Buildings in Great Barford do not generally exceed 2 storeys in height. This is also true for the existing homes in the areas of the village adjacent to the allocated site. The development at Hare Meadow to the east of the allocated site includes a number of 2½ storey homes. There are also some bungalows in the locality, including along Bedford Road and Green End Road.

-  The Allocated Site
-  3 Storey
-  2½ Storey
-  2 Storey
-  1 & 1½ Storey

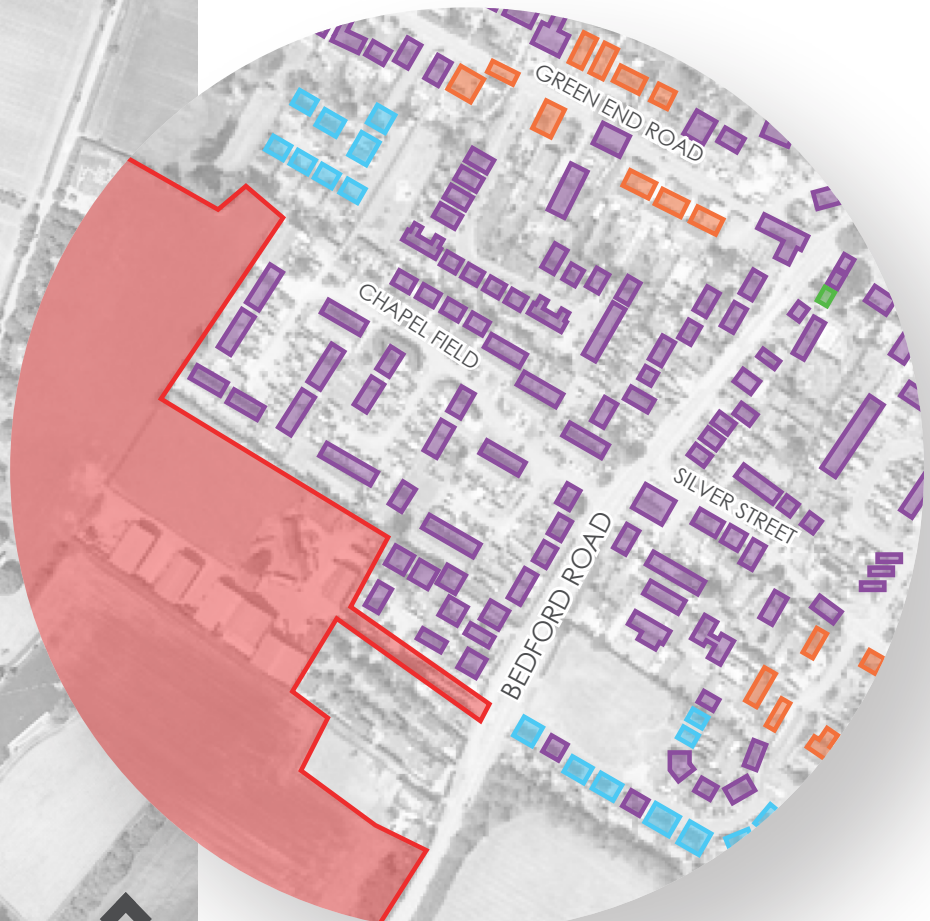


Figure 4.11 Building Heights Plan.

## LOCAL VERNACULAR

Together, the Great Barford Neighbourhood Plan and the Bedford Borough Design Guide (2022) provide a comprehensive analysis of the Great Barford vernacular. These documents have been referenced to gain a full understanding of the local vernacular. The following summarises the analysis contained in the two aforementioned documents, together with additional observations collected during the preparation of the Development Brief and Design Code.



## STREET TYPOLOGY

- Bedford Road is the principal thoroughfare, passing through the village in a broadly north east to south west direction. It is fronted by a mix of detached, semi-detached and terraced homes of varying ages and styles.
- Green End Road and the High Street are subservient only to Bedford Road, and passes through the village in a north west to south east direction. Close to the allocated Site's northern boundary, Green End Road is fronted by mostly detached homes sitting in large plots, together with some farmsteads. Further to the south east, Green End Road is fronted by mostly detached homes.
- Chapel Field, Dothans Close and Chapel Close comprise three cul-de-sacs following Radburn layout principles whereby many of the back gardens and parking/garaging face the streets, and the homes overlook communal areas of open space and the allocated site's boundaries.



