

# 09 | SUMMARY

## 9.1 Summary of the Proposals

This Development Brief and Design Code provides a framework for future planning applications at Millfield End for the following:

- 500 homes comprising a range of housing types and sizes, including affordable homes, extra care housing, and plots for self-build and custom housing.
- A new community green comprising a sport pitch, two tennis courts and sports pavilion.
- A range of other interconnected open spaces comprising existing and new landscaping, together with children's play areas, drainage features, informal and amenity green spaces, green corridors, and a network of pedestrian and cycle routes.
- Two vehicular access points from Bedford Road.
- A number of pedestrian and cycle connections to Bedford Road, Green End Road and Chapel Field.
- Opportunities for improvements to Bedford Road within existing areas of the village, including improved crossing facilities.
- A comprehensive drainage strategy, which includes a strategy to reduce surface water flows towards the Brook along Green End Road.







Great  
Barford



## 9.2 Next Steps

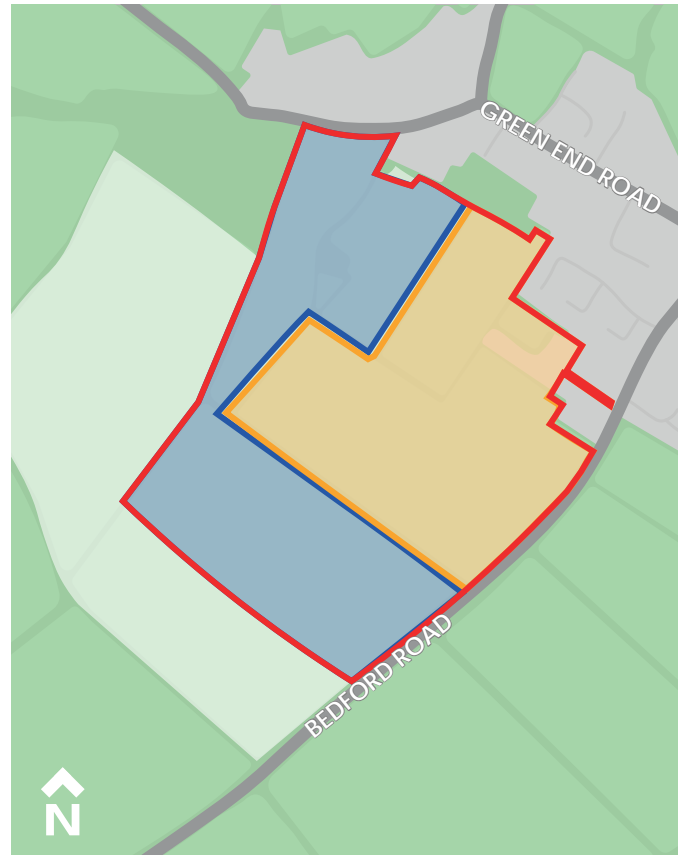
### Key Outcomes

The Development Brief and Design Code establishes an Application Site Boundary measuring 39.65 hectares. This Application Site Boundary is of sufficient size to accommodate 500 new homes and supporting green spaces, including land required to achieve at least a 10% biodiversity net gain increase from the pre-development biodiversity value.

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.

The Application Site falls under the control of both Axiom Developments and Vistry. This document recognises that it is likely that the Application Site will be subject to separate applications from the developers. The Development Brief and Design Code provides a framework for both developers to work together collaboratively to ensure Millfield End is developed in a coordinated and timely manner. Critically, the Development Brief and Design Code establishes how matters of drainage, open space connectivity and vehicular, cycle and pedestrian linkages are to be delivered to ensure that development by one developer does not inhibit the other and that potential 'ransom' positions are avoided which could otherwise prejudice the effective delivery of common infrastructure and/or its long-term community benefit.

The Development Brief and Design Code also provides a design framework to ensure that the development of Millfield End is appropriate to its setting. This includes how the new neighbourhood will sensitively relate to the Green End Conservation Area, how an attractive rural gateway will be created along Bedford Road, and how the new homes will successfully assimilate with the countryside beyond. The Development Brief and Design Code also demonstrates how the design approach will be cohesive across the whole new neighbourhood through the creation of a number of key character areas.



**Figure 9.2** Application Site showing land under control of the two developers.



## Key Planning Application Documents

The future planning applications must include the relevant plans and documents in accordance with Bedford Borough Council's validation requirements, including those on their 'Local Validation list'. Following feedback received at the public consultation events, the following documents are considered to be particularly important:

- **Construction Management Plan** - Will address the way in which impacts associated with the construction of Millfield End will be mitigated and managed, including details of how the developers will regularly liaise directly with local residents to ensure any of their concerns are addressed.
- **Transport Assessment** - Will illustrate accessibility to Millfield End by all modes of transport, and the likely modal split of journeys to and from the Site. It will also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts.
- **Flood Risk Assessment** - Will identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. It will also identify opportunities to reduce the probability and consequences of flooding, and include details of the design of surface water management systems including Sustainable Drainage Systems (SUDs).

## Future engagement on planning applications

Vistry and Axiom Developments are committed to engaging with Great Barford Parish Council, the local community and the local planning authority, Bedford Borough Council, to ensure that key identified stakeholders are fully informed of the proposals submitted as part of a planning application for this site.

As extensive engagement has been undertaken on the Development Brief and Design Code, including endorsement from Great Barford Neighbourhood Plans Group, we believe that light touch engagement on a planning application will be appropriate, and we plan to engage with local stakeholders on how this comes forwards in the coming months.

We will of course continue to update local stakeholders and the local community of our progress in the following ways:

- Ongoing liaison with Great Barford Neighbourhood Plans Group on proposals as they progress;
- Frequent updates to the local community through editions of The Bugle magazine;
- Key updates to the project website (found at: [www.millfieldend.co.uk](http://www.millfieldend.co.uk)) at key project intervals.



## 9.3 Compliance with the Great Barford Neighbourhood Plan

### Key Outcomes

The following table shows how the proposals for Millfield End set out in the Development Brief and Design Code accord with the relevant policies contained within the Great Barford Neighbourhood Plan.

NEIGHBOURHOOD PLAN POLICY	DEVELOPMENT BRIEF AND DESIGN CODE RESPONSE
Policy D1: High Quality Design and Rural Character	The Development Brief and Design Code provides a design framework to create a high quality new development at Millfield End, in accordance with the criteria set out by Policy D1. This includes in relation to respecting topography and existing landscape features, incorporating views, and creating a well-connected development. The Development Brief and Design Code provides design guidance on how the new homes and green spaces will combine to create a high quality development, including how the new homes will be inspired by the local vernacular, how car parking will be sensitively designed, and how bin storage will be carefully considered.
Policy D2: Sustainable Design and Construction	Millfield End's new homes are to be designed to comply with and where possible exceed the local and national standards for sustainable development
Policy H1: Location for Future New Housing Development	<ul style="list-style-type: none"> <li>• <b>Design Code:</b> This document fulfils the Design Code requirement to ensure that the appearance and layout of Millfield End will be appropriate to its setting, and ensure a cohesive design approach will be created across the entire development.</li> <li>• <b>A gateway to the village:</b> A specific character area is proposed along the Bedford Road frontage to ensure the appearance of the new neighbourhood reflects the rural village location.</li> <li>• <b>Housing mix:</b> The Development Brief and Design Code explains how a mix of housing types and sizes, including affordable housing, are to be provided.</li> <li>• <b>Extra care housing:</b> Millfield End is to provide extra care housing.</li> <li>• <b>Bedford Road connectivity:</b> The Development Brief and Design Code sets out how pedestrian and cyclist connections will be made to Bedford Road, including the opportunity for new crossing points, and other potential improvements to the existing road.</li> <li>• <b>Pedestrian and cyclist connectivity:</b> In addition to the connections to Bedford Road, a pedestrian connection is to be provided to Chapel Field and a pedestrian and cyclist connection is to be provided to Green End Road.</li> <li>• <b>Relationship with Green End Conservation Area:</b> The Development Brief and Design Code establishes a specific character area detailing how appropriately designed new homes will be set behind a swathe of open space located alongside Green End Conservation Area.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Flood risk and drainage:</b> The Development Brief and Design Code provides an overview of how Millfield End's drainage strategy will mitigate potential flood risk as a consequence of the new development, and how the drainage strategy will reduce surface water flows towards the Brook along Green End Road.</li> <li>• <b>Contributions to recreation, community and educational facilities:</b> The Development Brief and Design Code sets out that the planning applications will be required to demonstrate provision of acceptable on and off site financial contributions.</li> <li>• <b>Green Infrastructure:</b> Millfield End is to include a wide range of open spaces, including a new community green incorporating a sports pitch and tennis courts, new children's play areas, and a range of open space typologies. The Development Brief and Design Code establishes a specific character area related to creating a well-landscaped interface with the adjacent countryside.</li> </ul>
<b>Policy NE1: Protecting the Landscape</b>	Millfield End's existing hedgerows and trees are to be retained within areas of open space, where they will be significantly enhanced with new landscaping and their long-term maintenance ensured. Well-landscaped countryside edges will screen, soften and filter views of the new homes so that it is fully integrated with the receiving landscape. A swathe of open space, landscaped to create an informal pastoral character, is to be located alongside Green End Conservation Area in order to respect its setting.
<b>Policy NE2: Nature Conservation</b>	The landscape-led approach of Millfield End means that a network of connected open spaces will be created. These open spaces means that the existing landscape features will be retained and enhanced to create a series of interconnected feeding corridors for wildlife. The new SuDS features will be landscaped to maximise their biodiversity value. Overall, the generous green spaces will achieve at least a 10% biodiversity net gain increase from the pre-development biodiversity value.
<b>Policy ROS1: Open Space Provision as Part of New Development</b>	The overall amount of open space to be provided meets and exceeds the overall open space requirements for new development.
<b>Policy HE1: Great Barford Conservation Areas and their Settings</b>	The Development Brief and Design Code establishes a specific character area detailing how appropriately designed new homes will be set behind a swathe of open space located alongside Green End Conservation Area.
<b>Policy TT1: Sustainable Transport Infrastructure</b>	Millfield End's main street, the Primary Street, is to be designed to be capable of accommodating buses. The Development Brief and Design Code sets out that electric vehicle charging points will be provided for every home and within communal parking areas, including that serving the extra care housing.
<b>Policy CF1: Community Facilities</b>	Millfield End will provide a new community green, comprising a sports pavilion, a sports pitch and tennis courts. It has been located adjacent to Chapel Field to create a central community focal point for existing and new residents alike.
<b>Policy LE1: Supporting Local Employment and Business</b>	The provision of extra care housing will provide a new source of local employment.



## 9.4 Social Value Assessment

The following social value assessment shows how the proposals for Millfield End, as set out in the Development Brief and Design Code, are underpinned by the processes with Social Value in order to create a successful new place that meet the evolving needs and aspirations of Great Barford's existing and new residents.