## ROOFSCAPE

- Most roofs are pitched, although there are a good number of hipped roofs on the homes in the Green End Conservation Area.
- Chimneys on traditional cottages and houses are often, but not always prominent features. Expressed chimney stacks are not a common feature on these traditional buildings.
- Mid 20th Century homes, such as those along Chapel Field, do not have chimneys.
- Many of the more recent homes incorporate chimneys, including examples of expressed chimney stacks, which provide articulation to gables.
- Wherever used, chimneys provide articulation and interest to the roofscape.



## SYMMETRY

- A significant number of historic homes have a strong formality and symmetry. This is a particularly distinctive characteristic of both Great Barford and the wider locality.
- This formality and symmetry is also evident on more recently built homes. The recently built development at Hare Meadow is a particularly good example.
- The Bedford Borough Design Guide advises that if done well, symmetry can provide a distinct feature of new development.



## DETAILING

- Detailing tends to be simple and discreet. Interest can be found in the stone cills and stone or brick headers where the brick is exposed or painted.
- Green End Farmhouse exhibits some interesting detailing, including parapet walls at either end of the roof rising up above the roofline, and decorative saw tooth eaves detailing.
- New homes at Hares Meadow exhibits discreet detailing, including the use of stone cills and brick arches above windows.



## DOORWAYS

- On traditional homes, doorways are typically understated, often with a flat roof or pitched roof canopy above the door. Many of the traditional homes only have a brick arch above the front door.
- The new homes at Hare Meadow have simple flat roof porch canopies above the front doors.



## WINDOWS

- Traditionally, windows tend to be limited to sliding sash windows on more prominent houses, and simple casement windows on cottages.
- Handful of buildings incorporate projecting splayed bay windows which provide articulation to the façade.
- The homes at Hares Meadow use casement style windows with a multi-paned effect.



## MATERIALS

- Traditional brick comprises red and buff shades, with some homes having a variety of colours on the same façade.
- Smooth white render is prominent on many older buildings.
- Roofs of traditional homes are typically covered with red plain tiles or slates tile.
- Some examples of orange pantiles evident, such as on outbuildings at 65 Green End Road.
- Mid 20th Century homes typically constructed in buff brick with grey concrete tiles.
- Homes at recently built development at Hare Meadow are built in buff and red bricks, with roofs covered in slate tile.



# 05 | DESIGN INFLUENCES

The baseline studies, taken together, have informed the identification of the design influences for development of the allocated site. These design influences are important as they will help to shape the masterplan proposals for the new neighbourhood, which in turn is critical to defining the exact extent of land required for the 500 new homes and associated open space.

These design influences include the need to maximise the retention of existing landscape features, to respect the setting of the Green End Conservation Area and associated listed buildings, and to ensure the new development does not exacerbate existing flood risk issues.

Many of the policies contained within the Great Barford Neighbourhood Plan set out specific design principles that will influence the masterplanning of Millfield End. These include the need to incorporate green corridors running between the village and the countryside, and to create a rural gateway along Bedford Road.

The influences are illustrated on a Design Influences Plan (Figure 5.1). The plan is supported by a table which describes the influences and the suggested design responses and opportunities these create. Together, the table and plan provide a clear set of key parameter design principles to inform the subsequent design strategy and Concept Masterplan set out in Chapter 7: Design Strategy.



Respect the setting of the Green End Conservation Area



Bedford Road improvements





Bedford Road - Opportunity for a gateway to the village



Respect local character



Retention and enhancement of existing landscape features



DESIGN INFLUENCE	DESIGN RESPONSE
<p><b>1. Topography &amp; Hydrology</b></p> <p>The topography of the allocated site will dictate the location of the SuDS features.</p>	<p>To provide a network of SuDS features, where possible and/or appropriate, located at the low points to manage surface water run-off, and designed to maximise landscape and biodiversity benefits.</p>
<p><b>2. Green Infrastructure and Landscape</b></p> <p>The allocated site has relatively few notable landscape features, comprising a fragmented network of field hedgerows. Even so, the vast majority of the existing landscape features should be retained and enhanced wherever possible.</p> <p>Policy ROS1 of the Neighbourhood Plan sets out that new development should create green corridors between the village and the countryside, whilst Policy D1 highlights the need to respect existing landscape features. Policy H1 establishes that on-site green infrastructure should be used to enhance the character of the village.</p> <p>Feedback received at the Great Barford Fun Day highlighted strong support for locating a community green close to the existing settlement edge to maximise the benefits of new public open space for existing residents.</p>	<p>A robust network of green corridors and open spaces incorporating the existing hedgerows and trees should be provided to create scope for the retention and significant enhancement of the existing landscape features, including providing connectivity between the fragmented sections of hedgerow.</p> <p>Many of the green corridors should provide open space connections between the existing settlement edge and the countryside beyond Millfield End.</p> <p>New blocks of woodland planting should be provided in the northern and western areas to build upon the existing off-site woodland near Green End Road, which in turn will create a wooded backdrop to Millfield End.</p> <p>This overall approach will help to deliver a significant increase in tree and hedgerow cover, which is to comprise native and local species.</p> <p>A new community green, containing new sports and children's play facilities should be located close to the existing settlement edge, in a location where it will be readily accessible by existing and new residents alike.</p>
<p><b>3. Biodiversity Net Gain</b></p> <p>Policy NE2 of the Neighbourhood Plan sets out that new development should provide a biodiversity net gain (BNG) of 10%.</p>	<p>The landscape-led approach outlined above creates the basis for a new neighbourhood that will have sufficient green spaces to achieve a minimum BNG of 10%. The Concept Masterplan for Millfield End is to be underpinned by a BNG assessment to ensure it provides sufficient green spaces to achieve a BNG of 10%.</p>
<p><b>4. Flood Risk</b></p> <p>The allocated site has a very small area that is at risk of fluvial flooding on the northern boundary adjacent to Green End Road. There are also some small areas of surface water risk in extreme rainfall events in parts of the allocated site.</p> <p>Policy H1 of the Neighbourhood Plan sets out that new development at Millfield End must avoid areas at risk from fluvial flooding and that measures should be employed to reduce existing surface water runoff to the Brook alongside Green End Road.</p>	<p>The area within Flood Zone 2 should remain free from built development. Opportunities exist to provide a flood compensation / improvement area towards the northern boundary to help better manage existing flood risk along Green End Road, including reducing surface water runoff to the Brook.</p> <p>Throughout Millfield End, a system of swales and basins are to be used to convey and store water during periods of heavy and persistent rainfall. These will manage and mitigate flood and pollution risks as a consequence of the new development.</p> <p>The SuDS features should be creatively designed to form integral parts of Millfield End's green infrastructure to enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also to play a key role in achieving the net gain in biodiversity.</p>

Pedestrian and cycle connectivity



<p><b>5. Existing Blue Infrastructure</b></p> <p>There are several existing ditches within the allocated site.</p>	<p>The existing ditches should be retained, enhanced and brought into favourable management as a key part of the proposed green and blue infrastructure network.</p>
<p><b>6. Pedestrian and cycle connectivity</b></p> <p>Policy TT1 of the Neighbourhood Plan sets out that the use of sustainable modes of transport should be maximised. Therefore, to encourage active travel and more sustainable movement patterns, safe and direct pedestrian and cycle connectivity should be achieved across Millfield End.</p>	<p>New pedestrian and cycle routes across the new neighbourhood should be provided, including a traffic-free route running between Green End Road and Bedford Road to facilitate a traffic-free connection between the two nearby public footpaths.</p> <p>In addition to a pedestrian/cycle connection to Green End Road, a new pedestrian connection to Chapel Field and a new pedestrian/cycle connection to Bedford Road should be provided to maximise physical integration with the existing fabric of Great Barford.</p>
<p><b>7. Bus Connectivity</b></p> <p>As per the provisions of Neighbourhood Plan Policy TT1, means of access to public transport is a key consideration for encouraging more sustainable movement patterns.</p>	<p>A main street running through the heart of Millfield End should be designed to be capable of accommodating buses to make the new neighbourhood accessible to bus services.</p> <p>The main street should run between two vehicular access points from Bedford Road.</p>
<p><b>8. Existing heritage features</b></p> <p>The Green End Conservation Area covers a small section of the northern part of the allocated site and extends north eastwards, abutting a section of the allocated site's north eastern boundary. There are also several listed buildings located within the Conservation Area, close to the allocated site.</p> <p>Policy HE1 of the Neighbourhood Plan states that new development that is likely to affect the setting of a Conservation Area must make a positive contribution to local character and distinctiveness.</p>	<p>A swathe of open space should be located adjacent to the Conservation Area to minimise harm, and maintain an attractive gateway to Great Barford when approaching from the north west along Green End Road. The landscape design of this open space should be agricultural (i.e. pastoral fields) in character, with SuDS features within these areas to be designed to also reflect this agricultural character.</p> <p>The new homes overlooking this open space should be sensitively designed to reflect the traditional Great Barford vernacular to make a positive contribution to local character and distinctiveness.</p>

### 9. Appropriately scaled and designed buildings

Policy D1 of the Neighbourhood Plan sets out that new development should be designed to reflect local character and respond to the local context.