### A. Jobs and economic growth

*The construction of Millfield End provide a real opportunity to increase skills and employment in the area, providing a boost the local economy and stability for individuals. The new extra care housing will provide a new source of local employment.*



**Outcome:** Decent jobs for local people, including hard to reach groups

- All new job opportunities be advertised locally and the developers are committed to interviewing local people who meet the criteria.
- The developers will work with recruitment agencies and charities which find work opportunities and short-term paid work experience for vulnerable groups.
- As a minimum, the Living Wage will be paid.

**Outcome:** Local people with the right skills for long-term employment

- The developers will aim to provide a range of traineeships at different levels (apprenticeships, internships) during the construction of Millfield End.
- The traineeships present the opportunity to lead to long-term employment in association with the construction of future developments elsewhere.

**Outcome:** The local supply chain is supported and grown

- The developers will engage with local supply chain early on to identify how their services could be incorporated into the construction process.
- The developers will identify works packages that can be delivered by SMEs and social enterprises, and will consider splitting larger packages.
- The developers will mentor SMEs and social enterprises to help them understand and meet the requirements of the procurement process.

**Outcome:** Future residents have comfortable homes which are affordable to operate

- The new homes will be designed to significantly reduce in-use carbon emissions through energy reduction, energy efficiency and renewable/low carbon energy.
- The new homes will use water saving appliances.
- Each new home will include an information pack providing guidance for residents to ensure they are operating the buildings as designed.

**Outcome:** Thriving local businesses

- The development of 500 new homes will provide additional support and expenditure for local businesses.

## B. Health, wellbeing and the environment

*Millfield End will deliver a wide of range of open spaces, which will provide both health and wellbeing benefits for existing and new residents alike. These open spaces will be within easy reach of the new homes, and new connections with the existing areas of Great Barford will ensure they are accessible for existing residents.*

INVESTMENT  
PLANNING  
DESIGN  
CONSTRUCTION  
OPERATION

### Outcome: Good accessibility and sustainable transportation

Millfield End will be well-connected to the existing areas of the village via new pedestrian and cycle connections to Green End Road, Chapel Field and Bedford Road.

The Primary Street is to be designed to be capable of accommodating buses, whilst the new homes will be served by a network of traffic-free routes for walking and cycling. Electric vehicle charging points will be provided for every home and within communal parking areas, including that serving the extra care housing.

The developers will explore the viability of car sharing clubs and bicycle hire schemes at Millfield End.

### Outcome: Resilient buildings and infrastructure

The SuDS strategy is to be designed to ensure it is resilient to future climate change.

The SuDS strategy will reduce surface water flows from the site to the Brook along Green End Road.

The new SuDS features are to be designed as integral parts of Millfield End's green infrastructure and will deliver a range of landscape and ecological benefits.

### Outcome: High-quality public and green spaces

Millfield End will deliver a new community green, located to form a focal point between the existing areas of the village and the new development. The community green will accommodate a range of open space uses.

Axiom and Vistry have selected a design and consultant team known for their high-quality place-making.

Appropriate arrangements will be made to secure the long-term maintenance of Millfield End's open spaces.

The developers will work with the Parish Council and other local groups and charities to ascertain whether they wish to take an active role in the long-term stewardship of Millfield End's open spaces.

### Outcome: Good mental health

At the detailed design stage, the new homes will be designed to allow for proper ventilation and optimises natural light.

The developers will work with money to local initiatives and third sector organisations that work to tackle social exclusion or loneliness in the area.



**Outcome: Good physical health**

The interconnected nature of Millfield End's open spaces mean that new and existing residents will have easy access to a range of open spaces.

Millfield End's open spaces and streets will be well-overlooked by its new homes to ensure the public realm is a safe and inviting place for the local community to use for recreation and exercise.

Axiom and Vistry will work with the Parish Council to devise an education program to continually raise awareness and knowledge within the local community of good physical health by encouraging the local community to use Millfield End for more active outdoor lifestyles.

Millfield End's new buildings will be designed to ensure thermal, acoustic and visual comfort is taken into account.

**Outcome: Healthy local air quality**

Millfield End has been designed to encourage sustainable transport options such as cycling, walking, buses and electric cars to reduce pollution from transport.

Existing trees and hedgerows are to be substantially enhanced to maximise their ability to absorb pollutants.

The use of materials which could be harmful for future occupiers of the building, for example products which emit harmful levels of Volatile Organic Compounds, is to be minimised.

**Outcome: Limit resource use and waste**

Wherever possible, materials are to be sourced locally and sustainably.

Any valuable un-used construction materials will be donated to the local community, especially under-resourced community projects.

**C. Strength of community**

*Millfield End will strengthen community life through the provision of a range of open spaces that will benefit existing and new residents alike. Axiom and Vistry have already liaised closely with the local community, which has resulted in tangible changes to their proposals for Millfield End, such as the relocation of the community green. Axiom and Vistry will continue to engage with the local community as proposals for Great Barford continue to develop so that they feel ownership of the success of the new neighbourhood.*

**Outcome: Strong local ownership of the development**

Axiom and Vistry are working closely with the local community, including the Parish Council.

The developer have and are continuing to engage the local community with regular engagement opportunities.

Axiom and Vistry will work with the Parish Council to develop mechanisms for local stakeholders to discuss the ongoing success of the development, such as community governance structures or forums.



**Outcome:** Existing social fabric is protected from disruption

A Construction Management Plan will be submitted to and approved by Bedford Borough Council to ensure local exposure to noise pollution and other disruption is minimised during the construction of Millfield End.

**Outcome:** The new community is well integrated into the surrounding area

Axiom and Vistry will set up a community investment fund for local groups to apply to for initiatives which address the needs of Great Barford.

The design of Millfield End will maximise physical linkages with the existing areas of Great Barford.

**Outcome:** Thriving social networks

The new community green will allow existing sports groups to expand and flourish within Millfield End.

With its range of open spaces, Millfield End is to be designed to encourage social interaction.

The provision of the community green reflects a key need for Great Barford, as identified during the public consultation process.

As part of its opening, there will be a programme of events at Millfield End to help kickstart community interaction.

**Outcome:** Vibrant diversity of building uses and tenures

A range of housing types, sizes and tenures are to be provided at Millfield End, including extra care housing.

There will be no external distinction between different tenure types, so that they are well integrated.








**Outcome:** Strong local identity and distinctive character

Millfield End is to be designed to be sensitive to the historical context and reflect the vernacular of the local architecture.



# APPENDICES

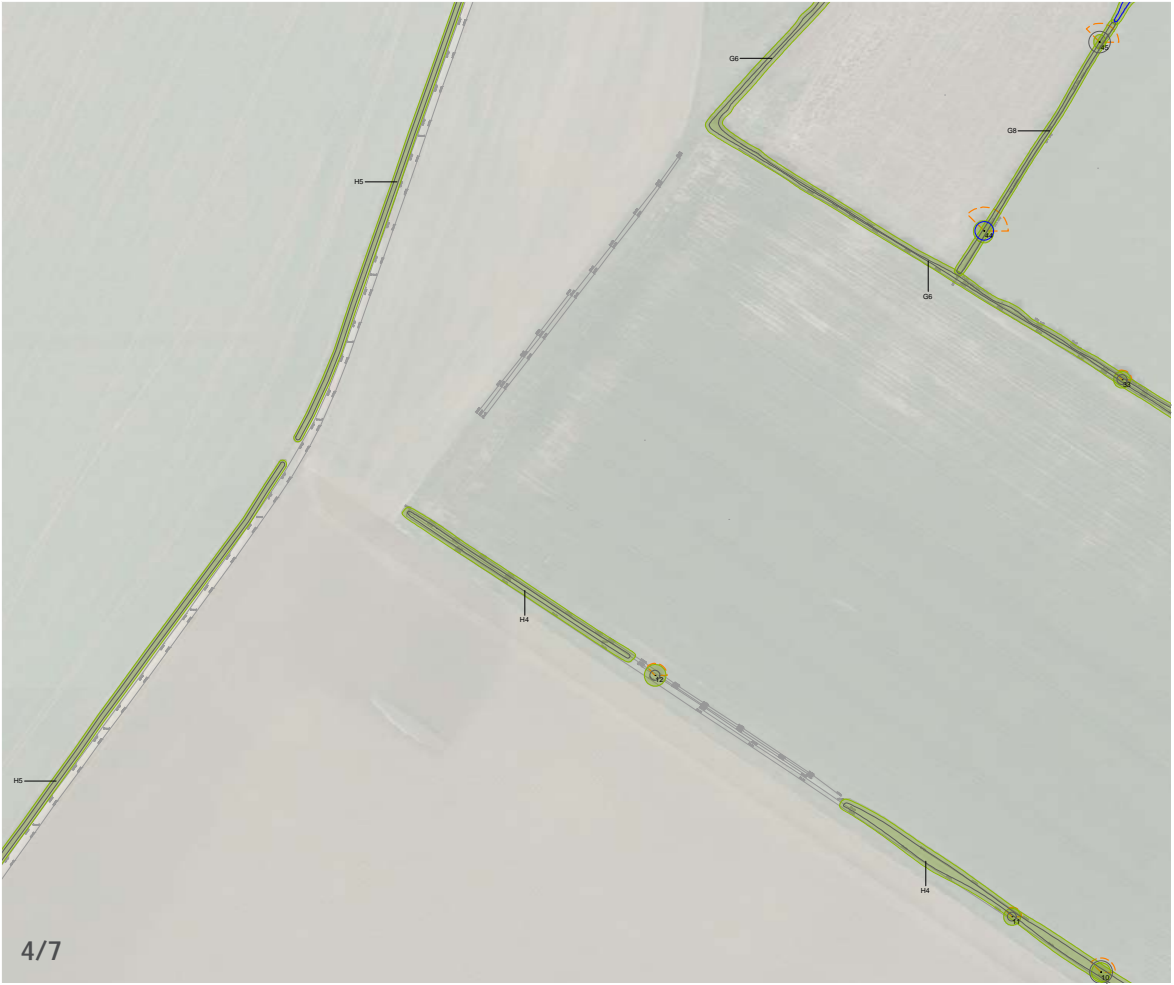
## Appendix A: Tree Constraints Plan

-  Site Boundary
-  Tree Numbers
-  Category 'U' Trees
-  Category 'A' Trees
-  Category 'B' Trees
-  Category 'C' Trees
-  Shading Arc