Appropriately scaled buildings should be designed to create a series of character areas based upon their location within Millfield End and their relationship with the wider context. For example, lower densities and lower building heights (e.g. maximum of 2 storeys) should be located adjacent to the countryside edges and the Green End Conservation Area, whilst higher densities and increased building heights (e.g. maximum of 2½ storeys) should mark the more central areas of Millfield End. When combined with landscape and building form, this will assist in creating different areas of recognisable character. This variety of character will reinforce a sense of place and aid legibility.

2½ storey homes are to be avoided on the higher ground in the north west of Millfield End.

Key buildings and groupings should create new gateways throughout Millfield End, such as to mark the entrances points from Bedford Road, overlooking key open spaces and providing attractive aspects at key locations along the new cycle and pedestrian paths.

The new homes throughout the new neighbourhood should reflect the local vernacular. The areas closest to the Conservation Area will be traditional in design, whilst in other parts of the new neighbourhood the opportunity exists to interpret local building styles and character in a more contemporary manner.

### 10. Bedford Road Gateway

Policy H1 of the Neighbourhood Plan requires that the appearance of development along Bedford Road reflects the rural village location.

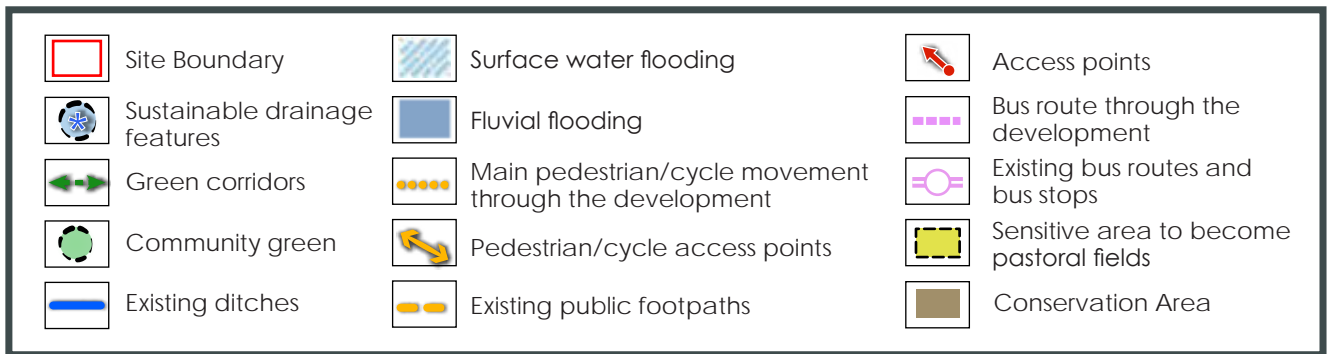
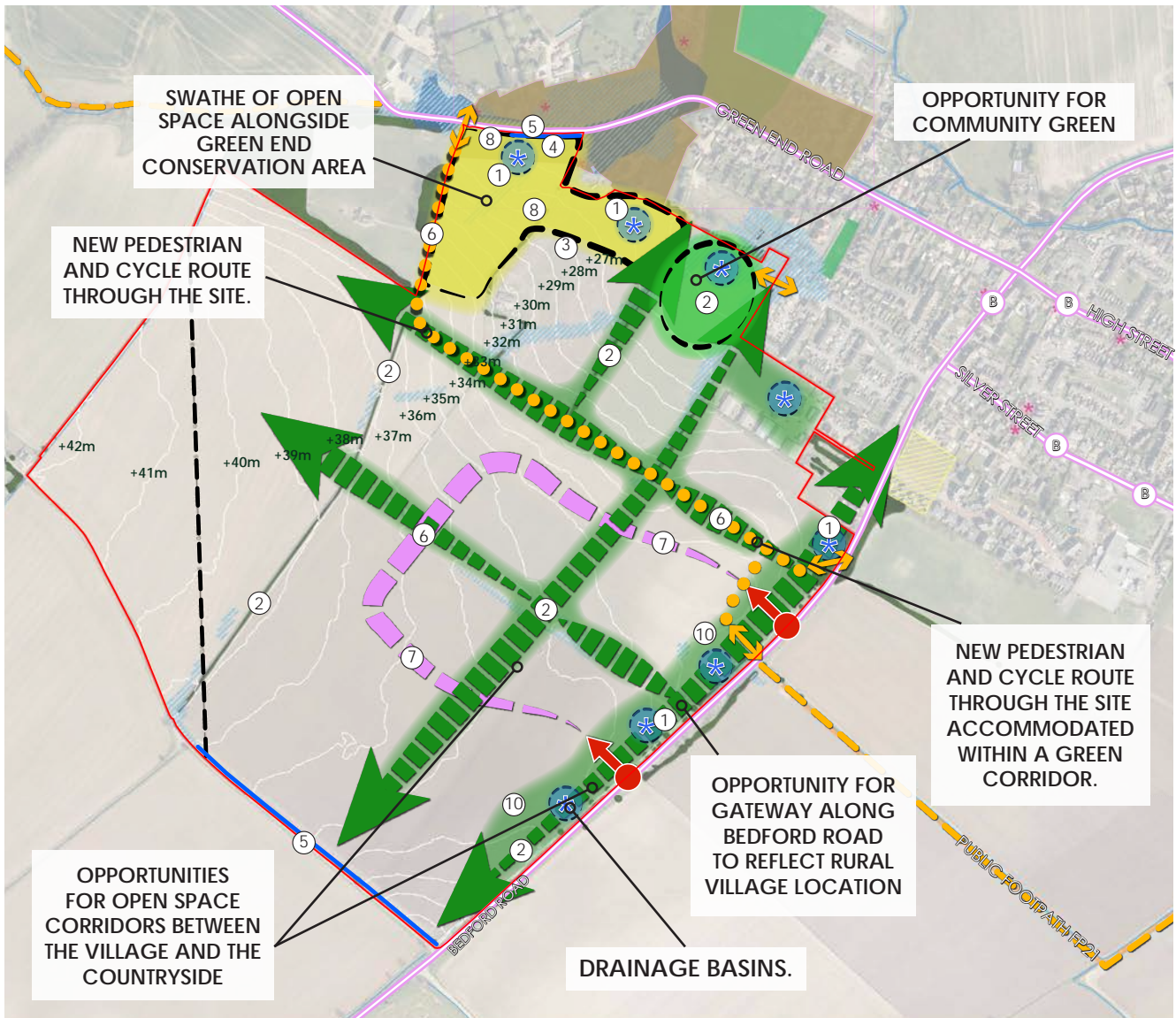
A significant area of open space should be located alongside Bedford Road. The open space will provide significant scope for the existing trees and hedgerows to be supplemented with significant area of new landscaping to create a well-landscaped edge along Bedford Road.

Topographical considerations dictate that new SuDS features will be located towards Bedford Road. These features should form an integral part of the landscape design of the Bedford Road frontage, reflecting the rural characteristics of the frontage.

The new homes should be mostly 2 storeys in height and be designed to reflect the traditional local vernacular.

Appropriately scaled and designed buildings





**Figure 5.1** Design Influences and Opportunities Plan.

# 06 | DESIGN EVOLUTION

The masterplan proposals for Millfield End have been subject to some initial community consultation at the Great Barford Fun Day. This has enabled the local community of Great Barford to provide early input into the evolution of the Millfield End proposals. This chapter provides a summary of the design evolution.

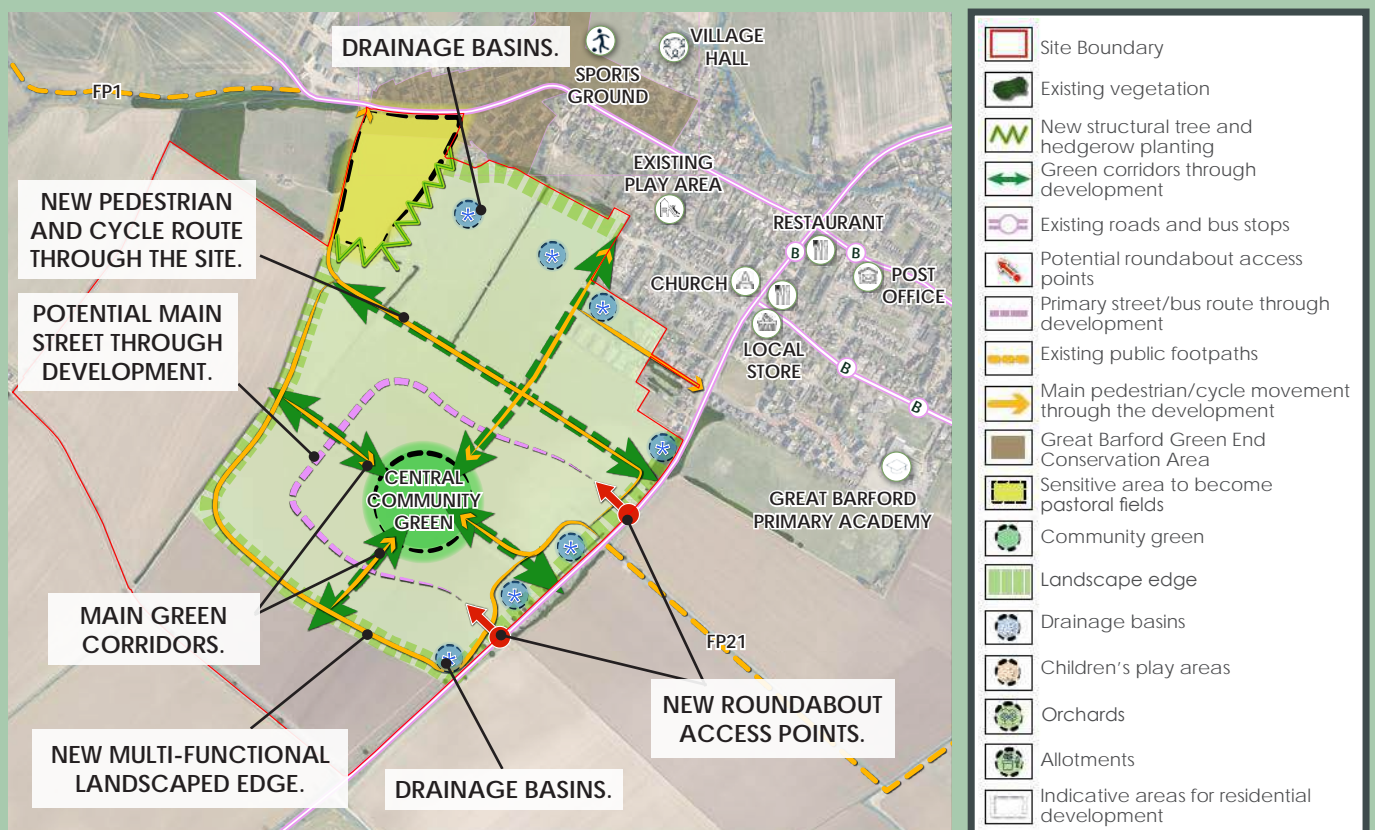
## September 2022 - Great Barford Fun Day