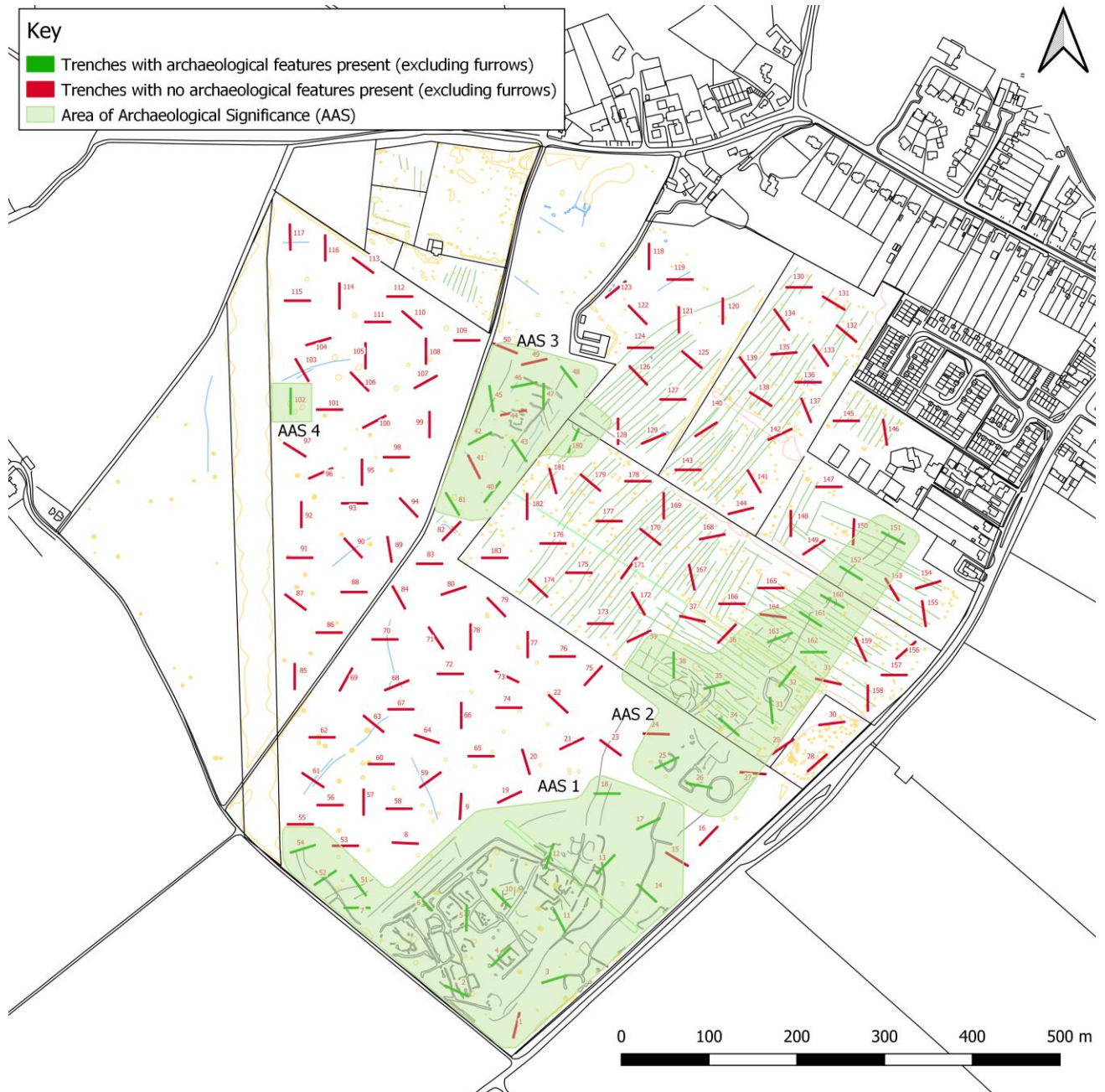












Appendix B: Trench location plan and Areas of Archaeological Significance (AAS).



This page has been  
intentionally left blank.



## MILLFIELD END


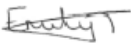
## VISTRY GROUP AND AXIOM DEVELOPMENTS

## STATEMENT OF COMMUNITY INVOLVEMENT

JULY 2023





Document Production Record			
	Name	Signature / Initials	Date
Prepared by:	Kiran Nijhar		29 June 2023
Checked / approved by:	Emily Taylor		29 June 2023



**CONTENTS**

		Page
1.0	Introduction and Background	1
2.0	Policy Background to Consultation	2
3.0	Community Engagement by Numbers	3
4.0	Rationale and Approach to Stakeholder Engagement	4
5.0	Feedback and Comments Received from the May 2023 consultation event	8
6.0	Conclusion	13

**APPENDICES**

A	Screenshots of the project website
B	Fun Day September 2021 Display
C	Fun Day September 2022 Newsletter and Display
D	Archaeology Letter August 2021
E	Bugle Magazine Updates
F	Summary of Parish Meetings on the Development Brief and Design Code (taken from the Development Brief)
G	Site Name Research Report
H	May 2023 Exhibition Event Newsletter, Consultation Area and Board Display



## 1. Introduction and Background

This Statement of Community Involvement Report has been prepared by Development Communications Ltd (DevComms) in support of the Development Brief and Design Code submitted by Vistry Group and Axiom Developments for 500 dwellings plus local amenities on the allocated land west of Great Barford, now renamed to Millfield End.

DevComms is a political and stakeholder engagement consultancy specialising in the property development sector and has undertaken community and stakeholder engagement for Vistry Group and Axiom Developments in respect of the Development Brief and Design Code for the site.

The land at Millfield End is allocated in the Great Barford Neighbourhood Plan for 500 new dwellings under Policy H1 – Great Barford West. Vistry Group and Axiom Developments have been working in close collaboration with the Great Barford Neighbourhood Plan Steering Group to create the draft Development Brief, Design Code and Concept Masterplan for Millfield End. These documents incorporate much of the useful feedback we have obtained during engagement with the local community.

The Masterplan submitted by Vistry Group and Axiom Developments' includes the following features:

- 500 new dwellings varying in size, tenure and character;
- Community green space;
- Sports pitches and sports pavilion;
- Equipped play facilities;
- Enhanced landscape edges and tree and hedgerow planting;
- Sustainable pedestrian and cycle connectivity routes;
- Biodiversity net gain in excess of 10%;
- Improvement to the existing areas of flood risk.

The project team are committed to engaging with the local planning authority, Bedford Borough Council, and the local community to ensure that the key identified stakeholders are fully informed of the proposals submitted as part of this Development Brief and Design Code.

This report provides an overview of the consultation activities undertaken, and the methods used to engage with stakeholders.



## 2. Policy Background to Consultation

### 2.1 National Policy

The updated 2021 National Planning Policy Framework (NPPF) recommends that developers engage with local communities during the pre-application stage, referred to as ‘frontloading’. Paragraph 39 of the NPPF states: ‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community’.

### 2.2 Local Policy

Bedford Borough Council’s Statement of Community Involvement (SCI), 2019, encourages applicants to involve local communities in the planning process. The SCI encourages:

*‘Those submitting proposals for larger schemes or schemes of a sensitive nature to undertake consultation with the local community and other stakeholders before submitting a planning application, even if not required’.*

Vistry Group and Axiom Developments have sought to engage proactively during the Development Brief and Design Code process by providing briefing newsletters to local residents, undertaking ongoing dialogue with Great Barford Neighbourhood Plans Group and the local ward members, providing updates to the dedicated project website and organising an information event for the local community.

### 2.3 Best Practice

In addition to the requirements and advice set out in the NPPF and Bedford Borough Council’s SCI, DevComms, Vistry and Axiom have sought to ensure that all the material relating to the Development Brief and Design Code proposals has been prepared to reflect the following best practice principles:

- Prepare clear, concise and understandable briefing material in “plain English”.
- Make information and material accessible to the local community.
- Contact with key individuals likely to have most interest in the proposals to explain the approach to consultation and provide a briefing on the proposals.





3. Community Engagement by Numbers

# MILLFIELD END

## COMMUNITY ENGAGEMENT BY NUMBERS



1,217 newsletters distributed to local residents



Over 200 attendees at our Fun Day and consultation event



Monthly meetings with Great Barford Neighbourhood Plans Group



A project phone line and email address made available for stakeholders to ask questions



1,705 views from 346 users on the dedicated project website



Multiple resident questions answered at the information event



6 hours of public information event in 2023



11 news updates provided on our website



18 information boards created



Multiple emails and phone calls responded to



9 representatives from Axiom, Vistry and DevComms in attendance at our community events



A series of updates provided to key stakeholders



## 4. Rationale and Approach to Stakeholder Engagement

The project team have been committed to approaching key stakeholders throughout the Development Brief process, including information briefings and engagement on evolving aspects of the proposals.

### 4.1 Project Website, Phonenumber and Email

A dedicated project email address, phone number and website were set up, so that the local community could view and provide comments on the proposals. These details were provided in the newsletter, which invited residents to comment on the proposals as part of the public consultation.

Screenshots of the project website can be found at Appendix A.

### 4.2 Great Barford Fun Days

Our attendance at the Fun Day started in September 2021 and at the event, 4 exhibition boards were displayed. The display set out the vision for Great Barford West, opportunities and influences of the site, redline site plan of the allocated land and next steps

The exhibition display can be found at Appendix B.

A second Fun Day was held on 3<sup>rd</sup> September 2022 and at the event three exhibition boards setting out an initial high-level vision for Millfield End were displayed with an opportunity to provide feedback. A total of 41 completed feedback forms were received which helped inform the next stage of the Masterplan and initial draft of the Development Brief.

Feedback was also collected via an interactive key issues tables where large maps allowed for comments via sticky notes.

The exhibition display materials can be found at Appendix C.

### 4.3 Liaison with local residents on technical works

On 13 August 2021, a letter was issued to residents informing them of the archaeology work that was undertaken by Albion Archaeology. The letter informed residents when and why this work was taking place.

This letter can be found at Appendix D.



## 4.4 Information provided in Bugle articles

A series of project updates and information were published in the Bugle Magazine as a way of informing a larger number of residents of the proposals and any project updates.

These updates can be found at Appendix E.

**MILLFIELD END**

**Millfield End – formally Great Barford West**

**What's been happening?**  
As you will be aware, the project team have been working hard to progress the Millfield End Development Brief and Design Code for the site formally known as Great Barford West. The document sets out our vision, and the key principles for the future development to ensure that it meets local and national planning policies.

A consultation event was held on Thursday 25th May where all residents of the village were invited to discuss the emerging Development Brief and Design Code for Millfield End. This follows close engagement with the Great Barford Neighbourhood Plan team to create the draft Development Brief, Design Code and Concept Masterplan which includes information from our previous engagement with the local community.

We would like to thank those who attended the event and provided us with valuable feedback. If you were unable to attend the event please visit our project website [www.millfieldend.co.uk](http://www.millfieldend.co.uk) where you can access the information materials from the consultation event and provide feedback.

**Naming consultation**  
As part of the event, we provided information on the new name for the site, now known as Millfield End.

At the Great Barford Fun Day event last September, you suggested that there should be a more suitable name for Great Barford West, connecting it to the existing village.