The Great Barford Fun Day, which was held on the 3rd of September 2022, was well attended and allowed delegates from the developer and consultant team to begin community engagement with local residents on the initial proposals for Millfield End.

At the event, three story boards setting out an initial high-level vision for Millfield End were displayed. One of the boards included a high-level design vision for Millfield End (Figure 6.1) based upon early thoughts on the opportunities and principles that may shape the proposals for the new neighbourhood. This design vision showed an initial concept for how the new homes at Millfield End could be centred upon a community green, with green corridors providing pedestrian and cycle connections to the new green. Other initial concepts included the opportunity for a new cycle and pedestrian route connecting Bedford Road with Green End Road and the opportunity to create a new pastoral field adjacent to Green End Conservation Area.

In terms of masterplanning related matters, the positioning of the proposed community green was raised by a number of residents, who expressed concerns that it was located too far from the rest of the village. Related to this matter, a number of comments from residents concerned the desire for more community facilities. In particular, several community representatives, including members of Great Barford Parish Council, expressed their view that Millfield End should deliver a sports pitch with an associated pavilion.

As shown at Figure 6.2, the proposals for Millfield End were subsequently evolved to relocate the community green adjacent to the existing settlement edge, immediately to the west of Chapel Field where they would benefit from the opportunity to provide a new pedestrian link from Chapel Field to maximise the accessibility for existing residents. Addressing other comments received at the Fun Day, the relocated community green is also to be designed to accommodate a new sports pitch and an associated pavilion, further detail of which are set out in the following chapter.



49 **Figure 6.1** The initial concept for Millfield End presented at the Great Barford Fun Day.

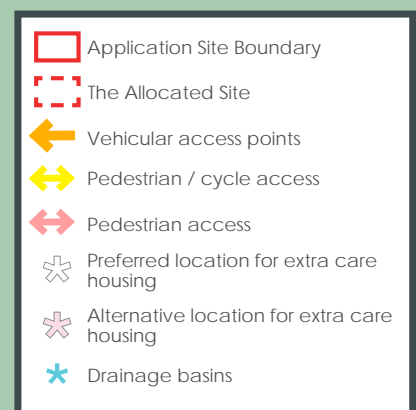
**Figure 6.2** The revised concept for Millfield End to address comments received at the Great Barford Fun Day.



## December 2022 - Great Barford Neighbourhood Plan Steering Group Meeting

On 9th December 2022 Vistry and Axiom Developments, together with members of their consultant team, attended a meeting with the Great Barford Neighbourhood Plan Steering Group to discuss an early draft of the Development Brief and the emerging Concept Masterplan (Figure 6.3). The Concept Masterplan was prepared to show a clearer indication of the proposed location of the new homes and green and blue infrastructure.