Following on from this, the project team undertook a consultation exercise with key local stakeholders to understand how we could rename the site to connect it to its local history, heritage and the existing village.

Our consultation and research revealed that the land to the west of the village was historically known as Mill Field, and "End" is a common regional suffix for an extension to a settlement. Therefore, we have renamed Great Barford West to Millfield End.

If you would like to find more information on the renaming of the site, or review the consultation report, please visit our dedicated page on the name at: [www.millfieldend.co.uk](http://www.millfieldend.co.uk).

**Further information**  
If you would like to be kept up to date on our progress so far, future community consultation events, or would like to view further information on the background of the site and progress to date, please visit our project website at [www.millfieldend.co.uk](http://www.millfieldend.co.uk)

If you have any further questions, or would like paper copies of the materials available, please contact the developer using the details below:

- **0800 080 3164**
- **[Millfield-end@devcomms.co.uk](mailto:Millfield-end@devcomms.co.uk)**

---

42 **thebarfordbugle** Summer 2023

## 4.5 Political Representatives

Vistry and Axiom have had ongoing engagement with Great Barford Parish Council and the ward members for Great Barford throughout the Development Brief and Design Code preparation process.

### Monthly meetings with the Parish Council

During the progression of the proposals, the development team met monthly with the Parish Council via Teams to discuss the progress of the development and update members on surveys and other works taking place on the site. In addition to this, updates were also issued to key members of Bedford Borough Council including the ward members for Great Barford.



At these meetings, key issues such as surveys, the progress on the Development Brief, and community engagement were discussed.

Design workshops with the Parish Council

Vistry and Axiom have also arranged and attended design workshops with the Great Barford Neighbourhood Plan Steering Group in December 2022 and March 2023. During these meetings, drafts of the Development Brief and the emerging Concept Masterplan’s were discussed. As a result, both the Development Brief and Masterplan were revised.

A summary of these meetings is included in the Development Brief Document, which can be found at Appendix F.

DESIGN EVOLUTION

The masterplan proposals for Millfield End have been subject to initial community consultation at the Great Barford Fun Day in September 2022. This enabled the local community to provide early input into the evolution of the Millfield End proposals.

**SEPTEMBER 2022 - GREAT BARFORD FUN DAY**

The Great Barford Fun Day, on 3rd 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. The proposals for Millfield End were subsequently evolved as shown in the plan to the right.

Map shown at September 2022 Fun Day

The main aspects that were changed as a result of the Great Barford Fun Day were:

- 1 The relocation of the proposed central village green to the west of Chapel Field;
- 2 Provide a new accessible pedestrian link from Chapel Field;
- 3 The community green will also be designed to accommodate a new sports pitch and an associated pavilion;
- 4 A more suitable name to connect the site to the existing village.

Map shown at March 2022 meeting

**DECEMBER 2022 AND MARCH 2023 - GREAT BARFORD NEIGHBOURHOOD PLAN STEERING GROUP MEETINGS**

On 9th December 2022 Vistry and Axiom Developments 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. The Concept Masterplan was well received and the Parish Council Steering Group agreed with the proposed location of the new homes, green and blue infrastructure and positioning of allotments.

**MARCH 2023 – GREAT BARFORD PARISH COUNCIL STEERING GROUP MEETING**

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

MILLFIELD END, GREAT BARFORD

New Site Name

Vistry and Axiom engaged with key political stakeholders on a new name for the development, as this was something that was raised frequently at the Fun Day event in September 2022.

An email was sent to 8 local groups in Great Barford and Bedfordshire and 2 Councillors, informing them of the proposed scheme name change and asking for suggestions on historical context for the new name.

A Site Name Research report can be found at Appendix G.





#### 4.6 May 2023 Consultation Event

Vistry and Axiom held a public consultation event on 25<sup>th</sup> May 2023 from 1pm – 7pm at Great Barford Village Hall, in partnership with the Great Barford Neighbourhood Plan team to discuss the emerging Development Brief and Design Code for Millfield End.

The exhibition was attended by approximately 140 attendees, and 15 feedback forms were filled out on the day and handed to a member of the team. Attendees had the opportunity to speak with members of the team in more detail and ask any questions.

12 exhibition display boards, which were also made available on the project website, were displayed at the exhibition along with A1 plans. These detailed a range of important information about the scheme:

- 1) Welcome
- 2) The Site
- 3) New Name for the Site
- 4) About the Development Brief and Design Code
- 5) Design Evolution
- 6) Our Vision
- 7) Concept Masterplan (1)
- 8) Concept Masterplan (2)
- 9) Character Areas
- 10) Access and Movement
- 11) Primary Street
- 12) Your Feedback and Next Steps



A copy of the newsletter and exhibition display from the May 2023 event can be found at Appendix H.

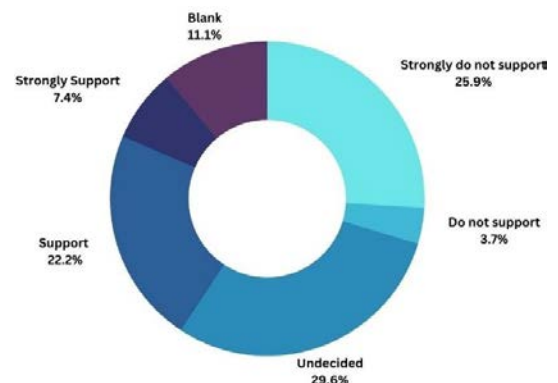


### 5. Feedback and Comments Received from the May 2023 consultation event

Through the consultation period of Thursday 25 May to Thursday 15 June, a total of 27 feedback forms were received. 15 of these forms were completed and handed in at the public exhibition event, 9 forms were received in the post, 2 were received online and 1 form was emailed to the project email address. The public exhibition was attended by 139 people.

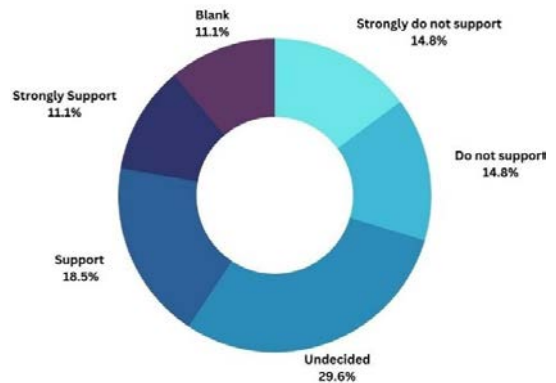
Below is a breakdown of feedback received:

1. To what extent do you support the design principles outlined in the Development Brief?	
Description	Count
Strongly do not support	7
Do not support	1
Undecided	8
Support	6
Strongly Support	2
Blank	3
<b>Total</b>	<b>27</b>



Responses to Question 1 shows a split in support of the design principles set out in the Development Brief, with 29% (8/27) of respondents showing support and 29% (8/27) respondents being unsupportive. The remaining respondents either left this question blank or were undecided on the matter 40% (11/27).

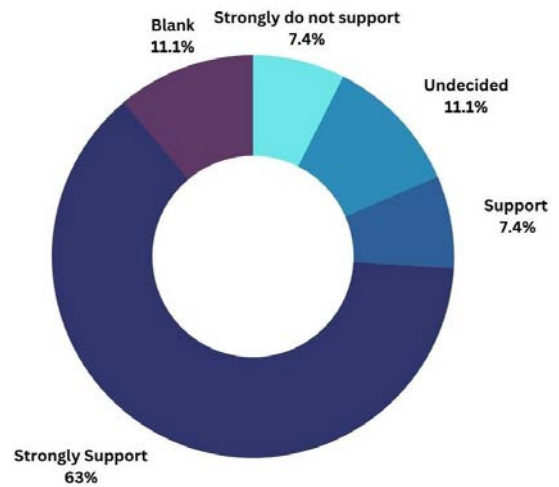
2. To what extent do you support the different character areas identified by the Development Brief?	
Description	Count
Strongly do not support	4
Do not support	4
Undecided	8
Support	5
Strongly Support	3
Blank	3
<b>Total</b>	<b>27</b>



Responses to Question 2 also shows a split in support for the different character areas identified in the Development Brief, with 29% (8/29) of respondents supporting the identified character areas and 29% (8/29) of respondents not supporting the proposed areas. 40% (11/27) of respondents either left this question blank or remain undecided on the matter.

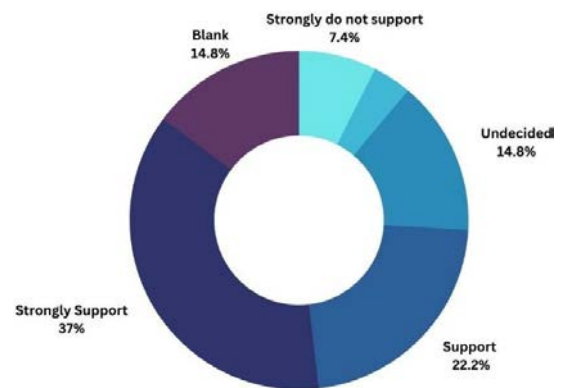


3. How important is it that the proposed houses reflect their different character areas and local surroundings?	
Description	Count
Strongly do not support	2
Do not support	0
Undecided	3
Support	2
Strongly Support	17
Blank	3
<b>Total</b>	<b>27</b>



The response to Question 3 displays high important on the proposed housing reflecting their different character areas, with 70% (19/27) of respondents ticking 'support' or 'strongly support'. 7% (2/27) of respondents do not support and 22% (6/27) either remain undecided on the matter or left this question blank.

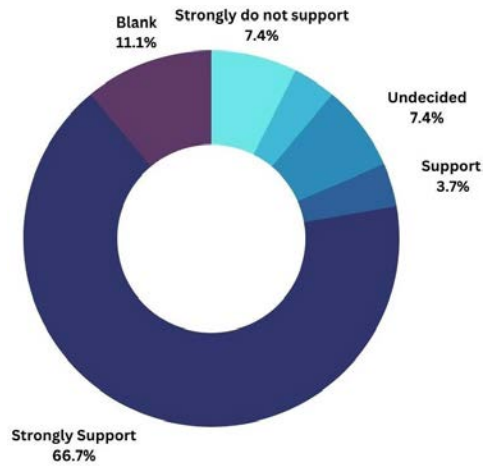
4. To what extent do you support the different types of open space within the development?	
Description	Count
Strongly do not support	2
Do not support	1
Undecided	4
Support	6
Strongly Support	10
Blank	4
<b>Total</b>	<b>27</b>



Question 4 received a positive response with 59% (16/27) of respondents supporting the different types of open spaces proposed, 11% (3/27) do not support the open spaces and 29% (8/27) of respondents either left this question blank or are undecided on the matter.

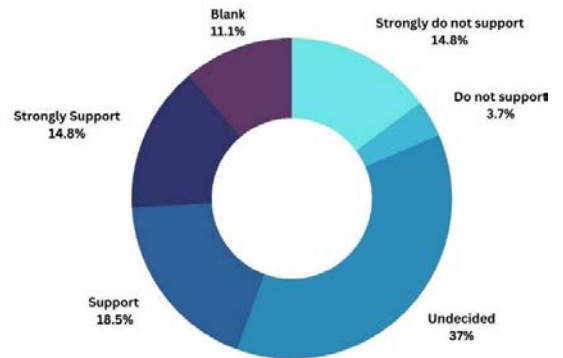


5. How important is it that Millfield End includes sustainable connectivity and transport measures?	
Description	Count
Strongly do not support	2
Do not support	1
Undecided	2
Support	1
Strongly Support	18
Blank	3
<b>Total</b>	<b>27</b>



70% (19/27) of respondents support the sustainable connectivity measures included in the proposals and 11% (3/27) did not support these measures. 18% (5/27) of respondents either left this question blank or remain undecided on the matter.

6. To what extent do you support the new name of Millfield End?	
Description	Count
Strongly do not support	4
Do not support	1
Undecided	10
Support	5
Strongly Support	4
Blank	3
<b>Total</b>	<b>27</b>



In response to Question 6, 33% (9/27) of respondents support the new name for the development, 18% (5/27) of respondents do not support the new name and 48% (13/27) of respondents either left this question blank or were undecided.





Below is a list of the comments made in the freeform box, and how frequently each comment was made:

Comment	Count
Traffic / speed limit concerns	9
No comment	6
Concern regarding the strain on existing infrastructure	5
Concern regarding the de-valuation of existing properties	3
Request for additional screening to be completed by existing properties	3
Concern regarding the strain on the doctors surgery	3
Comment regarding the proximity of the development to existing properties	3
General objection	3
Flooding and drainage concerns	3
Village overpopulation concern	3
Request to be kept updated on the proposals	2
Request to include bungalows	2
Comment regarding the footpath and cycle connectivity	2
Pollution concern (light, noise)	2
Concern about the conservation area	2
Concern regarding construction noise	1
Question regarding social housing	1
Supportive comment regarding the open space	1
Pleased to see changes to the Masterplan	1
Request for more parking spaces to be included	1
Request for more affordable housing to be proposed	1
Questions about flood lighting	1
Question regarding the construction timeline	1
Comment regarding the need for shops to be included as part of the plans	1
Concern about Bedford Road being used as a 'thoroughfare'	1
Request for solar panels to be included	1
Comment to see the housing designs	1
<b>Total</b>	<b>63</b>



### Summary of Feedback Received

Feedback was received from a total of 27 local residents either through the post, from the exhibition day, via the project website and email address. The project website was viewed 1,705 times from 346 users and the invite consultation letter was issued to c.1000 residential and business addresses.

The information outlined above displayed the majority of local residents who were made aware of the proposals did not feel the need to provide feedback and were likely apathetic towards the proposals.

Overall, the feedback showed that respondents were most supportive of the different types of open spaces being proposed. Respondents also felt that the proposed housing reflecting their different character areas and the inclusion of sustainable connectivity and transport measures are important aspects of the development. There was a split response regarding the design principles set out in the development brief, support for the different character areas and the new name of Millfield End for the development.

Residents also raised comments regarding traffic and speed limit measures, the impact the new development will have on the existing infrastructure in Great Barford and the potential devaluation of existing surrounding properties. These comments will be responded to as part of the outline planning application which will be progressed later this year.



## 6. Conclusion

Axiom Developments and Vistry Group have undertaken significant engagement with the local community throughout the Development Brief and Design Code process.

This included regular updates via the Parish Council Bugle magazine, attendance at multiple community events, the provision of a regularly updated project website, and ongoing liaison with the Great Barford Neighbourhood Plans Steering Group.

The dedicated email address and phone number provided on the project website has been used by local residents to engage with the project's community representatives via email and telephone to discuss the development. All questions have been responded to with detailed information and in a timely manner.

A letter was issued in August 2021 to residents informing them of the archaeology work that was undertaken by Albion Archaeology.

Initially, Vistry and Axiom's wider community engagement started with their attendance at the village Fun Day in September 2021, making the local community aware that the land has been allocated in the Neighbourhood Plan to provide 500 new homes and set out their initial vision for the development.

A second Fun Day was held in September 2022 and at the event, three exhibition boards setting out an initial high-level vision for Millfield End were displayed and there was an opportunity to provide feedback. A total of 41 completed feedback forms were received which helped inform the next stage of the Masterplan and initial draft of the Development Brief.

Vistry and Axiom have had ongoing engagement with Great Barford Parish Council and the ward member for Great Barford. This includes monthly meetings and design workshops with the Neighbourhood Plan Steering Group, published project updates in the Bugle Magazine and updates to relevant Bedford Borough Councillors. A new site name was also decided in collaboration with key local stakeholders.

A community consultation event was held in May 2023 to discuss the revised Development Brief and Design Code for Millfield End, following engagement with the Neighbourhood Plan Steering Group. The event was attended by approximately 140 attendees, and by the end of the consultation period 27 feedback forms were received.

These steps, alongside the comprehensive engagement undertaken by Axiom Developments and Vistry Group, demonstrate extensive public engagement in relation to the Millfield End development in Great Barford to date.



## APPENDIX A

### SCREENSHOTS OF THE PROJECT WEBSITE







## Welcome

The Bedford Borough Council Local Plan 2030 was adopted in January 2020 and formally allocated 500 new homes to Great Barford with the location of the new housing delegated to the Neighbourhood Plan process.

Following a positive Referendum result in December 2021, the Great Barford Neighbourhood Plan was formally 'made' by Bedford Borough Council at the beginning of 2022, which means it is now adopted Planning Policy and will be used to guide future development in the village.

The Neighbourhood Plan allocates Millfield End (Great Barford West) for 500 homes, with the site being identified as the most sustainable location for future growth in the village.



## Why Millfield End?

At the Great Barford fun day event we heard that the initial allocation title of Great Barford West development should have a more suitable name to connect it to the existing village. The land to the west of the village was historically known as Mill Field and "End" is a common regional suffix for an extension to a settlement.

## What can we expect at Millfield End?

Millfield End will provide an appropriate expansion of Great Barford that is forward-thinking, community orientated and rooted in the unique nature of the village and the local area.

Our vision is to deliver a masterplan which will provide the 500 homes required by Bedford Borough Council, whilst also offering a range of facilities and opportunities for the whole of the village in accordance with Policy H1 of the Neighbourhood Plan.

Our scheme will respect the historic village, protecting its heritage and the surrounding landscape character, as well as delivering new facilities that will benefit the local community.

The scheme is being brought forward by Vistry Group and Axiom Developments and, as a team, we are committed to working with the local community.





## Meet the Team

Our team comprises a consortium of developers, landowners and technical experts, providing **industry-leading experience, substantial breadth of expertise and a full understanding of the local area.**

The Millfield End team includes, amongst others, the following:

### Vistry Group

Countryside, now part of the Vistry Group, has a great reputation throughout the industry and has received more housing design awards than any other developer, reflecting their dedication to delivering high-quality and well-designed new communities.

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

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

Vistry Group

### Axiom Developments

Axiom Developments is an independent strategic land promotion company operating across the Oxford to Cambridge region. They work in partnership with landowners, councils, and local communities to promote sustainable settlement extensions through the local development plan process to planning consent. They then work with appropriate partners to deliver the necessary infrastructure, high quality placemaking and new homes.

**AXIOM**  
DEVELOPMENTS



**p.p.s.**  
Phillips Planning Services Ltd.  
Town Planning and Development Consultants

**devcomms**

**CSA**  
environmental





## Our 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 rural setting.



### HOMES FOR EVERYONE

A range of homes will meet local community needs and help to address the balance of house sizes in the village.



### 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.



### 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.



### PEDESTRIAN AND CYCLIST CONNECTIVITY AND INTEGRATION

The opportunity for local journeys on foot and bicycle will be maximised by providing safe and convenient routes, helping to reduce carbon emissions and encourage healthier lifestyle choices.



### PUBLIC TRANSPORT AND LOW CARBON PERSONAL TRANSPORT

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



### RESPECTING THE HISTORIC ENVIRONMENT

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



### MANAGING FLOOD RISK

Millfield End will offer improvements to existing areas of flood risk. New sustainable drainage features (SuDS) will form integral parts of the new neighbourhood's green spaces, and create diverse new habitats for wildlife.



### GREEN INFRASTRUCTURE

A community green will be provided close to Chapel Field, ensuring residents benefit from easy access to a key area of open space. Millfield End will be defined by a connected and accessible network of green spaces.



### 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.

[Our Vision \(Click to expand\)](#)



## Benefits

We have been undertaking work over the past few years to explore the opportunities provided by Millfield End. There are many key benefits the development will deliver, including:

- **A range of sporting and recreational facilities for local people.** This includes the opportunity to provide high-quality sports pitches on the site to enhance local sporting provision. This could enable the pitches at Green End Road to be retained solely for cricket and protected from overuse.
- **Substantial areas of green open space,** including parkland, play areas and allotments. There will also be areas dedicated to habitat creation, making Millfield End a haven for wildlife, as well as small woodland areas, orchards and edible landscapes.
- **Contributions towards new healthcare and education provision,** which will be developed by Bedford Borough Council and local healthcare providers.
- **Comprehensive sustainable drainage plans,** including a network of pipes, depressions, basins, swales and ditches to store surface water and control its release into the existing water network. This system will help to reduce the rate at which water enters the drainage system, thereby relieving pressure on the network and catering for future climate change.
- **Minimise vehicle movements through Millfield End** via a carefully designed highways scheme which provides appropriate vehicular access points into the new development from Bedford Road, whilst also creating an attractive frontage to the site and helping to naturally reduce the speed of vehicles along Bedford Road and into the existing village.
- **Improved access to the surrounding countryside,** via a 'permeable' development. New footways and cycleways which improve access into the surrounding countryside and link Millfield End into the wider landscape.