The Neighbourhood Plan Steering Group were invited to provide comment on the emerging Concept Masterplan. The Concept Masterplan was well received by the Neighbourhood Plan Steering Group, who were in agreement with the proposed location of the new homes and green and blue infrastructure. During the meeting, they did request that allotments were provided on-site.



**Figure 6.3** The initial Concept Masterplan presented to the Great Barford Neighbourhood Plan Steering Group in December 2022.



**Figure 6.4** The Concept Masterplan presented to the Great Barford Neighbourhood Plan Steering Group in March 2023.



### March 2023 - Great Barford Neighbourhood Plan Steering Group Meeting

On 1st March 2023 a further meeting was held between Great Barford Neighbourhood Plan Steering Group and Vistry, Axiom Developments and members of their consultant team. The meeting was focussed upon reviewing a second draft of the Development Brief and the next iteration of the Concept Masterplan (Figure 6.4), which had been developed and refined to show more developed green infrastructure proposals for Millfield End, including the inclusion of on-site allotments and a community orchard.

Feedback received during the meeting highlighted the opportunity to sub-divide and relocate the proposed community orchard into two or three smaller areas to be located throughout the Site. The Steering Group also highlighted the importance of ensuring that sufficient car parking is provided serving the allotments and sports facilities.

The Concept Masterplan contained in the following chapter shows how smaller areas of orchards are to be located throughout Millfield End. The following chapter also provides information on car parking requirements, including the minimum provision to serve the sports facilities in the community green.

# 07 | DESIGN CODE

## 7.1 Using the Design Code

The Design Code should be used as a reference document by Bedford Borough Council, individual developers and their respective design teams. It will help to ensure the coordinated high quality design and delivery of Millfield End.

The Design Code has been carefully constructed to be concise and accessible, and easy to use by those involved in formulating and assessing planning applications on the Site. The information contained within the Design Code is, therefore, specifically focused on providing a clear set of design rules.

The Design Code has been designed to be read as a whole. Text should not be read in isolation.

The Design Code is ordered in the following way:

- **Site Wide Instruction:** A series of site wide instructions based upon a clear hierarchy of streets and pedestrian and cycle routes. Also includes guidance on building heights. Introduces the Regulatory Plan as the main Design Code control tool.
- **Character Areas:** Design guidance in relation to five distinctive character areas to create a locally responsive new development with a strong sense of place.
- **Detailed Design Guidance:** Guidance on detailed design matters, including building materials and car and cycle parking.

## Design Code Compliance

All future planning applications submitted on the Site must demonstrate compliance with the Design Code by submitting a Design Code Compliance Statement as part of the application. This Statement can form part of the Design and Access Statement/s accompanying the planning applications. A draft Design Code Compliance Statement must also be submitted by developers during the pre-application process to assist Officers tasked with providing feedback on emerging scheme designs.

## Mandatory Items

**M** This symbol is used where text, diagrams and tables set out mandatory design elements which must be provided by designers and developers at the detailed design stage. These include street typologies, street dimensions, and the need to create different character areas.

If mandatory elements are challenged by designers and developers, it is their responsibility to demonstrate that their proposal does not conflict with the overall aim of this Design Code.

Where no symbol is used, then the text or diagrams set out discretionary design proposals which serve to illustrate how mandatory elements could be arranged.

Where photographs are shown, these are illustrative and are for guidance only.

## Design Code Flowchart

This Flowchart demonstrates the stages and structure of the Design Code. It allows the reader to navigate their way through the Design Code with section headings and page numbers.