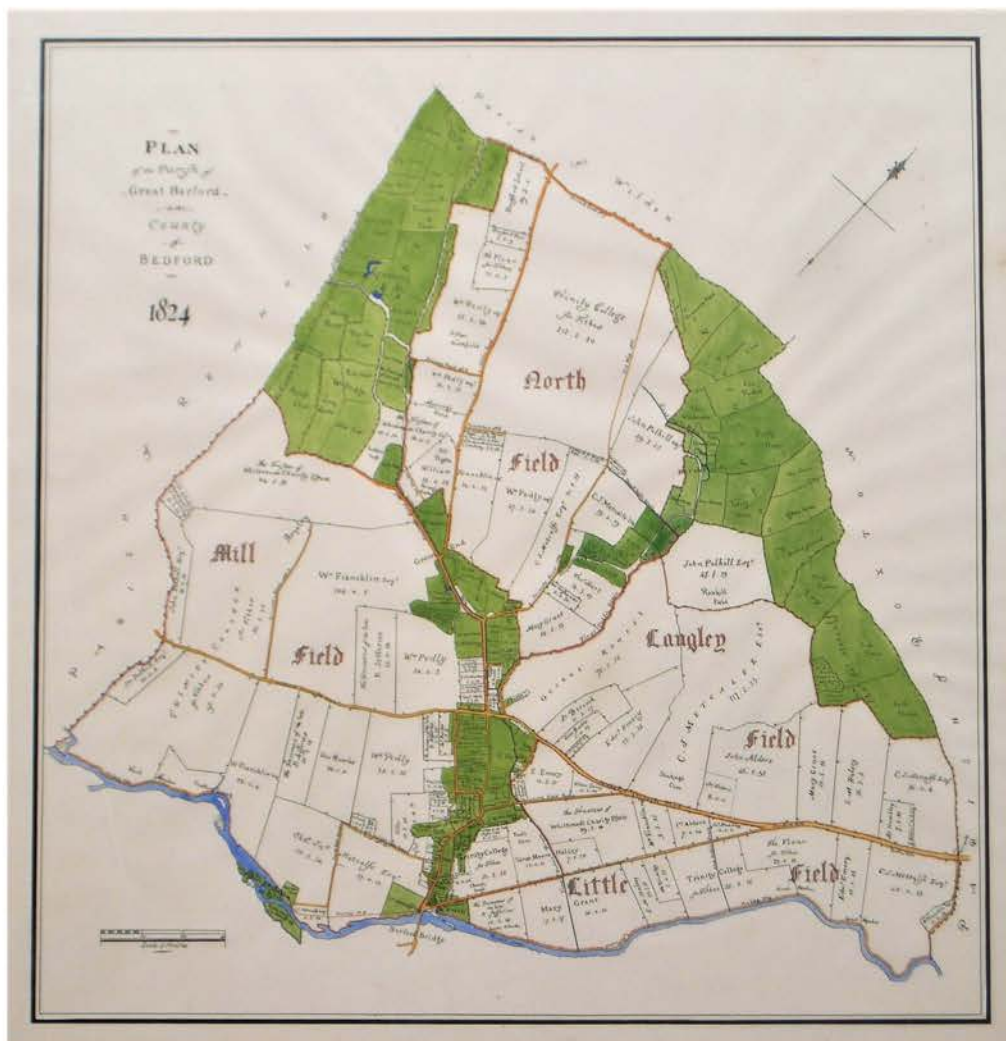




## New Site Name

We have undertaken an engagement exercise to consider options for a new name for the Great Barford West allocation. At the Great Barford Fun Day event, the local community suggested that the allocated development should have a more inclusive name to strengthen the connection with Great Barford.

The land to the west of the village was historically known as Mill Field and "End" is a common regional suffix for an extension to a settlement. Therefore, we have decided that renaming the site Millfield End is a fitting name to reflect the site's history, heritage and rural setting, whilst linking with the local area by using the common suffix. This also ties the site with the historic Green End Farm located to the north of the site.



Historic Map from 1824

[Site Name Research](#)



## About the Development Brief and Design Code

The Great Barford Neighbourhood Plan 2020-2030 sets out that the development at Land West of Great Barford under Policy H1 is required to have a Development Brief and Design Code prepared for the site.

A Development Brief and Design Code are documents which sets out the key principles and parameters for the future development and explains how these meet local and national planning policies.

A Design Code guides the design of the new homes and open space to ensure high standards of character, quality and variety are achieved.

The Development Brief and Design Code for Millfield End will define the extent of land required for the 500 new homes and associated open spaces. The document will also provide a summary of the technical analysis of the allocated site, which has been used to identify the best possible areas for development.



[Development Brief & Design Code Part 1](#)

[Development Brief & Design Code Part 2](#)

[Development Brief & Design Code Part 3](#)

Development Brief and Design Code front cover (use links above to download full document)



### Concept Masterplan

The Concept Masterplan for Millfield End underpins the design aspirations for the new neighbourhood. It illustrates the location of the new homes and how the required green infrastructure will be accommodated.

The Millfield End Concept Masterplan recognises that when creating a new place, it's not about buildings, it's about people. Therefore, creating a sense of community has been a priority through the application of our landscape-led approach.

The Concept Masterplan for Millfield End includes:

- 500 homes comprising a range of housing types and sizes, including affordable homes, extra care housing, and self-build and custom housing;
- A new community green comprising a sport pitch, two tennis courts and sports pavilion;
- A range of other interconnected open spaces, together with children's play areas, informal and amenity green spaces, green corridors, and a network of pedestrian and cycle routes;
- Two vehicular access points from Bedford Road;
- A number of pedestrian and cycle connections to Bedford Road, Green End Road and Chapel Field;
- Opportunities for improvements to Bedford Road, including improved crossing facilities;
- A comprehensive drainage strategy to manage and reduce surface water flows towards the Brook along Green End Road;



Concept Masterplan

### Character Areas

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

The Design Code will therefore include five key character areas. Five distinctive character areas are proposed at Millfield End to create a locally responsive new development with a strong sense of place.

**CA1**  
The Primary Street character area runs through the heart of Millfield End between the two vehicular access points from Bedford Road, and provides a link to the other character areas. The characteristics of the Primary Street will be influenced by the main historic elements of the high street, with near continuous frontages made up of varying widths and a mix of 2 and 2½ storey homes.

**CA2**  
Green End, which includes the Green End Conservation Area, will include lower density homes with a front swathe of open space, including the new community green. The new homes will be a maximum of 2 storeys in height and carefully designed to respect the traditional local vernacular.

**CA3**  
The Bedford Road character area is designed to create a road gateway to Great Barford. The new homes will be set back from Bedford Road behind an area of open space. The new homes will be designed to strongly show upon the local vernacular, using a range of appropriate traditional building materials to create an organic, rural character.

**CA4**  
This character area will create attractive, well-articulated interfaces with Millfield End's countryside edges whereby views of the new homes will be softened and filtered by existing and new areas of woodland, trees and hedgerow planting. This will ensure an appropriate transition is created between Millfield End and the countryside beyond. The houses will be 2 – 2.5 storeys in height.

**CA5**  
The character area comprises the two open space areas located within the heart of Millfield End. They will both comprise predominantly new grassland and a children's play area, overlooked by homes. The new homes overlooking the greens will be designed to have a cohesive character through a uniformity in design and detail, meaning that the character area will be easily recognisable.

Character Area Plan

### Access and Movement

The proposals for Millfield End will give local residents the opportunity to undertake short trips either on foot or bicycle by providing safe and convenient routes for walking and cycling. This will help reduce carbon emissions associated with transport, maximising and encouraging healthier lifestyle choices.

The following pedestrian and cycle access points could be provided to maximise connectivity:



Access and Movement Plan

### Archaeology Report







## Local Engagement

Now that the Neighbourhood Plan has been made we will be working closely with Great Barford Parish Council, Bedford Borough Council and the local community to evolve the best possible plans for Millfield End.

We have provided an indicative timeline below of anticipated timescales for progressing development of the Millfield End site.

Date	Activity
September 2021	Final Examiner's Report on Neighbourhood Plan received by Bedford Borough Council (24th Sept)
January 2022	Neighbourhood Plan adopted (19th Jan)
February 2022	Neighbourhood Plan Decision Statement issued (2nd Feb) Discussions with Bedford Borough Council regarding Development Brief process
May 2022	Public Consultation on Development Brief
Spring - Autumn 2022	Discussions with Great Barford Parish Council and Great Barford Neighbourhood Plan Group regarding the Development Brief process Technical survey work commences
September 2022	The Great Barford Fun Day was held on 3rd September 2022 and began community engagement with local residents on the initial proposals for Millfield End.
December 2022	The team attended a meeting with the Great Barford Parish Steering Group to discuss an early draft of the Development Brief and the emerging Concept Masterplan.
March 2023	The team attended a second meeting with the Great Barford Parish Steering Group which focussed upon reviewing a second draft of the Development Brief and Design Code and the next iteration of the Concept Masterplan.
May 2023	Public consultation event to discuss the Design Code and Development Brief for Millfield End
Summer 2023	Development Brief and Design Code endorsement
Late 2023	Preparing the outline planning application
2024	Relevant preparatory work to be undertaken
2025	Start on site





## Latest News

We will be regularly updating our website to provide information on progress to date and any consultations that we are undertaking, as well as to keep the local community updated at each phase of the project.

### April/May 2023

#### What's been happening?

The Millfield End team has now finalised a Development Brief and Design Code and named the land at Great Barford itself as Millfield End.

#### Community Consultation

Visits Group and Aston Developments are inviting local residents to attend the public consultation events on the emerging Development Brief and Design Code for Millfield End.

We are keen to build on the previous consultation undertaken, with a keen focus on ensuring the deliverability of the site and to consider community benefits. Now that we have the emerging Development Brief and Design Code available to share, we are keen to continue to hear your views.

Using your feedback, we hope to progress a Development Brief and Design Code and Masterplan that will ensure our proposals for Millfield End are designed to the highest possible quality.

#### Consultation details

We would like to invite you to meet with members of our team where we will be available to answer questions and discuss the plans.

Thursday 25th May 7-9pm

at

Great Barford Village Hall, Fishers Close, Bedford, MK44 3HA



### February 2023

#### What's been happening?

Over the past few months the Great Barford development team have been continuing work to finalise a Development Brief which will set out our vision, layout and the key principles for the future development and ensure that it meets local and national planning policies.

The Draft Development Brief is being created in close collaboration with Great Barford Neighbourhood Plan Group and will incorporate much of the useful feedback we have obtained during our previous engagement with the local community.

#### Community engagement

Our engagement with the local community began with our attendance at the Great Barford Neighbourhood Plan Day, and the next stage of this will be a period of consultation on our Draft Development Brief.

The consultation will cover a range of formats to give everyone in Great Barford the opportunity to get involved, and we hope to begin this consultation in April 2023. We will be in contact with you in due course with more information on the consultation process, including an information newsletter and details on our dedicated project website, which will be kept updated with information on our Draft Development Brief.

As a result of your feedback at the Plan Day, we will also be holding a specific consultation for the naming of the development, and we will notify the local community in due course as to how this will be undertaken.

### December 2022

#### What's been happening?

The Great Barford development team have continued work on the Development Brief and are preparing to share a Draft version with you in early 2023 through a series of consultation events.

#### What is a Development Brief?

A Development Brief allows residents to influence the design of a development from the start. The document will set out the key principles and objectives for the future development and explain how these meet local and national planning policies. The Development Brief will be consulted on with the local community and will set out our goals for our future planning applications.

#### Community consultation

We are now undertaking a series of engagement sessions with the local community, on the proposals for the site and this started with our attendance at the Great Barford Neighbourhood Plan Day. We were delighted to meet with the local community and to begin to share with you our vision for the site.

We were pleased to hear such an informative range of feedback, which included topics such as:

- Naming of the development
- Community facilities
- Road and access arrangements
- New drainage systems
- Publicly accessible green space

Your feedback is being carefully considered as we move forward with preparing our Draft Development Brief.

We will be holding a thorough consultation on our vision, once a draft of the Development Brief has been progressed. The consultation will cover a range of formats to enable everyone in Great Barford the opportunity to get involved. These could include an information newsletter, community events, sessions to our project website and dedicated project contact details, where you can speak directly with a member of our project team.

As a result of your feedback, we will also be holding a specific consultation for the naming of the development, including road names, and we will notify the local community in due course as to how this will be undertaken.

### 29 September Update

#### What's been happening?

The Great Barford development team have started work on the Development Brief for the site and have begun a series of activities to help bring forward our vision for Great Barford. These include:

- A team of technical consultants have been recently appointed to assess the opportunities and constraints of the site and identify the areas most suitable for development and inform the master planning work.

- The technical survey work includes:
  - Highways and transport analysis
  - Current Conditions & Change survey
  - Topographic survey
  - Ecological habitat survey
  - Landscape and Visual impact

- A site walkover with the technical team – to identify the constraints and opportunities for the site and understand the most important determinants for the village, in discussion with representatives from the Great Barford Neighbourhood Plan Group.

These key project activities will assist in the preparation of the Development Brief and creation of some initial concept plans, which we will be sharing with the local community in a series of consultation events.

#### Community consultation

We will shortly be initiating a series of engagement sessions with the local community on the proposals for the site, which began with our attendance at the Great Barford Neighbourhood Plan Day. We were delighted to meet with the local community and to begin to share with you our vision for the site.

As always, your views are crucial to us as we refine the proposals. As such, we will be holding a thorough consultation on our vision for the site. The consultation will cover a range of formats, including an information newsletter, community events, updates to our project website and dedicated project contact details, where you can speak directly with a member of our project team.

We look forward to meeting you and working collaboratively to bring forward a thriving and integrated development, which understands the needs of the wider community.

Details of the consultation events can be downloaded below:



### 17th June 2022

Following adoption of the Great Barford Neighbourhood Plan earlier this year, the Great Barford development team is starting the technical work required to bring forward a considered expansion of Great Barford that is forward-thinking, community-oriented and suited to the unique nature of the local area.

#### What's been happening?

We are currently preparing a Development Brief for the Great Barford development site, aided by ongoing discussions with the Great Barford Neighbourhood Plan Group. The Development Brief is a statement of the neighbourhood plan and will set out a framework to shape the future development proposals.

As a first step in the process, we are in discussions with Bedford Borough Council Planning Officers to agree an appropriate outline for the Development Brief. These discussions are ongoing, but we expect to receive significant progress on the Development Brief over the next few months, after which we will undertake a full consultation with the local community.

The Great Barford development team is also in the process of appointing a variety of technical consultants to assess the opportunities and constraints of the site and inform the master planning work to create an initial vision for Great Barford that we can share and discuss with the local community.

#### Archaeological report

A series of archaeological surveys were undertaken at the end of last year and, following this, a report was submitted to Bedford Borough Council summarising the results.

We have recently received confirmation from Bedford Borough Council's Archaeological Officer that there are no significant archaeological constraints on the site and so the team can start to look in more detail at the development options for Great Barford.

### 1st February 2022

Now that the Great Barford Neighbourhood Plan has been made, we are looking to move forward with our vision for the site.

The Neighbourhood Plan stipulates that a Development Brief must be prepared, which will set out a framework to shape the development proposals that ultimately come forward. This is a collaborative process, where we will work in partnership with Bedford Borough Council, Great Barford Parish Council, Great Barford Neighbourhood Plan Group and the local community amongst other stakeholders.

We are currently holding discussions with Bedford Borough Council to understand how they would like the Development Brief process to move forward. We will also agree the approach in collaboration with Great Barford Parish Council and the Neighbourhood Plan Group, before undertaking a full consultation session with the local community.

### 19th January 2022

Following a positive referendum result last year, Bedford Borough Council has today determined to make the Great Barford Neighbourhood Plan, which requires it to be adopted following a referendum and will set out to guide future development in the village. This is an important milestone and means we are now able to move forward with taking our vision for Great Barford into reality.

### 16th December 2021

Over recent months, technical surveys have been undertaken on land to the north of Bedford Road, west of Great Barford. The most recent work has been an archaeological investigation undertaken by local Bedford-based company, Oliver Archaeology.

These site investigations sought to comprehensively assess the archaeological characteristics of the site and particularly the archaeological areas of interest that were revealed by earlier geophysical surveys. A strategy for the evaluation of archaeology across the site was agreed in consultation with the archaeology officer to Bedford Borough Council, who have reviewed the works throughout.

865 trenches, including some 63 kilnholes were investigated between August and October this year. Buried features, which indicate past land uses were revealed with dates revealing predominantly the 16th and 17th century occupation and farming practices.

A small area of surface the southern extent of the site has revealed an organised enclosure area that may have contained a number of buildings that contained iron smelted generations. The evidence uncovered is predominantly Roman in date, based on the artefacts discovered. There are also some evidence of earlier iron age activity and further investigations to the east of the known settlement area.

The report findings have revealed a number of buried areas of historic settlement, land-use organisation and evidence of animal husbandry, although the majority of the site area and lines of agricultural activity and land-use require no further





## Get In Touch

We hope that this website is helpful in introducing the plans for Millfield End and we look forward to working closely with the Parish Council and the local community as the plans evolve.

If you have any questions or comments on Millfield End, you can get in touch with the team using the contact details below:

- 0800 080 3164
- millfield-end@devcomms.co.uk



## Your Feedback

We hope that this website is useful in providing further updates and information on our proposals for Millfield End. We look forward to continuing with hear from you and work closely with the local community and the plans evolve.

Our consultation period has now ended, however if you have any queries or would like to discuss the proposals further please feel free to contact us using the details on our [Contact Us](#) page.

## Register for updates

About you\*

Your name

Your postcode

Your email\*

Your age range\*

Are you happy that we will contact you in the future?\*

Please confirm you're not a robot\*

[Read our Privacy Statement](#)

[Submit Feedback](#)

## APPENDIX B

### FUN DAY SEPTEMBER 2021 DISPLAY



DESIGNED  
FOR  
THE FUTURE



The Great Barford West site has been identified in the emerging Great Barford Neighbourhood Plan as the most sustainable location for future growth in the village.

#### ABOUT GREAT BARFORD WEST

Great Barford West will provide an appropriate expansion of Great Barford that is forward-thinking, community orientated and rooted in the unique nature of the local area.

We are carefully considering the history, landscape and local issues, to make sure that the scheme will not only meet local housing requirements but substantially enhance the village for the long-term.

Our vision is to deliver the 500 homes required by Bedford Borough Council, and the Great Barford Neighbourhood Plan, within a masterplan which also offers a range of facilities and opportunities for the whole of the village.

Our scheme will respect the historic village, protecting its heritage and the surrounding landscape character, as well as delivering new facilities that the local community want.

#### WORKING WITH LOCAL PEOPLE

The scheme is being developed by Countryside Properties and Axiom Developments and, as a team, we are committed to working with the local community throughout this process.

We have recently launched a website which will provide up to date information on the scheme, and we look forward to consulting further with the local community.

If you have any thoughts at this stage, we'd love to hear them, so please do talk to us today or get in touch using the contact details at the bottom of this information board.

0800 080 3164  
great-barford-west@devcomms.co.uk  
greatbarfordwest.co.uk







# RESPECTING LOCAL HISTORY



Since publication of the Neighbourhood Plan, we have been undertaking relevant technical surveys, which are required in order to progress plans for the site.

### ARCHAEOLOGICAL INVESTIGATIONS

An essential first phase of investigative work, before we can start considering more detailed layout options for the future masterplan, involves archaeological surveys of the site.

We have recently agreed a strategy with Bedford Borough Council to undertake this work, which involves digging trenches on the site.

It is currently being undertaken by a local Bedford-based company, Albion Archaeology, and should be completed in October.

There are two diggers on-site, excavating the trenches, and a number of archaeologists undertaking assessments of those trenches. Once this work has been completed, the trenches will be backfilled and no materials will be removed from the site.


### INVOLVING THE LOCAL COMMUNITY

We understand the importance of respecting, protecting and enhancing local history, and we recognise that local people would like to learn more about what we discover on the site.

We will therefore work with Great Barford Parish Council, and the Neighbourhood Plan Group, to agree a suitable time in the future when we will be able to invite local groups onto the site and tell you more about the history of the Great Barford West site.

If you would like to receive video and photographs as we progress through the archaeological investigations, please let us know today or get in contact with us using the details below and we would be happy to share these with you as we move forward.

0800 080 3164  
 great-barford-west@devcomms.co.uk  
 greatbarfordwest.co.uk





# BENEFITS AND NEXT STEPS



Once the archaeological investigations have been completed, we will be in a position to begin considering layout options for the site.

After that, we will undertake a full consultation with the local community to understand your views on the proposals.

## OPPORTUNITIES AND BENEFITS

At this early stage we have already been exploring the wide range of benefits that Great Barford West could deliver:

- Comprehensive sustainable drainage plans, which will help to relieve pressure on the network.
- Minimise vehicle movements through Great Barford via a carefully designed highways scheme.
- Sporting and recreational facilities for local people.
- Substantial areas of green open space, including parkland, play areas and allotments.
- Contributions towards healthcare and education.
- Improved access to the surrounding countryside.

## KEEPING YOU UP TO DATE

Please do feel free to get in touch with us at any time if you have any questions, however there are a number of other ways that you can keep up to date with our progress:

**Archaeology updates**  
We will be sharing photographs and videos of the archaeology works as they move forward. Do let us know if you would like to receive these updates.

**Latest news**  
Visit our website where we will provide regular updates and downloads on the latest news page.

**The Bugle**  
You may have seen our recent article in The Bugle and we will continue to contribute articles going forward.

0800 080 3164  
great-barford-west@devcomms.co.uk  
greatbarfordwest.co.uk



ALLOCATION  
SITE



GREAT  
BARFORD  
WEST

This page has been  
intentionally left blank.

## APPENDIX C

### FUN DAY SEPTEMBER 2022 NEWSLETTER AND DISPLAY



# GREAT BARFORD WEST

## 01 | WORKING IN PARTNERSHIP WITH LOCAL PEOPLE

The Great Barford West site is identified in the Great Barford Neighbourhood Development Plan as the most sustainable location for 500 new homes in the village. The Great Barford West allocation is a larger area of land than is required for the 500 new homes. Technical analysis of the site is currently underway to identify the best possible areas for development.

We want to continue working in partnership with the local community to design the best possible scheme for Great Barford West, which is forward-thinking, community orientated and rooted in the unique nature of the village and the local area.