<b>Stage 1: Site Wide Instructions</b>	<b>7.2 Concept Masterplan</b>	Page 55
	<b>7.3 The Regulatory Plan and Street Hierarchy</b>	
	<ul style="list-style-type: none"> <li>The Regulatory Plan</li> <li>Street Hierarchy Matrix</li> </ul>	Page 59 Page 61
	<b>7.4 Access and Movement</b>	
	<ul style="list-style-type: none"> <li>Vehicular Access</li> <li>Bus Services Provision</li> <li>Pedestrian and Cycle Access</li> <li>Pedestrian and Cycle Routes</li> <li>Future Role of Bedford Road</li> </ul>	Page 63 Page 63 Page 65 Page 67 Page 69
<b>Stage 2: Key Character Areas</b>	<b>7.5 Residential Parameters</b>	
	<ul style="list-style-type: none"> <li>Housing Mix and Tenure</li> <li>Locational Considerations</li> <li>Sustainable Building Design</li> <li>Extra Care Housing</li> <li>Building Heights</li> </ul>	Page 72 Page 72 Page 72 Page 74 Page 76
	<b>7.6 Green Infrastructure</b>	Page 77
	<ul style="list-style-type: none"> <li>Parks &amp; Gardens</li> <li>Accessible Natural Green Space</li> <li>Equipped/Natural Play Areas</li> <li>Informal &amp; Amenity Greenspace</li> <li>Outdoor Sports Space (Community Green) &amp; Sports Pavilion</li> <li>Allotments &amp; Community Orchard</li> <li>Biodiversity Net Gain</li> </ul>	Page 79 Page 80 Page 81 Page 82 Page 83 Page 84 Page 86
	<b>7.7 Key Character Areas</b>	Page 89
<ul style="list-style-type: none"> <li>CA1 - Primary Street</li> <li>CA2 - Green End Interface</li> <li>CA3 - Bedford Road</li> <li>CA4 - Countryside Edges</li> <li>CA5 - Central Greens</li> </ul>	Page 91 Page 95 Page 99 Page 103 Page 107	
<b>Stage 3: Detailed Design Guidance</b>	<b>7.8 Car and Cycle Parking</b>	Page 111
	<b>7.9 Built Form Character and Building Materials</b>	Page 113

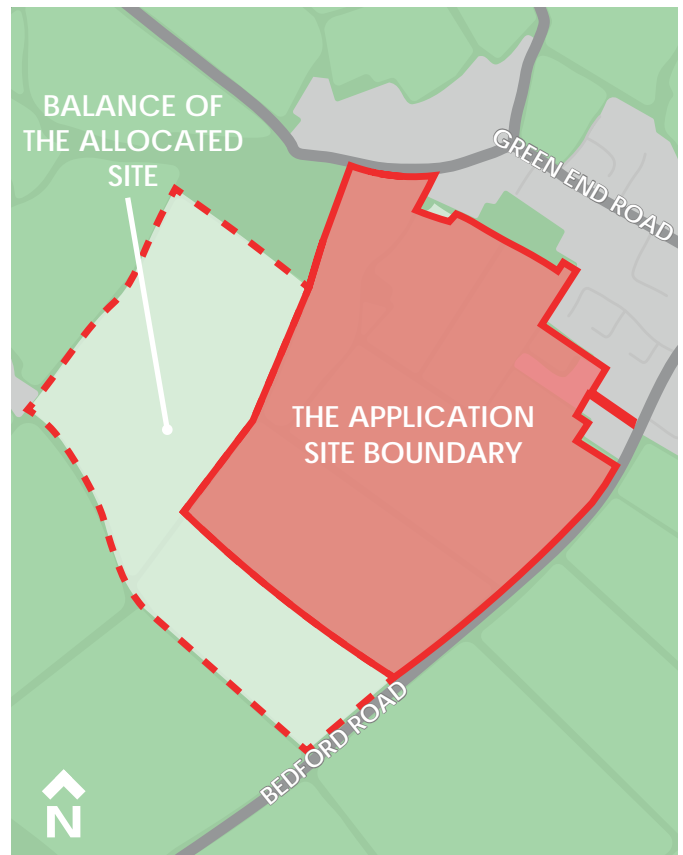
## 7.2 Concept Masterplan

### The Application Site Boundary

An indicative Concept Masterplan establishes the Application Site Boundary, which measures some 40ha\*. The Application Site Boundary is based upon a thorough understanding of the technical analysis of the allocated site, planning policy requirements, and a full review and understanding of the green infrastructure requirements and Biodiversity Net Gain (BNG) requirements. These considerations are summarised as follows:

- Land required to accommodate 500 new homes, including potential extra care housing.
- Land required to meet the open space standards as required by Policy ROS1 of the Great Barford Neighbourhood Plan and Policy AD28 of the Bedford Borough Council Allocations and Designations Local Plan, with a focus on providing a new community green adjacent to the existing settlement edge.
- Land required to achieve a minimum of 10% biodiversity net gain increase from the pre-development biodiversity value.
- Land required for new drainage features.
- Provision of open spaces alongside the Green End Conservation Area.
- Provision of generous green open spaces alongside the countryside edges and the Bedford Road frontage.
- Provision of a connected network of open space corridors accommodating new and existing landscaping, wildlife connectivity, and new routes for walking and cycling.

The planning applications to be brought forward by the developers are to accord with the Application Site Boundary established by the Concept Masterplan. However, it is recognised that the red lines of the applications will differ slightly as they will need to include all of the land necessary for the access points (i.e. third party land within the adoptable highway). This will be subject to detailed plans being prepared at the Transport Assessment / planning application stage.



**M** **Figure 7.1** The Application Site Boundary.  
\* Application Site Boundary subject to review.