We are therefore undertaking further consultation with local people, before we start to draw up proposals for new housing, community facilities and open space at Great Barford West. We want to hear directly from you, and representatives of Countryside, Axiom Developments, and their consultant team are on hand today to listen to your views.

**Great Barford West is being designed to integrate with the village so that both new and existing residents will benefit from the spaces and places we create.**



### MEET THE TEAM

Great Barford West is being developed by Countryside Partnerships and Axiom Developments and, as a team, we are committed to working with the local community throughout this process.



### AXIOM DEVELOPMENTS

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

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

### COUNTRYSIDE

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.

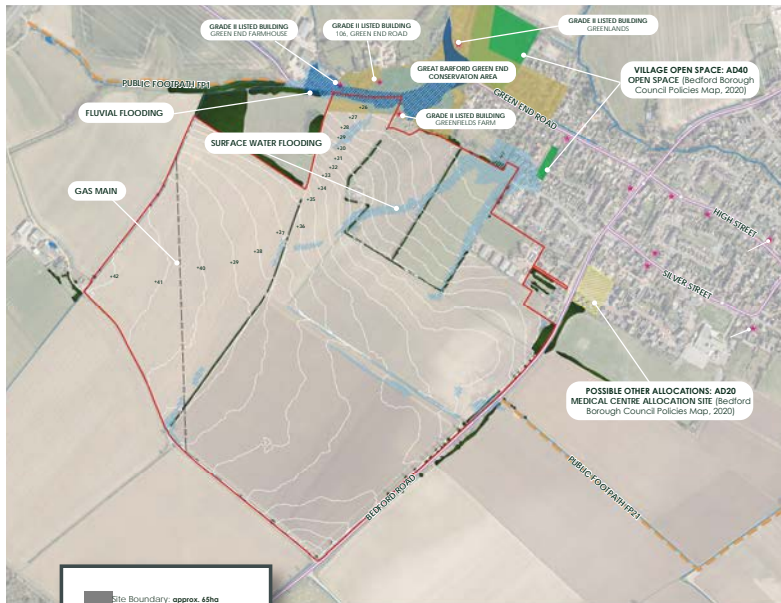
As a developer seeking to create new communities, we place importance on the delivery of infrastructure and ensuring that our schemes evolve in partnership with the local community.

[www.greatbarfordwest.co.uk](http://www.greatbarfordwest.co.uk)



# GREAT BARFORD WEST

## 02 | UNDERSTANDING THE SITE



**Site Boundary: approx. 45ha**

**INFLUENCES**

- Existing vegetation
- Contours
- Existing watercourses
- Fluvial flooding (Flood Zone 2)
- Surface water flooding
- Existing gas main
- Public footpaths
- Existing roads and bus stops
- Conservation Area
- Listed Buildings

**BEDFORD BOROUGH COUNCIL POLICIES MAP (2020)**

- Medical Centre Allocation Site (Policy AD20)
- Open Space (Policy AD40)

### SITE INFLUENCES

- Flood risk:** We understand that issues around flooding are of great importance to local people and that there have been problems with flooding in parts of the village in recent years. In particular, the areas of the site alongside Green End Road are prone to flooding. Drainage proposals at Great Barford West will look at controlling the flow of surface water within and out of the site, with a scheme to be designed to provide betterment to existing flooding issues along Green End Road.
- Topography:** Great Barford West broadly slopes from higher ground in the west to lower ground in the east and north. We will work with the natural topography of the site in order to determine where new drainage features should be provided.
- Heritage:** A large part of Green End Road is a Conservation Area, with the boundary of the Conservation Area overlapping the northern extent of the site. We are looking at how any proposed development should respect the historic character of that conservation area, how it should be set back from it, and landscaping proposals.
- Relationship to the existing settlement:** Our vision is to ensure that Great Barford West positively integrates with the existing village of Great Barford. This will be achieved through sensitive planning and design considerations when developing close to the existing settlement boundary, but also through providing pedestrian and cycle connections to Great Barford West's new areas of public open space.

The plan above represents some early thoughts on the influences that may shape the proposals for Great Barford West.



[www.greatbarfordwest.co.uk](http://www.greatbarfordwest.co.uk)

# GREAT BARFORD WEST

## 03 | ESTABLISHING A VISION



### CREATING A PLACE

- **Trees and hedgerows:** The site has very few trees and hedgerows which presents an exciting opportunity to increase the number of trees and hedgerows on the site with structural planting, including reinstating some former hedgerows.
- **Walking and cycling:** Great Barford West will provide new traffic-free routes for walking and cycling. These routes will provide connections to nearby public footpaths and to existing areas of the village, helping to create a connected new neighbourhood.
- **Public open space:** Great Barford West presents the opportunity to offer a range of open spaces for the benefit of the whole of the village. The new neighbourhood could be centred upon a new village green with new sports pitches and children's play areas.
- **Biodiversity Net Gain:** Introduced through the Environment Bill, biodiversity net gain is a requirement of all new developments and Great Barford West will provide a minimum 10% increase in the biodiversity and habitats across the site.
- **Vehicular access:** Through guidance provided by the highway authority, and as a result of our own initial traffic assessments, the site will be accessed off Bedford Road, with two points of access. Work is ongoing with regard to the design and precise location of the junctions.

The plan above represents some early thoughts on the opportunities and principles that may shape the proposals for Great Barford West.

We welcome your thoughts on what matters most for Great Barford West

[www.greatbarfordwest.co.uk](http://www.greatbarfordwest.co.uk)

APPENDIX D

ARCHAEOLOGY LETTER AUGUST 2021

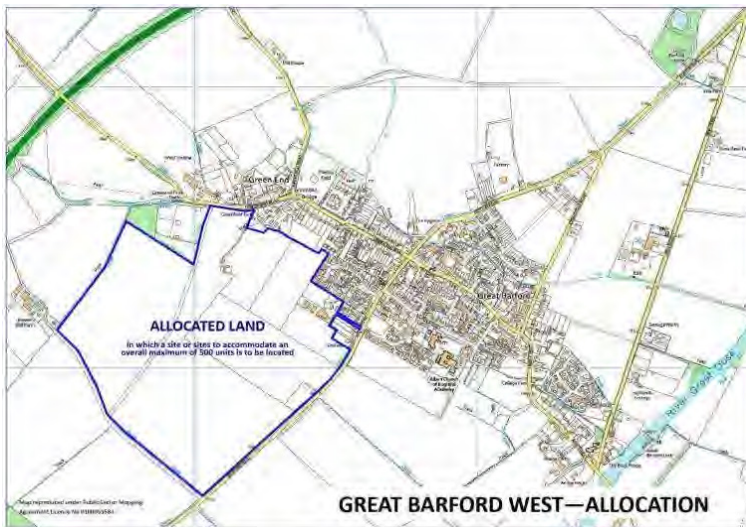


13 August 2021

Dear Resident

**Great Barford West – archaeology work**

We are writing to you regarding our site at Great Barford West which, as you may know, has been allocated under Policy H1 of the emerging Great Barford Neighbourhood Plan as the most sustainable location for future growth in the village. The plan below shows the Great Barford West allocation.



Since publication of the Neighbourhood Plan, we have been undertaking relevant technical surveys, which are required in order to progress plans for the site. We have recently agreed a strategy with Bedford Borough Council to undertake archaeological investigations on the site which are essential before we can start considering more detailed layout options for the future masterplan.

This work, which involves digging trenches on the site, will be undertaken by a local Bedford-based company, Albion Archaeology. The work is expected to start during the week commencing Monday 16<sup>th</sup> August, although is weather dependent, and should be completed in October. If there are any delays to the work, we will make sure to update you.

P.T.O.





There will be two diggers on-site, excavating the trenches, and a number of archaeologists undertaking assessments of those trenches, with no more than 12 people expected to be on-site at any one time. Once this work has been completed, the trenches will be backfilled and no materials will be removed from the site.

The work will take place between 8am and 5pm on weekdays. Although this work is not expected to be disruptive in any way to residents, as a neighbour of the site we wanted to provide you with prior notice. Please note that, due to Health and Safety regulations, members of the public are not able to access the site whilst this work is being undertaken.

We hope that this update has been helpful however, if you have any queries at all, please do not hesitate to get in touch with our community representatives, DevComms, on 0800 080 3175 or by email at [great-barford-west@devcomms.co.uk](mailto:great-barford-west@devcomms.co.uk).

Yours faithfully

A handwritten signature in black ink that reads "S Price".

Steve Price

**Countryside Regional Director -  
Planning**

A handwritten signature in black ink that reads "Nigel Street".

Nigel Street

**Axiom Developments Commercial Director**

This page has been  
intentionally left blank.

**APPENDIX E**  
**BUGLE MAGAZINE UPDATES**



## MILLFIELD END

### Millfield End – formally Great Barford West

#### What's been happening?

As you will be aware, the project team have been working hard to progress the Millfield End Development Brief and Design Code for the site formally known as Great Barford West. The document sets out our vision, and the key principles for the future development to ensure that it meets local and national planning policies.

A consultation event was held on Thursday 25th May where all residents of the village were invited to discuss the emerging Development Brief and Design Code for Millfield End. This follows close engagement with the Great Barford Neighbourhood Plan team to create the draft Development Brief, Design Code and Concept Masterplan which includes information from our previous engagement with the local community.

We would like to thank those who attended the event and provided us with valuable feedback. If you were unable to attend the event please visit our project website [www.millfieldend.co.uk](http://www.millfieldend.co.uk) where you can access the information materials from the consultation event and provide feedback.

#### Naming consultation

As part of the event, we provided information on the new name for the site, now known as Millfield End.

At the Great Barford Fun Day event last September, you suggested that there should be a more suitable name for Great Barford West,

connecting it to the existing village.

Following on from this, the project team undertook a consultation exercise with key local stakeholders to understand how we could rename the site to connect it to its local history, heritage and the existing village.

Our consultation and research revealed that the land to the west of the village was historically known as Mill Field, and "End" is a common regional suffix for an extension to a settlement. Therefore, we have renamed Great Barford West to Millfield End.

If you would like to find more information on the renaming of the site, or review the consultation report, please visit our dedicated page on the name at: [www.millfieldend.co.uk](http://www.millfieldend.co.uk).

#### Further information

If you would like to be kept up to date on our progress so far, future community consultation events, or would like to view further information on the background of the site and progress to date, please visit our project website at [www.millfieldend.co.uk](http://www.millfieldend.co.uk).

If you have any further questions, or would like paper copies of the materials available, please contact the developer using the details below:

- 0800 080 3164
- [Millfield-end@devcomms.co.uk](mailto:Millfield-end@devcomms.co.uk)



**APPENDIX F**

**SUMMARY OF PARISH MEETINGS ON THE DEVELOPMENT BRIEF  
AND DESIGN CODE (TAKEN FROM THE DEVELOPMENT BRIEF)**

